

**TOWN OF POUGHKEEPSIE  
TOWN HALL  
COMMITTEE OF THE WHOLE MEETING  
FEBRUARY 08, 2012  
7:00 P.M.  
SUMMARY**

**PRESENT:** Supervisor Tancredi  
Councilman Eagleton  
Councilman Cifone (Arrived at 7:10 p.m.)  
Councilman Krakower (Left Town Board Meeting at 8:50 p.m. &  
then Attended Executive Session at 9:12 p.m.)  
Councilwoman Shershin  
Town Attorney Nelson  
Town Clerk Miller

**ABSENT:** Councilman Baisley  
Councilman Conte

**AGENDA ITEMS**

02:08-01      PRESENTATION                      Wegman Assisted Living Project  
(DIRECTOR OF                              John Andrews, Profession Engineer,  
MUNICIPAL                                  from the firm of Rohde, Soyka &  
DEVELOPMENT                              Andrews is representing the Wegman's  
WILSON)                                      Assisted Living Project as well as Mr.

Gerry Watkins from Wegmans, the project's sponsor. The project is located at the corner of Spackenkill and Boardman Road and consists of 23.6 acres. The proposal is for an Assisted Living facility consisting of 96 dwelling units. 76 of them are individual dwelling units at \$36,500 per year with a 20 bed memory care facility, an Alzheimer facility, at \$60,000 per year. This is run by a for-profit company and will only accept private pay. The purpose of Senior Assisted Living is not currently a permitted use in the Institutional Zone, which is the current designation. Mr. Andrew's request is to make a text change which would allow nursing homes and alternate care facilities to be permitted in the Institutional Zone as a special permitted use, subject to Site Plan, Zoning and Planning approvals The Dept. of Transportation has to approve the traffic flow to and from the site also.

The audience was mainly concerned about traffic entering or exiting on Spackenkill Road and that the facility would be adjacent to a neighborhood. Preserving the stone barn, which might be historical, on the property was another discussion item.

**(OVER)**

02:08-02      PRESENTATION      Update on O'Neill-Dutton Waterfront Project  
(DIRECTOR OF      Project  
MUNICIPAL      Lewis Kaufman, owner of the former  
DEVELOPMENT      Dutton Lumber company site, came to  
WILSON)      present the Waterfront Project and

some of the changes made in reaction to comments and responses Mr. Kaufman have gotten from the Town and the City of Poughkeepsie. The Dutton Lumber Site was a Brownfield, with a pressure treating lumber plant which took arsenic, chromium and copper and fused it into lumber to make it water proof. The process of remediation for contamination was approved by the DEC and has already begun to be implemented. The property is fully enclosed now by fencing and the company has removed all chemicals that were laying in any pockets, all chemicals above ground and below ground in storage tanks as well as petroleum tanks and four of the seven buildings have been demolished under the daily inspection of the DEC.

Victor Cornelius, Regional Grant Writer and Development consultant, spoke on the project and stated that it passed the recreation requirements primarily. It has existing recreational development with the Walk Across the Hudson. It provides a link to a variety of recreational resources planned for the area and the key advantage is that the property is currently owned by New York State. I worked closely with Commissioner Bernadette Castro on re-establishing the State side portion of land and water conservation funds, which are monies derived by the Federal Government from off shore oil revenues. New York State has part of this cash that is supposed to be applied to recreational facilities the State owns and so we are going to pursue this a bit further. The recreational access to the river is a good start and a plus. I'm here tonight, also, hopefully to encourage the Board to put forth a letter of support for our next application for the funding process with State Parks and with the LWRT process with the Department of State. This is just a letter from the Board saying that you are encouraging our application. We are working with the City as the applicant so, there will be no contractual or financial engagement whatsoever on the part of the Town.

Councilman Krakower felt that this would be a big boost to the waterfront community. He just requested that they keep in constant contact with Neil Wilson and Supervisor Tancredi to make sure that the Town is always in the loop in the development of this project.

**02:08-04      PRESENTATION      "Invasive Annihilators"  
(RECREATION      Shirman Balasubramanian, Eddie  
DIRECTOR      Merenda & Mackenzie Diehl were called  
MEYERING)      Invasive Annihilators before when they  
came before the Town Board but now call themselves "The Biodiversifiers".**

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When they were in the group of students named “ Annihilators”, they presented information about Peach Hill and its invasive species (vines that covered the trees and insects that damaged the trees), that inhabited the area when it contained apple trees. Their purpose was the clearing of apple trees of invasive species which can cause harm to the environment, economy and /or human health. The “Annihilators” studied invasive species of insects such as the Emerald Ash Borer and the Asian Long Horned Beetle and invasive species of plants such as Multiflora Rose, Poison Ivy, Japanese Honeysuckle and Wild Grape Vines. They then cleaned out over one acre of invasive species from a Peach Hill apple tree area. Adams Fairacre Farms donated tools for the Annihilators to use to clean the area of vines. They won the Lexus Eco-Challenge Land/Water Section Award and were awarded \$2,000.00 which will go toward the completing of their project at Peach Hill. The success of the project will be measured by the number of apple trees cleared of invasive plants.

Supervisor Tancredi commended “The Biodiversifiers” for their work and stated that the Board really appreciated the work that they were doing at Peach Hill.

02:08-03	PRESENTATION (DIRECTOR OF MUNICIPAL DEVELOPMENT WILSON)	Director Wilson’s Report On Development Activities/ Recommended Code Amendments Director Wilson stated that he had been communicating with Supervisor
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Tancredi over the past couple of weeks on some of the things that Planning, Zoning and the Building staff are working on. He provided the Town Board with a summary list and explained the items:

- 1) Consultant conflicts of interest.
- 2) Tent sales.
- 3) Roads and driveways.
- 4) Blight.
- 5) Enforcement
- 6) Solar Collectors and wind turbine.
- 7) Fines for work performed without a permit.
- 8) Student housing.

Periodically, over the course of the year, Director Wilson will appear before the Town of Poughkeepsie Board and update the Council people on the processes of these subjects.

**(OVER)**

**COMMITTEE REPORTS  
2012**

- 1. FINANCE** **Krakower, Baisley, Conte**  
**COUNCILMAN KRAKOWER: NOT PRESENT**
- 2. FIRE ADVISORY** **Conte, Baisley, Splain &**  
**Fire Officials (Arlington, New**  
**Hamburg, Fairview)**  
**COUNCILMAN CONTE: NOT PRESENT**
- 3. GOVERNMENT OPERATIONS** **Shershin, Eagleton, Cifone**  
**COUNCILWOMAN SHERSHIN: NO REPORT**
- 4. LAND USE & PLANNING** **Krakower, Cifone, Shershin**  
**(Including Cell Tower & Comp. Plan)**  
**COUNCILMAN KRAKOWER: ABSENT**
- 5. PERSONNEL** **Cifone, Eagleton, Conte**  
**COUNCILMAN CIFONE: NO REPORT**
- 6. RECREATION** **Baisley, Cifone, Shershin**  
**(Including Town Day)**  
**COUNCILMAN BAISLEY: ABSENT**
- 7. SENIOR CITIZENS** **Baisley, Krakower, Conte**  
**COUNCILMAN BAISLEY: ABSENT**
- 8. TECHNOLOGY & EQUIPMENT** **Eagleton, Cifone, Krakower**  
**COUNCILMAN EAGLETON: Two bids for the Town Hall Digital Audio and**  
**Visual System were opened and are still being considered.**
- 9. WATER, SEWER, HIGHWAY** **Eagleton, Conte, Shershin**  
**(INFRASTRUCTURE)**  
**COUNCILMAN EAGLETON: NO REPORT**

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**EXECUTIVE SESSION**

02:08-ES1    ADJOURN TO                      To Enter Executive Session To  
EXECUTIVE SESSION                      Consider Following Matters:  
A. Confidential Communication  
Between Attorney And His Client,  
The Town Board, Based On  
Attorney/Client Privilege  
B. Matters Leading To The  
Appointment, Employment, Dismissal  
Or Removal Of A Corporation

And Be It Further Resolved, There Will Be No Action Taken Appropriating Money

**TOWN BOARD MEETING ADJOURNED AT 9:11 P. M.**

**TOWN BOARD ENTERED EXECUTIVE SESSION AT 9:12 P. M.**

**TOWN BOARD RETURNED TO TOWN BOARD MEETING AT 9:25 P. M.**

**NO ACTION TAKEN IN EXECUTIVE SESSION**

**TOWN BOARD MEETING CLOSED AT 9:26 P. M.**