

**NOTICE OF
TOWN OF POUGHKEEPSIE
PLANNING BOARD REGULAR MEETING
January 18, 2007
7:00 PM**

DECISION AGENDA

1. **ROSE WOODS SUBDIVISION. PUBLIC HEARING.**
Preliminary subdivision hearing for a ten (10) lot subdivision. (*Lead Agency declared December 14, 2006*) Sunset Avenue. Zoned R-10, Residential. 4.7 +/- acres. Grid #6162-05-085925. *Dara Jo Corp., owner. OFF THE AGENDA*

2. **LEE SUBDIVISION AND LAND CONTOUR. PUBLIC HEARING.**
Final subdivision hearing for a four (4) lot subdivision, including a **Land Contour Permit**. (*Preliminary subdivision approval granted October 19, 2006.*) Jackson Road (*along Wappinger Creek*). Zoned R-15, Residential. 21.75 +/- acres. Grid # 6259-03-025365. *Yung W. & Booyung Lee, owners. FINAL SUBDIVISION APPROVAL GRANTED AND FINAL LAND CONTOUR PERMIT GRANTED*

3. **KAGYU THUBTEN CHOLING (KTC) PRAYER HALL SITE PLAN.**
Discussion only regarding the construction of a 35,000 sq. ft. prayer hall on an existing site. (*Lead Agency declared December 14, 2006.*) 245 Sheafe Road. Zoned R-20, Residential. 8.36 +/- acres. Grid # 6058-02-755703. *Kagyü Thubten Choling Monastery, owner. OFF THE AGENDA*

4. **NEXTEL – POUGHKEEPSIE GALLERIA SITE PLAN. PUBLIC HEARING.**
Preliminary site plan hearing for a proposal to construct cell antennas and equipment on the roof of the Poughkeepsie Galleria. (*Lead Agency declared December 14, 2006.*) 2001 South Road. Zoned B-SC – Shopping Center. 128 +/- acres. Grid #6159-03-273276. *Poughkeepsie Galleria Company, owner. OFF THE AGENDA*

5. **VASSAR COLLEGE – PRENTISS HALL. PUBLIC HEARING.**
Preliminary site plan hearing for the construction of new athletic fields and accessories. (*Lead Agency declared October 19, 2006.*) Hooker Avenue. Zoned R-M, Multi-Family. 21.5 +/- acres. Grid #s 6161-04-740465, 6161-04-805415, 6161-04-794375 & 6161-04-800373. *Vassar College, owner. PRELIMINARY SITE PLAN APPROVAL DEFERRED*

6. **BRADLEY SUBDIVISION.**
Preliminary subdivision review for a coordinated review of a three (3) lot subdivision. (*Public Hearing closed October 5, 2006. Preliminary approval deferred October 5, 2006.*) 209 Rochdale Road. Zoned R-20, Residential. 13.925 +/- acres. Grid #6362-01-148601. *Wendy Bradley, owner.*
PRELIMINARY SUBDIVISION APPROVAL WAIVED AND FINAL SUBDIVISION APPROVAL GRANTED

7. **TD BANKNORTH.**
Preliminary site plan review for the placement of a temporary banking building for approximately twelve (12) months during which a new banking facility is being constructed. (*Public hearing closed December 14, 2006. Preliminary approval deferred December 14, 2006.*) 1850 South Road. Zoned B-H, Highway Business. 1.75 +/- acres. Grid #6158-01-432889. *Lucille Telegades, owner.* **PRELIMINARY SITE PLAN APPROVAL GRANTED**

8. **HESS GAS STATION SITE PLAN.**
Discussion on a proposal to demolish current gas station and construct a new gas station, canopy, underground tanks and pump dispensers. (*Negative Declaration granted June 15, 2006.*) Intersection of Vassar Road, Spackenkill Road and Route 376 (33 Pine Tree Drive and 316 Spackenkill Road.) Zoned R-M, Residential, Multi-Family. 0.67 +/- acres. Grid #s 6262-04-504320 & 6260-04-505334. *Lawrence Sheehan, owner.* **REMOVED FROM THE AGENDA**

9. **SOUTH HILLS MALL SITE PLAN REDEVELOPMENT.**
Planning Board to declare its intent to be Lead Agency for a proposal to demolish the current mall building, construct five (5) new buildings with a total of 50,000 sq. ft. and reconfigure parking lot. 1895 South Road. Zoned B-SC, Shopping Center. 72.6 +/- acres. Grid #6158-01-297959. *Vornado South Hills, LLC, owner.* **LEAD AGENCY INTENT DECLATED**

10. **NEXTEL – NEPTUNE ROAD.**
Planning Board to declare its intent to be Lead Agency for a proposal to co-locate a wireless tele-communications facility within the existing flagpole and equipment shelter. Zoned O-R, Office Research. 2.76 +/- acres. Grid #6159-01-154907. *Neptune Capital Investors, LLC, owner.* **LEAD AGENCY INTENT DECLARED**

11. **ENKLER SUBDIVISION.**
Time extension for a two (2) lot subdivision. (*Final subdivision approval granted July 20, 2006.*) 649 Van Wagner Road. Zoned R-45, Residential, Single-Family. 3.12 +/- acres. Grid #6263-04-822090. *John and Susan Enkler, owners.*
TIME EXTENSION GRANTED

12. **GASLAND PETROLEUM (Citgo).**
Time extension for an approved site plan for the construction of a 3,008 +/- sq. ft. building and modifications to the pump island. *(Final approval granted January 20, 2005. Time extension granted June 15, 2006.)* 818-820 Dutchess Turnpike. Zoned B-H, Highway Business. 0.60 +/- acres. Grid # 6262-04-607040. *Gasland Petroleum, Inc., owner. TIME EXTENSION GRANTED*
13. **BOARDMAN ROAD ESTATES SUBDIVISION.**
Request for a bond reduction for an approved twelve (12) lot subdivision (the former Kreisberg/Ritter Subdivision). 120 Boardman Road. Zoned R-20. 9.56 +/- acres. Grid #6260-01-140730. *Superior Walls of the Hudson Valley, bondholder. POSITIVE RECOMMENDATION CONVEYED*
14. **LVS ENTERPRISES LLC SUBDIVISION.**
Request for a bond reduction for an approved five (5) lot subdivision. 23-31 Violet Avenue & Eugene Court W. Zoned R-10, Residential. 3.97 +/- acres. Grid #'s 6162-10-445665 & 6162-10-434640. *LVS Enterprises, owner. POSITIVE RECOMMENDATION CONVEYED*

FIELD TRIP

Tuesday, January 16, 2007

7:30 am & 12:30 pm

