

**NOTICE OF  
TOWN OF POUGHKEEPSIE  
PLANNING BOARD REGULAR MEETING  
October 18, 2007  
6:30 PM**

**DECISION AGENDA**

- 1. VASSAR COLLEGE BALDWIN HOUSE PARKING LOT RENOVATION – PUBLIC HEARING.**  
**Site plan hearing** for improvements to an existing parking lot on the west side of Baldwin House and the addition of a new parking lot northeast of the building (*Public hearing adjourned August 16, 2007.*) 124 Raymond Avenue. Zoned IN, Institutional. 256.19 +/- acres. Grid #6261-03-100450. *Vassar College, owner. PUBLIC HEARING ADJOURNED TO DECEMBER 13, 2007.*
- 2. GLOBAL TOWER PARTNERS FLAGPOLE CO-LOCATION – PUBLIC HEARING.**  
**Site plan hearing** to co-locate two (2) antennas on an existing tele-communications flagpole with related equipment. (*Lead Agency intent declared August 16, 2007.*) 1895 Route 9 (South Hills Mall). Zoned SHC, South Hills Center. 0.04 +/- acres. Grid #6158-01-297959. *Vornado South Hills, LLC, owners. PUBLIC HEARING OPENED AND ADJOURNED UNTIL DECEMBER 13, 2007. NEGATIVE DECLARATION ADOPTED. SITE PLAN APPROVAL DEFERRED.*
- 3. TGI FRIDAY’S – PUBLIC HEARING.**  
**Site plan hearing** for a proposal to demolish the existing Denny’s Restaurant and construct a TGI Friday’s Restaurant. (*Lead Agency intent declared September 20, 2007.*) 2500 Route 9, Poughkeepsie Plaza Mall. Zoned B-SC, Shopping Center Business. 1.07 +/- acres. Grid #6160-01-057740. *Poughkeepsie Shopping Center, owner. PUBLIC HEARING OPENED AND ADJOURNED TO DECEMBER 13, 2007. SITE PLAN APPROVAL DEFERRED.*
- 4. CHABAD LUBAVITCH RELIGIOUS EDUCATIONAL FACILITY PROPOSED ADDITION – PUBLIC HEARING.**  
**Site plan hearing** for a proposed one-story, 2,285 sq. ft. addition to the existing facility and parking lot modifications. (*Lead Agency intent declared August 28, 2007.*) 63 Vassar Road. Zoned R-20,000, Residence, Single Family. 2.44 +/- acres. Grid #6260-04-566185. *Chabad Lubavitch of the Mid-Hudson Valley, owner. PUBLIC HEARING OPENED AND ADJOURNED TO DECEMBER 13, 2007. NEGATIVE DECLARATION ADOPTED.*

5. **CARUSO/RUOCCO LOT LINE REVISION.**  
**Lot line revision review** for a lot line modification. Van Wagner Road and 650 Van Wagner Road. Zoned R-20,000, Residence, Single Family. 4.348 +/- acres. Grid #s 6263-04-863087 and 6263-04-853074. *Giuseppe Caruso and Neil Ruocco, owners.* **REMOVED FROM THE AGENDA, THEREFORE NO ACTION TAKEN.**
  
6. **MAINSTREET LAUNDRYMAX.**  
**Final site plan review** for a proposal to renovate an existing 6,352 sq. ft. building to accommodate a laundromat and retail business, renovate a portion of an existing 5,046 sq. ft. building, and construct a 1,980 sq. ft. two (2) story commercial building. (*Preliminary site plan approval granted August 16, 2007.*) 743 Main Street and 6 North Grand Avenue. Zoned ATC – Arlington Town Center. 0.064 +/- acres. Grid #s 6161-07-689850, 6161-07-697851 & 6161-07-687858. *Mainstreet Laundrymax LLC, owner.* **SITE PLAN APPROVAL GRANTED.**
  
7. **SOUTH HILLS MALL.**  
**Architectural review** for a proposal to demolish 229,515 sq. ft. of the main building, construct five (5) new buildings with a total of 50,000 sq. ft. and upgrade the parking lot. (*Final site plan approval granted July 19, 2007.*) 1895 South Road. Zoned SHC, South Hills Center. 72.6 +/- acres. Grid #6158-01-297959. *Vornado South Hills, LLC, owner.* **ARCHITECTURAL APPROVAL ACCEPTED.**
  
8. **DUNKIN DONUTS.**  
**Architectural review** for the renovations to an existing Dunkin Donuts facade. 2580 South Road. Zoned B-SC, Shopping Center Business. 0.48 +/- acres. Grid #6160-01-028685. *Giraffe Properties, LLC, owner.* **REMOVED FROM THE AGENDA, THEREFORE NO ACTION TAKEN.**
  
9. **OMNIPOINT/RED OAKS MILL FIRE CO.**  
**Planning Board to declare intent to be Lead Agency** for a proposal to construct a 120' monopole cell tower with twelve (12) antennas installed at 110' and three (3) equipment cabinets on a 10' by 16' concrete slab. 121A Vassar Road (Red Oaks Mill Fire House). Zoned R-20,000, Residence, Single Family. 3.4 +/- acres. Grid #6259-01-450812. *Red Oaks Mill Fire Co., owner.* **LEAD AGENCY INTENT DECLARED.**
  
10. **VASSAR COLLEGE TOWNHOUSE EXPANSION.**  
**Planning Board to declare its intent to be Lead Agency** for a proposal to add three (3) townhouses (50 beds), laundry facilities and parking to an existing townhouse complex on the campus. 334 Hooker Avenue. Zoned IN, Institutional. 18.9 +/- acres. Grid #6161-04-740465. *Vassar College, owner.* **LEAD AGENCY INTENT DECLARED.**

- 11. TILCON/POUGHKEEPSIE ASPHALT PLANT RELOCATION PROJECT.**  
**Planning Board to declare its intent to be Lead Agency** for a proposal to relocate the asphalt plant within the existing quarry (Clinton Point Quarry). 295 Sheafe Road. Zoned Q, Quarry. 8.3 +/- acres. Grid #6059-04-800100. *Tilcon New York, Inc., owner. LEAD AGENCY INTENT DECLARED.*
- 12. KEY BANK MAIN STREET CANOPY.**  
**Planning Board to declare its intent to be Lead Agency** for a proposal to construct a drive-thru canopy addition. 830 Main Street. Zoned ATC, Arlington Town Center. 0.59 +/- acres. Grid #6161-08-888795. *Key Bank of New York, owner. LEAD AGENCY INTENT DECLARED.*
- 13. LEE SUBDIVISION – LAND CONTOUR.**  
**Time extension** for a four (4) lot subdivision, including a **Land Contour Permit.** (*Ninety day time extension granted July 19, 2007.*) Jackson Road (*along Wappinger Creek*). Zoned R-20,000, Residence, Single Family. 21.75 +/- acres. Grid #6259-03-025365. *Yung W. & Booyung Lee, owners. FINAL 90 DAY TIME EXTENSION GRANTED.*
- 14. ALLSPACE SELF STORAGE SUBDIVISION.**  
**Time extension** for a lot line revision. (*Final subdivision approval granted April 19, 2007.*) 120 Salt Point Turnpike and 231-245 North Grand Avenue. Zoned SPC, Salt Point Center. 15.746 +/- acres. Grid #s 6162-02-814518 & 6162-16-860468. *AllSpace, LLC, owner. 90 DAY TIME EXTENSION GRANTED.*
- 15. TAMARACK HEIGHTS.**  
**Time extension** for a ten (10) lot subdivision. (*Final subdivision approval granted April 19, 2007.*) 495B Stanton Terrace - Rear. Zoned R-45, Residential, Single-Family. 37.9 +/- acres. Grid #6262-02-965778. *William Coons & Shirley Currier, owners. 90 DAY TIME EXTENSION GRANTED.*
- 16. GAGLIARDO SUBDIVISION.**  
**Request for a bond reduction** for an approved thirteen (13) lot subdivision. (*Final subdivision approval granted December 16, 2004.*) 20 Alexander Boulevard & 2 Roland Terrace. Zoned R-20,000, Residence, Single Family. 11.37 +/- acres. Grid #'s 6159-02-965542 & 6159-02-969509. *Altieri Homes, owner. REMOVED FROM THE AGENDA, THEREFORE NO ACTION TAKEN.*
- 17. MANERI/RANUCCI LOT LINE REVISION.**  
**Time extension** for a lot line revision. (*Final approval granted August 16, 2007.*) 29 and 33 Valley View Road. Zoned R-15, Single Family. 2.46 +/- acres. Grid #'s 6160-01-325721 and 6160-01-333736. *Matt Maneri and James Ranucci, owners. FINAL 60 DAY TIME EXTENSION GRANTED.*
- 18. PEACH ROAD SUBDIVISION.**  
**Resolution to retain a wetland consultant** to advise the Planning Board for a six (6) lot subdivision. (*Preliminary subdivision approval deferred February 15,*

2007.) 43.95 +/- acres. Peach Road. Zoned R-4A, Residential. Grid #6263-04-690180. *Henry Burdine, owner. RESOLUTION ADOPTED TO RETAIN THE SERVICES OF A WETLANDS CONSULTANT.*

*MINUTES APPROVED – October 20, 2005, November 16, 2006 and April 5, 2007*