

Town of Poughkeepsie

Department of Planning

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING July 17, 2008 6:30 PM

DECISION AGENDA

- 1. TILCON/POUGHKEEPSIE ASPHALT PLANT RELOCATION PROJECT. PUBLIC HEARING.**
Site Plan Hearing for a proposal to relocate the asphalt plant within the existing Clinton Point Quarry. (*Public Hearing adjourned June 19, 2008*) 295 Sheafe Road. Zoned Q (Quarry). 8.3 +/- acres; Grid #6059-04-800100. *Tilcon New York Inc., owner. PUBLIC HEARING ADJOURNED TO AUGUST 21, 2008.*
- 2. ADAMS CAFÉ CONNECTION. PUBLIC HEARING.**
Site Plan Hearing for a proposal to infill an existing alley way to connect the café to the main store and add an exterior door. 741-765 Dutchess Turnpike. Zoned B-H (Highway Business). 26.2 +/- acres; Grid #6262-03-454036. *Adams Fairacre Farms, owner. PUBLIC HEARING OPEN AND CLOSED. SITE PLAN APPROVAL GRANTED. ARCHITECTURAL APPROVAL GRANTED.*
- 3. HUDSON VALLEY HEALTH, FITNESS AND WELLNESS CENTER. PUBLIC HEARING.**
Site Plan Hearing for a proposal to develop a mixed use facility including retail businesses, medical offices and a fitness center. (*Lead Agency Intent declared April 17, 2008*) 1984 South Road. Zoned B-H (Highway Business). 8.88 +/- acres; Grid #6159-03-413250. *Stanley Scheinberg, owner. PUBLIC HEARING OPENED AND ADJOURNED TO SEPTEMBER 18, 2008. SITE PLAN APPROVAL DEFERRED.*
- 4. AVIS BUDGET GROUP. PUBLIC HEARING.**
Site Plan Hearing for a proposal to modify the parking lot and to accommodate truck rental. 28 IBM Road. (*Lead Agency Intent declared June 5, 2008*) Zoned B-N (Neighborhood Business). 2.69 +/- acres; Grid #6060-04-903139. *Avis Rent a Car, owner. PUBLIC HEARING OPENED AND ADJOURNED TO SEPTEMBER 18, 2008. SITE PLAN APPROVAL DEFERRED.*
- 5. CARUSO/RUOCCO LOT LINE REVISION.**
Lot Line Revision Review for a lot line modification. 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. LOT LINE REVISION APPROVAL GRANTED.*

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- 6. HUDSONIA BIODIVERSITY STUDY. PRESENTATION.**
Nava Tabak, a biologist, will discuss how to interpret the maps and guidelines.
PRESENTATION ONLY.
- 7. GASLAND PETROLEUM INC.**
Architectural Review for an approved site plan. (*Site Plan Approval granted May 15, 2008*)
818-820 Dutchess Turnpike. Zoned B-H (Highway Business). 0.6 +/- acres;
Grid #6262-04-607040. *Gasland Petroleum Inc., owner. ARCHITECTURAL APPROVAL GRANTED.*
- 8. WALGREENS/DUNKIN DONUTS. DISCUSSION.**
Discussion for a proposal to demolish the existing buildings and build a Walgreens, Dunkin Donuts and a two lot subdivision. (*Lead Agency Intent declared June 19, 2008*) 825 – 829 Dutchess Turnpike.
Zoned B-H (Highway Business). 2.06 +/- acres; Grid #6262-04-592073. *Konover Dev. Corp., owner. DISCUSSION ONLY-NO ACTION TAKEN.*
- 9. TAMARACK HEIGHTS.**
Request for a Bond Reduction 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 #6262-02-934714, et al. *Makan Land Development – One LLC, owner. BOND REDUCTION RECOMMENDED TO THE TOWN BOARD.*
- 10. PENDELL COMMONS.**
Planning Board to declare its Intent to be Lead Agency for a proposal to construct 24 senior apartments and 48 workforce units. 78 - 114A Violet Avenue (Rte. 9G and Pendell Road).
Zoned R-M (Residential, Multifamily). 14.87 +/- acres; Grid #s 6162-07-587816 and 6162-02-565760.
165 Smith Street Inc., owner. LEAD AGENCY INTENT DECLARED.
- 11. MARIST COLLEGE HANCOCK CENTER.**
Planning Board to declare its Intent to be Lead Agency for the construction of a new 54,000 sq. ft. academic building in place of the existing Benoit and Gregory residential structures. 3399 North Road.
Zoned IN (Institutional)/WD-1(Waterfront). 20.48 +/- acres; Grid #6062-02-890825. *Marist College, owner. LEAD AGENCY INTENT DECLARED.*
- 12. ARLINGTON CENTRAL SCHOOL DISTRICT BUS FACILITY.**
Planning Board to declare its Intent to be Lead Agency to construct a partition for an existing interior space installing new overhead and man doors, new paving and curbing.
10-14 Tucker Drive. Zoned B-N (Neighborhood Business). 5.826 +/- acres; Grid #6262-03-162080.
Thomas Espie Jr., owner. LEAD AGENCY INTENT DECLARED.
- 13. HUDSON HERITAGE DEVELOPMENT LLC.**
Planning Board to declare its Intent to be Lead Agency for a Land Contour Change and Aquatics Resource Permit. Route 9. Zoned HRRD (Historic Revitalization Development District). 160 +/- acres;
Grid #6163-03-011149. *Hudson Heritage Development LLC, owner. LEAD AGENCY STATUS DECLARED BECAUSE CONSENT WAS RECEIVED.*
- 14. TD BANKNORTH. (TEMPORARY BANKING BUILDING)**
Time Extension for the temporary trailer currently used as a bank. (*Site Plan Approval granted July 19, 2007*) 1850 South Road. Zoned B-H (Highway Business). 1.75 +/- acres;
Grid #6158-01-432889. *Lucille Telegades, owner. SIX MONTH TIME EXTENSION GRANTED.*

