

# Town of Poughkeepsie

## Department of Planning

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING September 18, 2008 6:30 PM

### DECISION AGENDA

- 1. 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 ADJOURNED TO NOVEMBER 20, 2008.*
- 2. PAGE GRAND RENTAL STATION. PUBLIC HEARING.**  
**Site Plan Hearing** to amend a previously approved site plan of June 8, 1995 for existing stormwater pond to be removed and replaced with subsurface stormwater storage system. (*Site Plan approval deferred August 21, 2008*) 100 Salt Point. Zoned IL (Light Industry). 3.05 +/- acres; Grid #6162-16-799485. *Brian Page, owner. PUBLIC HEARING ADJOURNED TO NOVEMBER 20, 2008.*
- 3. 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 CLOSED.*
- 4. TILCON/POUGHKEEPSIE ASPHALT PLANT RELOCATION PROJECT. PUBLIC HEARING.**  
**Site Plan Hearing** for a proposal to relocate the asphalt plant within the existing quarry (Clinton Point Quarry). (*Public Hearing adjourned August 21, 2008*)  
295 Sheafe Road. Zoned Q (Quarry). 8.3 +/- acres; Grid #6059-04-800100.  
*Tilcon New York, Inc., owner. PUBLIC HEARING OPENED AND ADJOURNED TO NOVEMBER 6, 2008; SITE PLAN APPROVAL DEFERRED.*

5. **PAGE/ONE PAGE PARK. PUBLIC HEARING.**  
**Planning Board to declare its Intent to be Lead Agency and a Site Plan Hearing** to renovate and increase an existing parking area due to a change in use of office space. 2323 South Road. Zoned O-R (Office Research). 3.023 +/- acres; Grid #6160-03-111047.  
*Schott Lithotec USA Corp., owner. LEAD AGENCY INTENT DECLARED. PUBLIC HEARING OPENED AND ADJOURNED TO OCTOBER 2, 2008.*
6. **RECOMMENDATION TO THE TOWN BOARD.**  
**Recommendation to the Town Board** regarding the establishment of an Open Development Area for the Flynn Subdivision. 2432 New Hackensack Road. 3.59 +/- acres; Grid #6261-03-180220. *Michael Flynn, owner. POSITIVE RECOMMENDATION CONVEYED.*
7. **RECOMMENDATION TO THE TOWN BOARD.**  
**Recommendation to the Town Board** regarding a zoning amendment to add a Senior Citizen Housing Overlay District to the Town of Poughkeepsie Zoning Law. **POSITIVE RECOMMENDATION CONVEYED.**
8. **ASHTON PARK.**  
**Discussion** regarding traffic issues for a proposed commercial development. (*Public Hearing adjourned to October 16, 2008*) 2055 South Road and 83 Old Post Road. Zoned B-NH (Neighborhood Highway Business). 6.64 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369. *Addison & Fitz, owners. DISCUSSION ONLY.*
9. **WOODS AT CLIFFDALE.**  
**Correction to a resolution** of final subdivision approval on an eight lot subdivision. (*Final Subdivision approval granted September 4, 2008*). 244 Spackenkill Rd. Zoned R-20,000, Residence, Single Family. 56.34 +/- acres; Grid #6260-03-055168. *Harold and Carole Buchner, owners. RESOLUTION CORRECTED.*
10. **VANGUARD ORGANIZATION.**  
**Recommendation to the Town Board** regarding breach of obligations. (*Amended permit for aquatic resource and land contour granted June 5, 2008.*) 9 Spring Road. Zoned R-1.5A, Residential, Single Family. 4.26 +/- acres. Grid #6159-03-453369. *Vanguard Organization, Inc., Owner. RECOMMENDATION CONVEYED TO GIVE WRITTEN NOTICE TO VANGUARD ORGANIZATION.*