

Town of Poughkeepsie

Department of Planning

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING October 16, 2008 6:30 PM

DECISION AGENDA

- 1. FAITH ASSEMBLY OF GOD. PUBLIC HEARING.**
Site Plan Hearing for a proposal to construct a new church and private school. (*Public Hearing adjourned August 21, 2008*) Corner of Spackenkill and Boardman Roads. Zoned IN (Institutional). 23.68 +/- acres; Grid #6260-03-049464. *Faith Assembly of God, owner. PUBLIC HEARING ADJOURNED TO DECEMBER 11, 2008.*
- 2. ASHTON PARK. PUBLIC HEARING.**
Site Plan Hearing for a proposed commercial development. (*Public Hearing adjourned August 21, 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. PUBLIC HEARING ADJOURNED TO NOVEMBER 20, 2008.*
- 3. MARIST COLLEGE HANCOCK CENTER. PUBLIC HEARING.**
Site Plan Hearing for the construction of a new 54,000 sq.ft. academic building in place of the existing Benoit and Gregory residential structures. (*Lead Agency Intent declared July 17, 2008; Public Hearing adjourned August 21, 2008*) 3399 North Road. Zoned IN (Institutional)/WD-1(Waterfront). 20.48 +/- acres; Grid #6062-02-890825. *Marist College, owner. PUBLIC HEARING ADJOURNED TO NOVEMBER 20, 2008.*
- 4. WALGREENS. PUBLIC HEARING.**
Site Plan and Subdivision Hearing for a proposal to demolish the existing buildings and build a Walgreens and a two (2) lot subdivision. (*Lead Agency Intent declared June 19, 2008; Public Hearing adjourned August 21, 2008*) 825 – 829 Dutchess Turnpike. Zoned B-H (Highway Business). 2.06 +/- acres; Grid #6262-04-592073. *Konover Dev. Corp., owner. PUBLIC HEARING OPENED AND ADJOURNED TO NOVEMBER 20, 2008.*
- 5. DUNKIN DONUTS PLAZA ENTRANCE MODIFICATION.**
Time Extension to modify the entrance locations and signal to Dunkin Donuts on Route 44. 825 – 829 Dutchess Turnpike. Zoned B-H (Highway Business). 2.062 +/- acres; Grid #6262-04-592073. *Dutchess Turnpike Realty Partners, owner. SIX MONTH TIME EXTENSION GRANTED.*

- 6. PAGE/ONE PAGE PARK. PUBLIC HEARING.**
Site Plan Hearing to renovate and increase an existing parking area due to a change in use of office space. (*Public Hearing opened and adjourned to October 02, 2008*) 2323 South Road. Zoned O-R (Office Research). 3.023 +/- acres; Grid #6160-03-111047.
Schott Lithotec USA Corp., owner. PUBLIC HEARING RE-OPENED AND CLOSED. SITE PLAN AND ARCHITECTURAL APPROVAL GRANTED.
- 7. MARIST NORTH CAMPUS PARKING LOT EXPANSION.**
Site Plan Review for expansion and redevelopment of an existing parking area. (*Public Hearing opened and closed and site plan deferred June 19, 2008*) 3399, 3499, and 3491 North Road. Zoned IN (Institutional). 2.317 +/- acres; Grid #'s 6062-02-891913, 6062-02-873997, 6062-02-917955. *Marist Real Property Services, Inc., owner. SITE PLAN APPROVAL GRANTED.*
- 8. MAINSTREET LAUNDRYMAX.**
Architectural review, Time Extension, and SEQR Reconsideration of new information, 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. (*Final site plan approval granted October 18, 2007*) 743 Main Street and 6 North Grand Avenue. Zoned ATC (Arlington Town Center). 0.64 +/- acres; Grid #s 6161-07-689850, 6161-07-697851 & 6161-07-687858.
Mainstreet Laundrymax LLC, owner. CIRCULATE INTENT TO RECONSIDER SITE PLAN AND SEQR. ARCHITECTURAL AND SIX MONTH TIME EXTENSION GRANTED.
- 9. HUDSON HERITAGE DEVELOPMENT MASTER PLAN.**
Discussion of Recommendation and SEQR Draft Scope Comments to the Town Board regarding a proposed master development plan. (*Consent to the Town Board as Lead Agency declared August 21, 2008; Planning consultant M. Rudikoff Associates hired October 2, 2008*) Route 9 (Hudson View Drive). Zoned HRDD (Historic Revitalization Development District). 160 +/- acres; Grid #6163-03-011149. *Hudson Heritage Development LLC, owner. DISCUSSION ONLY, NO ACTION TAKEN.*
- 10. RECOMMENDATIONS TO THE TOWN BOARD.**
Recommendations to the Town Board regarding two zoning amendments: a) To adopt a new local law on “signs”; and b) To correct the zoning code definition of “flag lot”.
a) SIGN ORDINANCE RED LINE COPY REQUESTED.
b) POSITIVE RECOMMENDATION CONVEYED TO AMEND THE DEFINITION OF “FLAG LOT”.
- 11. SENIOR HOUSING OVERLAY DISTRICT DESIGNATION.**
Response to Town Board’s Intent to be Lead Agency for a zoning amendment, and for subsequent Subdivision and Site Plan of the existing Econolodge property. (EBS Poughkeepsie LLC – “The Seasons Assisted Living at Poughkeepsie”) 2625 South Road (US Route 9). Grid #6060-02-950800. *R & D Hotel LLC, owner. RESOLUTION APPROVED WITHHOLDING CONSENT TO TOWN BOARD AND RECOMMENDING THE PLANNING BOARD BE LEAD AGENCY. RESOLUTION APPROVED FOR LETTER TO TOWN BOARD REITERATING PLANNING BOARD COMMENTS ON OVERLAY DISTRICT.*

12. ROUTE 9D PROFESSIONAL PARK.

Planning Board to declare its Intent to be Lead Agency for a proposed professional office park, total 43,700 sq.ft., consisting of a 2 & 3 story building (31,200 sq.ft.), a 2 story building (10,000 +/- sq.ft.), and a 1 story building (2,500 sq.ft.) with associated parking. NYS Route 9D (east side). Zoned B-H (Highway Business). 4.4 +/- acres; Grid #6158-01-390820.
Socker Spring Park LLC, owner. LEAD AGENCY INTENT DECLARED.

13. VANGUARD ORGANIZATION.

Hearing regarding implementation of approved land contour and aquatic resource permits.
(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. DISCUSSION ONLY, NO ACTION TAKEN.