



# Town of Poughkeepsie

## Planning & Zoning

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**NOTICE OF  
TOWN OF POUGHKEEPSIE  
PLANNING BOARD REGULAR MEETING  
November 20, 2008  
6:30 PM**

### **DECISION AGENDA**

- 1. 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. (*Public Hearing adjourned September 18, 2009*) 100 Salt Point. Zoned IL (Light Industry). 3.05 +/- acres; Grid #6162-16-799485. *Brian Page, owner. PUBLIC HEARING ADJOURNED TO DECEMBER 11, 2008.*
- 2. 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. (*Public Hearing adjourned September 18, 2008; Discussion October 2, 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 JANUARY 15, 2009; SITE PLAN APPROVAL DEFERRED.*
- 3. ASHTON PARK. PUBLIC HEARING.**  
**Site Plan Hearing** for a proposed commercial development. (*Public Hearing adjourned 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. PUBLIC HEARING OPENED AND ADJOURNED TO DECEMBER 11, 2008; SITE PLAN APPROVAL DEFERRED.*
- 4. WALGREENS. PUBLIC HEARING.**  
**Site Plan and Subdivision Hearing** for a proposal to build a Walgreens and a two (2) lot subdivision. (*Public Hearing adjourned October 16, 2008; Discussion November 6, 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 CLOSED; SEQOR NEGATIVE DECLARATION ADOPTED; SITE PLAN AND SUBDIVISION APPROVAL DEFERRED.*

5. **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. (*Public Hearing adjourned October 16, 2008*) 3399 North Road. Zoned IN (Institutional)/WD-1(Waterfront). 20.48+/- acres; Grid #6062-02-890825. *Marist College, owner. PUBLIC HEARING OPENED AND CLOSED. SITE PLAN AND ARCHITECTURAL REVIEW APPROVAL GRANTED.*
  
6. **ROUTE 9D PROFESSIONAL PARK. PUBLIC HEARING.**  
**Site Plan Hearing** for a proposed professional office park, total 43,700 sq.ft., consisting of a 3 story central building with 2-story wings (31,200 sq.ft.), a 2 story building (10,000 +/- sq.ft.) and a 1 story building (2,500 sq.ft.) with associated parking. (*Lead Agency Intent declared October 16, 2008*) NYS Route 9D (east side). Zoned B-H (Highway Business). 4.4 +/- acres; Grid #6158-01-390820. *Socker Spring Park LLC, owner. PUBLIC HEARING OPENED AND ADJOURNED TO JANUARY 15, 2009; SITE PLAN AND SEQR APPROVAL DEFERRED.*
  
7. **INDUSTRIAL RETRO LOT #2 SUBDIVISION.**  
**Final Subdivision Review** for a three (3) lot subdivision. 38 Poughkeepsie Business Park Drive (900 Dutchess Turnpike). (*Preliminary Subdivision approval granted October 2, 2008*) Zoned I-H (Heavy Industry). 12.37 +/- acres; Grid #6262-04-903165. *Joseph T. Kirchoff, Industrial Retro LLC, owner. FINAL SUBDIVISION APPROVAL GRANTED.*
  
8. **HUDSON HERITAGE DEVELOPMENT MASTER PLAN.**  
**Discussion of SEQR Draft Scope** regarding a proposed master development plan. (*Discussion on November 6, 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.*
  
9. **VANGUARD ORGANIZATION.**  
**Status Report and Potential Action regarding implementation of approved permits.** (*Amended aquatic resource and land contour permits granted June 5, 2008; Resolution approved November 6, 2008*) 9 Spring Road. Zoned R-1.5A (Residential, Single Family). 4.26 +/- acres; Grid #6159-03-453369. *Vanguard Organization Inc., Owner. RESOLUTION ADOPTED WITH CONDITIONS TO EXTEND THE PROJECT COMPLETION DEADLINE.*
  
10. **TAMARACK HEIGHTS.**  
**Request for a Bond Reduction** for a ten (10) lot subdivision. 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. NEGATIVE RECOMMENDATION TO THE TOWN BOARD.*
  
11. **THE PARK AT INWOOD LAKE.**  
**Request for a Bond Reduction** for a 52 unit subdivision. 67-69 East Cedar Street. Zoned R-10 (Residential). 15 +/- acres; Grid #s 6162-06-378794, et al. *Inwood Lake LLC, owner. BOND REDUCTION RECOMMENDED TO THE TOWN BOARD.*

**12. LEE SUBDIVISION.**

**Time extension** for a four (4) lot subdivision. (*Final subdivision approval granted June 19, 2008*)  
Jackson Road (*along Wappingers Creek*). Zoned R-20,000 (Residence, Single Family).  
21.75 +/- acres; Grid #6259-03-025365. *Yung W. & Booyung Lee, owners.* **THREE MONTH  
TIME EXTENSION GRANTED.**