



Town of Poughkeepsie

Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

JANUARY 15, 2009
6:30 PM

DECISION AGENDA

1. TILCON ASPHALT PLANT RELOCATION. PUBLIC HEARING.

Site Plan Hearing for a proposal to relocate the asphalt plant within the existing quarry (Clinton Point Quarry). (*Public Hearing adjourned December 11, 2008; Site Plan approval deferred September 18, 2008*). 295 Sheafe Road. Zoned Q (Quarry). 8.3 +/- acres; Grid # 6059-04-800100. *Tilcon New York, Inc., owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED 6-0

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED 6-0

***SITE PLAN APPROVAL DEFERRED TO A SPECIAL MEETING ON JANUARY 22, 2009
AT 6:30 PM.***

MOVED: John Weisman
SECONDED: Edwin La Perche
CARRIED 7-0

Patrick Rose arrived at 7:05 p.m.

2. ASHTON PARK. PUBLIC HEARING.

Site Plan Hearing for a proposed commercial development. (*Public Hearing adjourned December 11, 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.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED 7-0

PUBLIC HEARING ADJOURNED TO FEBRUARY 5, 2009 AT 6:30 PM.

MOVED: Richard Davison
SECONDED: John Weisman
CARRIED 7-0

- 3. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE. PUBLIC HEARING.**
SEQR review and Zoning Amendment Recommendation to the Town Board for a proposed senior housing overlay district designation and subsequent subdivision and site plan approvals for the existing Econolodge property. (*Public Hearing adjourned December 11, 2008*). 2625 South Road (US Route 9). Zoned B-H (Highway Business). 14.55 +/- acres; Grid # 6060-02-950800. *R&D Hotel LLC, owner.*

REMOVED FROM AGENDA. PUBLIC HEARING ADJOURNED TO FEBRUARY 19, 2009.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED 7-0

- 4. CENTRAL HUDSON SPACKENKILL ELECTRICAL SUBSTATION.**
Discussion and Planning Board to declare its intent to be Lead Agency for a two lot subdivision, construction of a new electric substation on a 3.243 +/- acre parcel and decommissioning an existing electric substation on a 0.24 acre parcel. Vassar Farms and 210 Spackenkil Road. Zoned IN (Institutional). 274 acres and 0.24 +/- acres; Grid #s 6160-02-900650 and 6160-04-947410. *Vassar College and CHG&E, owners.*

LEAD AGENCY INTENT DECLARED.

MOVED: Richard Davison
SECONDED: Patrick Rose
CARRIED 7-0

RESOURCE ANALYSIS ACCEPTED.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED 7-0

WAIVER of DETAILED SUBDIVISION PLAT INFORMATION BEYOND THE PROPOSED +/- 3.2 ACRE PARCEL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

- 5. WILLIAMS LAND CONTOUR CHANGE.**
Land Contour Permit to fill in excess of amount allowed by Minor Land Contour Change Permit previously issued for the site. 33 Cardinal Drive. Zoned R-20,000 (Residence, Single Family; 20,000 S.F.). 0.66 +/- acres; Grid # 6159-01-129632. *David B. Williams, owner.*

SEQR DETERMINED TO BE INCOMPLETE AND LAND CONTOUR PERMIT DEFERRED.

MOVED: Edwin La Perche
SECONDED: Richard Davison
CARRIED 7-0

6. BHATT LAND CONTOUR CHANGE.

Land Contour Permit to fill in excess of amount allowed by Minor Land Contour Change Permit previously issued for the site. 37 Cardinal Drive. Zoned R-20,000 (Residence, Single Family; 20,000 S.F.). 0.947 +/- acres; Grid # 6159-01-152631. *Yogesh Bhatt, owner.*

SEQR DETERMINED TO BE INCOMPLETE AND LAND CONTOUR PERMIT DEFERRED.

MOVED: Edwin La Perche
SECONDED: Richard Davison
CARRIED 7-0

7. SOUTH HILLS MALL/ CHRISTMAS TREE SHOP.

Signage and Architectural review for one business within an approved site. (*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 REVIEW OF SIGNAGE GRANTED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED 7-0

LETTER TO THE ZONING BOARD OF APPEALS RECOMMENDING A SIGN VARIANCE APPROVED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

8. MC COLLISTER'S TRANSPORTATION.

Site Plan Review for revised parking space and walkway. 7 Tucker Drive. Zoned B-N (Neighborhood Business). 9.38 +/- acres; Grid # 6262-03-087064. *McCollister's Transportation, owner.*

APPLICATION DETERMINED TO BE COMPLETE AND SEQR TYPE II.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

WAIVER FROM SITE PLAN REVIEW.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

9. **VASSAR COLLEGE / NEW HACKENSACK TEMPORARY DAY CARE.**
Requesting a waiver from Site Plan Review for a proposal to alter an existing structure to temporarily house the occupants of Wimpfheimer Nursery School while Wimpfheimer Nursery School is being remodeled. 2490-2500 New Hackensack Road. Zoned IN (Institutional). 13.1 +/- acres; Grid # 6261-03-012275. *Vassar College, owner.*

APPLICATION ACCEPTED AS PRESENTED AND ADDITIONAL SITE PLAN INFORMATION REQUIREMENTS WAIVED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

APPLICATION DETERMINED TO BE COMPLETE AND SEQR TYPE II.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

10. **VASSAR COLLEGE / WIMPFHEIMER NURSERY SCHOOL.**
Requesting a waiver from Site Plan Review for an elevator addition (136 S.F.) and a below grade mechanical room (499 S.F.) with outside entrance stairs. 124 Raymond Ave. Zoned IN (Institutional). 255.89 +/- acres; Grid # 6261-03-100450. *Vassar College, owner.*

APPLICATION ACCEPTED AS PRESENTED AND ADDITIONAL SITE PLAN INFORMATION REQUIREMENTS WAIVED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

APPLICATION DETERMINED TO BE COMPLETE AND SEQR TYPE II.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED 7-0

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Patrick Rose
CARRIED 7-0

11. HOLIDAY INN.

Architectural review for modification for additional lighting. 2750 South Road.
Zoned BH (Highway Business). 3.8 +/- acres. Grid # 6161-03-075130.
Linchris Hotel Corp., owner.

MODIFIED ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Patrick Rose
CARRIED 6-1
NAY: Edwin La Perche

12. DYAL RESOURCES.

Time extension for the construction of a 20,350 sq. ft. municipal solid waste and recycling station with associated garage and office. (*Four month time extension granted September 4, 2008*).
20-26 Tucker Drive. Zoned I-H (Heavy Industry). 8.0 +/- acres; Grid#6262-03-144210.
Dyal Properties, Inc.,

SIX MONTH TIME EXTENSION GRANTED.

MOVED: John Weisman
SECONDED: Thomas Bauer
CARRIED 5-2
NAY: Thomas Bauer, Patrick Rose

13. 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 November 20, 2008*).
1984 South Road. Zoned B-H (Highway Business). 8.88 +/- acres; Grid # 6159-03-413250.
Stanley Scheinberg, owner.

PUBLIC HEARING ADJOURNED TO MARCH 19, 2009.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED 6-0

14. 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 December 11, 2008; Site Plan deferred September 18, 2008*).
100 Salt Point. Zoned IL (Light Industry). 3.05 +/- acres; Grid # 6162-16-799485.
Brian Page, owner.

PUBLIC HEARING ADJOURNED TO FEBRUARY 19, 2009.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED 6-0

15. ROUTE 9D PROFESSIONAL PARK. PUBLIC HEARING.

Site Plan Hearing for a proposed professional office park, total 43,700 S.F., consisting of a three story central building with two-story wings (31,200 S.F.), a two story building (10,000 +/- S.F.), and a one story building (2,500 S.F.) with associated parking. (*Public Hearing adjourned November 20, 2008; 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 ADJOURNED TO MARCH 19, 2009.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED 6-0

PRESENT:

Chairman John T. Weisman
Member Davidson
Member LaPerche
Member Whitehead
Member Rose
Member Magee
Member Bauer (*Alternate*)

ABSENT:

Member Bennett