



1 Overocker Road
Poughkeepsie, NY 12603

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

Town of Poughkeepsie

Planning & Zoning

NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

FEBRUARY 19, 2009
6:30 PM

DECISION AGENDA

1. TILCON ASPHALT PLANT RELOCATION.

SEQR determination and Site Plan review for a proposal to relocate the asphalt plant within the existing quarry (Clinton Point Quarry). (*Public Hearing closed and application deferred January 15, 2009*). 295 Sheafe Road. Zone Q (Quarry). 8.3 +/- acres; Grid #6059-04-800100. *Tilcon New York, Inc., owner.*

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 5-0

SITE PLAN DEFERRED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 5-0

2. ASHTON PARK. PUBLIC HEARING.

Site Plan Hearing for a proposed commercial development. (*Public Hearing adjourned February 5, 2009*). 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.*

REMOVED FROM THE AGENDA. PUBLIC HEARING ADJOURNED TO MARCH 19, 2009.

MOVED: Thomas Bauer
SECONDED: Jeffrey Magee
CARRIED: 5-0

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 January 15, 2009*). 2625 South Road (US Route 9). Zoned B-H (Highway Business). 14.55 +/- acres; Grid #6060-02-950800.
R&D Hotel LLC, owner.

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO MARCH 19, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 5-0

ACTION DEFERRED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 5-0

NOTE: ITEMS #4 AND #5 WERE SUBJECT TO JOINT REVIEW AND ACTION BY THE PLANNING BOARD.

4. **VASSAR FARMS SUBDIVISION.**
Preliminary subdivision hearing for a two (2) lot subdivision to create a 3.243 acre parcel for a new electric substation. (*Lead Agency intent declared and Resource Analysis accepted on January 15, 2009*). Vassar Farms (north of Spackenkill Road). Zone IN (Institutional). 274 +/- acres. Grid #6160-02-900650. *Vassar College, owner.*
- &**
5. **CENTRAL HUDSON SPACKENKILL ELECTRICAL SUBSTATION. PUBLIC HEARING.**
Site Plan Hearing for construction of a new electric substation on a 3.243 +/- acre parcel and decommissioning an existing electric substation on a 0.24 acre parcel. (*Lead Agency intent declared and Resource Analysis accepted on January 15, 2009*). Vassar Farms and 210 Spackenkill Road. Zoned IN (Institutional). 3.243 +/- acres and 0.24 +/- acres; Grid # s6160-02-900650 and 6160-04-947410. *Vassar College and CHG&E, owners.*

PUBLIC HEARING OPENED.

MOVED: Edwin La Perche
SECONDED: Carl Whitehead
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO MARCH 19, 2009.

MOVED: Edwin La Perche
SECONDED: Jeffrey Magee
CARRIED: 5-0

SEQR DETERMINED TO BE INCOMPLETE; SITE PLAN AND SUBDIVISION APPROVAL DEFERRED.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 5-0

6. ARLINGTON ANIMAL HOSPITAL. PUBLIC HEARING.

Site Plan Hearing to construct a 5,700 sq. ft. two (2) story addition to an existing 4,800 sq. ft. one story animal hospital to include animal boarding, retail space and storage. (*Site Plan deferred April 20, 2006*). 688 Dutchess Turnpike. Zoned B-N (Neighborhood Business). 1.45 +/- acres; Grid #6261-01-279882. *H & M Real Estate Inc., Owner.*

PUBLIC HEARING OPENED.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO APRIL 16, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 5-0

SEQR DETERMINED TO BE INCOMPLETE AND SITE PLAN APPROVAL DEFERRED.

MOVED: Edwin La Perche
SECONDED: Jeffrey Magee
CARRIED: 5-0

7. STRATFORD FARMS TOWNHOUSES.

SEQR and subdivision procedural review and potential action for the 51 clustered townhouse-type attached condominium units. Stratford Drive off of Bower Road. Zoned R-15 (Residential). 6.832 +/- acres; Grid #6362-01-320922. *ABD Stratford, LLC, owner.*

NO ACTION TAKEN, DISCUSSION ONLY.

8. OAKWOOD COMMONS BUSINESS PARK.

Business Park classification and site plan review for an existing commercial development. 2503-2515 South Road (Route 9) and 910 Thomas Watson Drive. 10.16 +/- acres. Grid #s 6060-04-956489, 980492, 976470, 974449, 952460 & 928489. *Oakwood Partners, LLC, Common Owner.*

RESOLUTION ADOPTED DECLARING LEAD AGENCY INTENT AND DIRECTING CIRCULATION OF NOTICES.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 5-0

9. BEACH BODY TIPS TO TOES.

Site Plan Waiver and Architectural Review for a 1,200 sq. ft. change of use (nail salon) and proposal to remove fence from exterior and install windows next to the former nightclub entrance. 11 Marist Drive. Zoned BN (Neighborhood Business). 1.32 +/- acres; Grid #6062-02-970632.
Peelor Partners, owner.

ACTION DEFERRED.

MOVED: Richard Davison

SECONDED: Jeffrey Magee

CARRIED: 5-0

10. SALSA RESTAURANTE.

Architectural Review for modifications and signage for the South and East facades, associated with change of use to a restaurant. 2585 South Road. Zoned BSC (Shopping Center). 25.20 +/- acres; Grid #6060-02-968700. *Mitchell Kaplan, owner.*

ARCHITECTURAL REVIEW APPROVED FOR SOUTH FACING FRONT SIGNAGE.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 5-0

11. HUDSON VALLEY HEALTH, FITNESS AND WELLNESS CENTER. DISCUSSION.

Discussion of a proposal to develop a mixed use facility including retail businesses, medical offices, and a fitness center. (*Public Hearing adjourned January 15, 2009 to March 19, 2009*). 1984 South Road. Zoned B-H (Highway Business). 8.88 +/- acres; Grid # 6159-03-413250.
Stanley Scheinberg, owner.

OFF THE AGENDA BY APPLICANT REQUEST.

12. WOODS AT CLIFFDALE.

Time Extension for 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.*

180 DAY TIME EXTENSION GRANTED FORWARD TO AUGUST 30, 2009.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 5-0

REQUEST TO REMOVE TREES PRIOR TO SIGNED PLAT DENIED.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 5-0

13. STRATFORD FARMS WATER BOOSTER STATION.

Time extension for a previously approved 293 sq.ft. single story water pressure booster station. (*Modified site plan approval April 19, 2007; Six month time extension granted August 21, 2008*). Lot 11, Stratford Drive. Zoned R- 15 (Residential). 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, owners.*

TWLEVE MONTH TIME EXTENSION GRANTED FORWARD TO FEBRUARY 15, 2010.

MOVED: Richard Davison

SECONDED: Thomas Bauer

AMMENDED: Richard Davison

CARRIED: 5-0

14. VASSAR COLLEGE BALDWIN PARKING LOT.

Time Extension for improvements to an existing parking lot on the west side of the Baldwin House and the addition of a new parking lot northeast of the building. (*Site Plan approval November 15, 2007; Ninety (90) day time extension granted November 6, 2008*). 124 Raymond Avenue. Zoned IN (Institutional). 256.19 +/- acres; Grid #6261-03-100450. *Vassar College, owner.*

THREE MONTH TIME EXTENSION GRANTED FORWARD TO MAY 15, 2009.

MOVED: Richard Davison

SECONDED: Thomas Bauer

CARRIED: 5-0

15. TLP ASSOCIATES LAND CONTOUR CHANGE.

Planning Board to declare its intent to be Lead Agency for a proposal to fill the site to create an area suitable for building. 204 Innis Avenue. Zoned R-20 (Residence, Single Family; 20,000(S.F.)). 0.40 +/- acres; Grid #6162-15-736341. *TLP Associates, LLC, owner.*

LEAD AGENCY INTENT DECLARED.

MOVED: Richard Davison

SECONDED: Thomas Bauer

CARRIED: 5-0