



Town of Poughkeepsie

Planning & Zoning

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Poughkeepsie, NY 12603

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

March 19, 2009
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 December 11, 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 MAY 21, 2009.

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

2. ASHTON PARK. PUBLIC HEARING.

Site Plan Hearing for a proposed commercial development. (*Public Hearing adjourned February 19, 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.*

PUBLIC HEARING ADJOURNED TO MAY 21, 2009.

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

3. 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 January 15, 2009*). 1984 South Road. Zoned B-H (Highway Business). 8.88 +/- acres; Grid # 6159-03-413250. *Stanley Scheinberg, owner.*

PUBLIC HEARING ADJOURNED TO APRIL 16, 2009.

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

4. VASSAR FARMS SUBDIVISION. PUBLIC HEARING.

Preliminary Subdivision Hearing for two lots to create a 3.243 acre parcel for a new electric substation. (*Public Hearing adjourned, SEQRA determined incomplete and subdivision approval deferred February 19, 2009*). Vassar Farms (north of Spackenkill Road). Zone IN (Institutional). 274 +/- acres; Grid #6160-02-900650. *Vassar College, owner.*

PUBLIC HEARING ADJOURNED TO MAY 21, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 6-0

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. (*Public Hearing adjourned, SEQRA determined incomplete and site plan approval deferred February 19, 2009*). Vassar Farms and 210 Spackenkill Road. Zoned IN (Institutional). 3.243 +/- acres and 0.24 +/- acres; Grid #s 6160-02-900650 and 6160-04-947410. *Vassar College and CHG&E, owners.*

PUBLIC HEARING ADJOURNED TO MAY 21, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 6-0

6. 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 January 15, 2009*). 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 MAY 21, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 7-0

(Member Patrick Rose arrived at 6:40 pm.)

7. OAKWOOD COMMONS BUSINESS PARK. PUBLIC HEARING.

Business Park classification and Site Plan Hearing for an existing commercial development. (*Lead Agency Intent declared and Notices circulated February 19, 2009*). 2503-2515 South Road (Route 9) and 910 Thomas Watson Drive. Zoned B-H (Highway Business). 10.16 +/- acres; Grid #s 6060-04-956489, 980492, 976470, 974449, 952460 & 928489. *Oakwood Partners, LLC, owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Jeffrey Magee
CARRIED: 7-0

PUBLIC HEARING CLOSED.

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

RESOLUTION FOR A SEQRA NEGATIVE DECLARATION ADOPTED.

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

RESOLUTION FOR SITE PLAN RE-APPROVAL ADOPTED.

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

8. BOTTINI PROPANE.

Site Plan Review for a proposal to amend the approved 2007 site plan for addition of a 30 x 50 ft. canopy, a 10 x 40 ft. office trailer and a 1,000 gallon diesel fuel tank. (*Public Hearing last adjourned to June 19, 2008*). 238 Van Wagner Road. Zoned I-H (Heavy Industry). 2.06+/- acres; Grid #6262-03-183322. *Poughkeepsie Propane LLC, owner.*

REMOVED FROM THE AGENDA; NO ACTION TAKEN.

9. TILCON ASPHALT PLANT RELOCATION.

Site Plan review for a proposal to relocate the asphalt plant within the existing quarry (Clinton Point Quarry). (*Negative Declaration adopted and Site Plan deferred February 19, 2009*). 295 Sheafe Road. Zone Q (Quarry). 8.3 +/- acres; Grid #6059-04-800100. *Tilcon New York, Inc., owner.*

REMOVED FROM THE AGENDA BY APPLICANT REQUEST; NO ACTION TAKEN.

10. 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. (*SEQRA determined incomplete and Land Contour Permit deferred January 15, 2009*). 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.*

REMOVED FROM THE AGENDA BY APPLICANT REQUEST; NO ACTION TAKEN.

11. 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. (*SEQRA determined incomplete and Land Contour Permit deferred January 15, 2009*). 37 Cardinal Drive. Zoned R-20,000 (Residence, Single Family; 20,000 S.F.). 0.947 +/- acres; Grid # 6159-01-152631. *Yogesh Bhatt, owner.*

REMOVED FROM THE AGENDA BY APPLICANT REQUEST; NO ACTION TAKEN.

12. IBM B052 TEST FLOOR CORRIDOR.

Site Plan Review for new corridor link to connect two existing buildings. 2455 South Road. Zoned I-H (Heavy Industry). 180.09 +/- acres; Grid #6060-04-840280. *IBM Corp., owner.*

PUBLIC HEARING WAIVED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

ACTION DETERMINED TO BE CONSISTENT WITH THE TOWN LOCAL WATERFRONT REVITALIZATION PLAN.

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

SITE PLAN APPROVAL GRANTED.

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

13. MARIST COLLEGE – STUDENT HOUSING PHASE IV.

Site Plan amendment proposed to delete a required traffic control sign. (*Site Plan approved August 16, 2007*). Beck Place and Fulton Street. Zoned I-H (Heavy Industry). 6.2 +/- acres; Grid #s 6162-05-005805, 007795, 035776, 6062-02-982720, 996750. *Marist College, owner.*

APPLICANT AGREED TO REMOVE ITEM FROM AGENDA; NO ACTION TAKEN.

14. TAMARACK HEIGHTS SUBDIVISION.

Subdivision plat amendment proposed to delete required sidewalks. (*Final Subdivision granted April 19, 2007*). 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.*

REMOVED FROM THE AGENDA DUE TO VIOLATIONS PREVENTING CONSIDERATION BY THE PLANNING BOARD; NO ACTION TAKEN.

15. VANGUARD ORGANIZATION.

Land Contour and Aquatic Resource Permit Amendments regarding implementation of approved plans. (*Permits granted June 5, 2008; Resolution approved November 20, 2008 to extend completion deadline extended to May 31, 2009*). 9 Spring Road. Zoned R-1.5A (Residential, Single Family). 4.26 +/- acres; Grid #6159-03-453369. *Vanguard Organization Inc., Owner.*

REMOVED FROM THE AGENDA; NO ACTION TAKEN.

**16. CHABAD LUBAVITCH RELIGIOUS EDUCATIONAL FACILITY
PROPOSED ADDITION.**

Modification of site plan conditions and proposed Time Extension for a one-story, 2,285 S.F., addition to the existing facility. (*Site Plan approval granted January 3, 2008; Architectural Review approved April 17, 2008; Time extension granted December 11, 2008*). 63 Vassar Road. Zoned R-20,000 (Residence, Single Family). 2.44 +/- acres; Grid #6260-04-566185. *Chabad Lubavitch of the Mid-Hudson Valley, owner.*

MODIFY JANUARY 3, 2008 CONDITIONS OF SITE PLAN APPROVAL TO DELETE #21.

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

90 DAY TIME EXTENSION GRANTED FORWARD TO JULY 2, 2009.

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

17. ZONING AMENDMENT.

Recommendation to the Town Board regarding adoption of a new Article IX, "signs".

RECOMMENDATION THAT TOWN BOARD DEFER ACTION PENDING ADDITIONAL COMMENTS AND RECOMMENDATIONS.

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

18. ROSE WOODS SUBDIVISION.

Time extension of Final Subdivision approval to subdivide Lot #7 of the approved Dara View subdivision into four (4) lots. (*Final Subdivision approval granted June 19, 2008; Time Extension granted December 11, 2008*). Sunset Avenue. Zoned R-20, Residential. 4.70 +/- acres; Grid #6162-05-085925. *Metro Builders Corp., owner.*

FINAL 90 DAY TIME EXTENSION GRANTED FORWARD TO JUNE 17, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 7-0

19. LEE SUBDIVISION.

Time extension for a four (4) lot subdivision. (*Final subdivision approval granted June 19, 2008; Time Extension granted November 20, 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.*

FINAL 90 DAY TIME EXTENSION GRANTED FORWARD TO JUNE 17, 2009.

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

20. SPACKEN PARTNERS.

Time extension for reuse of an existing building (former IBM Building 5), parking lot, and road improvements. (*Final site plan approval granted September 21, 2006; Time Extension granted October 2, 2008*). 2467 South Road. Zoned I-H (Heavy Industry). 23.84 +/- acres; Grid #6060-04-922413. *Spacken Partners, LLC, owner.*

SIX MONTH TIME EXTENSION GRANTED FORWARD TO SEPTEMBER 19, 2009.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

21. STRATFORD FARMS TOWNHOUSES.

Discussion of proposal for 26 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.*

DISCUSSION ONLY, NO ACTION TAKEN.

22. TUSCANY SQUARE.

Planning Board to declare its intent to be Lead Agency for the construction of 4 buildings for use as mixed retail and office space. 2211 South Road. Zoned B-H (Highway Business). 4.3 +/- acres; Grid # 6159-01-276824. *Steve Domber, owner.*

LEAD AGENCY INTENT DECLARED.

MOVED: Richard Davison

SECONDED: Thomas Bauer

CARRIED: 7-0

23. WARD ACCESSORY APARTMENT.

Site Plan Review to convert a walk out basement to an apartment. 21 Fairmont Avenue. Zoned ATC (Arlington Town Center). 0.344 +/- acres; Grid #6161-12-912725. *Joseph Ward, owner.*

REMOVED FROM THE AGENDA DUE TO VIOLATIONS PREVENTING CONSIDERATION BY THE PLANNING BOARD; NO ACTION TAKEN.

24. O'NEILL GROUP – DUTTON.

Planning Board to declare its intent to consent to the City of Poughkeepsie Common Council as Lead agency to coordinate the environmental review of an application for a change in the zone to permit the development of 600 residential units. 1 Dutchess Ave. Zoned: City of Poughkeepsie I-2 (General Industry) and Town of Poughkeepsie I-H and WD-2 (Heavy Industry and Waterfront District). Grid #'s: City of Poughkeepsie 6062-59-766443 and the Town of Poughkeepsie 6062-02-076508. Acres: City of Poughkeepsie 11.0 +/- and the Town of Poughkeepsie 3.0 +/- . *O'Neill-Dutton LLC, owner.*

PLANNING BOARD CONSENT DECLARED FOR THE CITY OF POUGHKEEPSIE COMMON COUNCIL TO ACT AS LEAD AGENCY.

MOVED: Edwin La Perche

SECONDED: Thomas Bauer
CARRIED: 7-0

- 25. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE. PUBLIC HEARING.**
Recommendation to the Town Board and SEQR review for a proposed senior housing overlay district designation and subsequent subdivision and site plan approvals for the existing Econolodge property. (*Action deferred and public hearing adjourned February 19, 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 ADJOURNED TO APRIL 16, 2009.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 6-0