



Town of Poughkeepsie

Planning & Zoning

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Poughkeepsie, NY 12603

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Town of Poughkeepsie PLANNING BOARD



MAY 7, 2009
SPECIAL MEETING

TOWN HALL MEETING ROOM
ONE OVEROCKER ROAD, POUGHKEEPSIE, NY 12603 (845) 485- 3657

Special Meeting **DECISION** Agenda Commencing at 6:30 p.m.

A) PUBLIC HEARINGS

1. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.

SEQRA Determination and 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. 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: Thomas Bauer
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO JULY 16, 2009.

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

CLARIFICATION THAT THE PUBLIC HEARING IS CLOSED FOR SEQRA AND TOWN BOARD REFERRAL, AND ADJOURNED FOR SITE PLAN AND SUBDIVISION.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

**POSTIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD
REGARDING THE APPROVAL OF A SENIOR HOUSING OVERLAY DISTRICT
ZONING AMENDMENT FOR THIS SITE.**

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

B) PLAN REVIEWS

1. WARD MULTIPLE USE BUILDING.

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.

ACTION DEFERRED TO MAY 21, 2009.

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

2. VASSAR COLLEGE – BALDWIN HOUSE PARKING.

Amended Site Plan Review 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. 124 Raymond Ave; Zoned IN (Institutional); 256.19 +/- acres;
Grid #6261-03-100450. *Vassar College, owner.*

SEQRA NEGATIVE DECLARATION OF NOVEMBER 15, 2007 REAFFIRMED.

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

**APPROVAL OF THE NOVEMBER 15, 2007 FLOODPLAIN DEVELOPMENT
PERMIT RESCINDED.**

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

PUBLIC HEARING WAIVED AND AMENDED SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

3. TLP ASSOCIATES LLP LAND CONTOUR.

SEQRA Determination and Land Contour Re-approval for a proposal to fill site to create an area for building. 204 Innis Ave; Zoned R-15 (Residence, Single Family: 1.5 acre); 0.40 +/- acres; Grid #6162-15-736341. *TLP Associates, LLC, owner.*

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

LAND CONTOUR CHANGE GRANTED.

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 5-0

4. VANGUARD ORGANIZATION.

Amended Land Contour Plan 9 Spring Road; Zoned R-1.5A (Residential, Single Family); 4.26+/- acres; Grid #6159-03-453369. *Vanguard Organization Inc., Owner.*

SEQRA NEGATIVE DECLARATION OF JUNE 5, 2008 REAFFIRMED.

MOVED: Richard Davison
SECONDED: John Weisman
CARRIED: 4-1 (*Edwin LaPerche, nay*)

AMENDED LAND CONTOUR PERMIT GRANTED.

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

NOTE: ITEMS #B-5 AND #B-6 WERE SUBJECT TO JOINT REVIEW AND ACTION BY THE PLANNING BOARD.

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.*

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.*

LAND CONTOUR CHANGE DENIED.

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

**RESOLUTION TO ADVISE ZONING ADMINISTRATOR OF DENIAL AND TO
REQUEST ENFORCEMENT ACTION.**

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

C) OTHER BUSINESS

1. O'NEILL GROUP – DUTTON.

Scoping Comments to City of Poughkeepsie Common Council.

***PLANNING BOARD DISCUSSION AND STAFF TO ASSEMBLE AND SUBMIT
SCOPING COMMENTS TO THE CITY OF POUGHKEEPSIE BY MAY 13, 2009.***

2. RECOMMENDATION TO TOWN BOARD.

Regarding adoption of a new Article IX, “Signs”.

REMOVED FROM THE AGENDA; NO ACTION TAKEN.

3. DUTCHESS COMMUNITY COLLEGE STUDENT HOUSING.

Resolution regarding Lead Agency Consent or Objection to Dutchess Community College Board of Trustees, regarding a proposed 465 bed dormitory project. 53 Pendell Road and 235 Creek Road; Zoned IN (Institutional); 26.0 and 24.36 +/- acres; Grid #'s 6162-02-680990 and 6163-04-723116.

***RESOLUTION OBJECTING TO THE COLLEGE AS LEAD AGENCY, ASSERTING
THAT THE PLANNING BOARD SHOULD BE LEAD AGENCY, AND
REQUESTING DETERMINATION FROM THE TOWN OF POUGHKEEPSIE
ZONING ADMINISTRATOR REGARDING REQUIRED ZONING AND LAND USE
APPROVALS.***

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

PRESENT:

Chairman John T. Weisman
Member Davidson
Member LaPerche
Member Whitehead

Member Bauer (*Alternate*)

ABSENT:

Member Bennett
Member Rose
Member Magee