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Town of Poughkeepsie

Planning & Zoning

NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

May 21, 2009
6:30 PM

AGENDA

**MEETING HAS BEEN RESCHEDULED AND CHANGED TO:
PLANNING BOARD SPECIAL MEETING MAY 28, 2009.**

A. PUBLIC HEARINGS

1. ROUTE 9D PROFESSIONAL OFFICE PARK.

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.). NYS Route 9D (east side); Zoned B-H (Highway Business); 4.4 +/- acres; Grid # 6158-01-390820. *Socker Spring Park LLC, owner.*
TO BE ADJOURNED.

2. HUDSON VALLEY HEALTH, FITNESS AND WELLNESS CENTER.

Site Plan Hearing for a proposal to develop a mixed use facility including retail businesses, medical offices, and a fitness center. 1984 South Road; Zoned B-H (Highway Business); 8.88 +/- acres; Grid # 6159-03-413250. *Stanley Scheinberg, owner.* **TO BE ADJOURNED.**

3. ARLINGTON ANIMAL HOSPITAL.

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

4. FAITH ASSEMBLY OF GOD.

Site Plan Hearing for a proposal to construct a new church and private school. Corner of Spackenkill and Boardman Roads; Zoned IN (Institutional); 23.68 +/- acres; Grid #6260-03-049464. *Faith Assembly of God, owner.*
APPLICATION WITHDRAWN, PUBLIC HEARING TO BE CLOSED.

5. **ASHTON PARK.**
SEQRA Determination and Site Plan Hearing for a proposed commercial development. 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.*
6. **VASSAR FARMS SUBDIVISION.**
Preliminary Subdivision Hearing for two lots to create a 3.243 acre parcel for a new electric substation. Vassar Farms (north of Spackenkill Road); Zone IN (Institutional); 274 +/- acres; Grid #6160-02-900650. *Vassar College, owner.*
7. **CENTRAL HUDSON SUBSTATION.**
Site Plan Hearing AND Aquatic Resource Permit 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. 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.*
8. **BOTTINI PROPANE.**
Site Plan Hearing 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. 238 Van Wagner Road; Zoned I-H (Heavy Industry); 2.06 +/- acres; Grid #6262-03-183322. *Poughkeepsie Propane LLC, owner.*

B. PLAN REVIEWS

1. **TILCON ASPHALT PLANT.**
Site Plan Review for a proposal to relocate the asphalt plant within the existing quarry (Clinton Point Quarry). 295 Sheafe Road; Zone Q (Quarry); 8.3 +/- acres; Grid #6059-04-800100. *Tilcon New York, Inc., owner.*
2. **TUSCANY SQAURE.**
Site Plan Review 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.*
3. **COLLEGE CENTER (PEELOR BUILDING).**
Site Plan Review for legalization of existing site. 11 Marist Drive; Zoned B-N (Neighborhood Business); 1.87 +/- acres; Grid #6062-02-963622. *Peelor Partners LTD., owners.*

4. **BEACH BODY TIPS N 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.*

5. **MCKEE CONSTRUCTION.**
Site Plan Waiver and Architectural Review to turn existing building into a business consisting of an office space, sales, and storage. 2264 – 2270 South Road; Zoned B-H (Highway Business); 3.36 +/- acres; Grid #6159-01-243942.
Mike McCall, owner.

FIELD TRIP
Tuesday, May 19, 2009
7:30 am and 11:30 pm