



Town of Poughkeepsie

Planning & Zoning

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Notice of Town of Poughkeepsie Planning Board Special Meeting

**MAY 28, 2009
6:30 PM
Decision Agenda**

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.*

PUBLIC HEARING ADJOURNED TO JULY 16, 2009.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0**

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.*

PUBLIC HEARING ADJOURNED TO JULY 16, 2009.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0**

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.*

PUBLIC HEARING ADJOURNED TO JUNE 18, 2009.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0**

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.*

PUBLIC HEARING CLOSED.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

APPLICATION WITHDRAWN.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

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.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison

SECONDED: Jeffrey Magee

WITHDRAWN: Richard Davison

SECONDED: Carl Whitehead

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 6-1 (*Edwin La Perche, Nay*)

PUBLIC HEARING ADJOURNED TO JULY 16, 2009.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 7-0

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 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. Vassar Farms and 210 Spackenkill Road; Zoned IN (Institutional) and R-20 (Residence, Single Family: 20,000 S.F.); 3.243 +/- acres and 0.24 +/- acres; Grid #'s 6160-02-900650 and 6160-04-947410. *Vassar College and CHG&E, owners.*

NOTE: ITEMS #A-6 AND #A-7 WERE SUBJECT TO JOINT REVIEW AND ACTION BY THE PLANNING BOARD.

PUBLIC HEARINGS OPENED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0**

PRELIMINARY SUBDIVISION APPROVAL WAIVED AND FINAL SUBDIVISION APPROVAL GRANTED.

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

PUBLIC HEARINGS CLOSED.

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

CONDITIONAL SITE PLAN APPROVAL AND AQUATIC RESOURCE PERMIT GRANTED.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
AMENDED: John Weisman
MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 7-0**

ARCHITECTURAL REVIEW WAIVED.

**MOVED: Richard Davison
AMENDED: John Weisman
SECONDED: Patrick Rose
CARRIED: 7-0**

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 building, a 12 x 16 ft. storage building 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

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.*

RESOLUTION ADOPTED TO GRANT CONDITIONAL SITE PLAN APPROVAL, AQUATIC RESOURCE PERMIT AND FLOODPLAIN DEVELOPMENT PERMIT APPROVALS, AND TO WAIVE ARCHITECTURAL REVIEW.

MOVED: Richard Davison
SECONDED: Patrick Rose
MODIFICATION: John Weisman
SECONDED: Patrick Rose
CARRIED: 7-0

2. TUSCANY SQUARE.

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.*

DISCUSSION ONLY; NO ACTION TAKEN.

3. COLLEGE CENTER (PEELOR BUILDING).

Site Plan Review for legalization of existing site. 11-17 Marist Drive; Zoned B-N (Neighborhood Business); 1.59 +/- acres; Grid #6062-02-970630 and 963622. *Peelor Partners LTD., owners.*

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II.

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

PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.

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

REQUEST ZONING ADMINISTRATOR TO TAKE ACTION ENFORCING THE 1998 SITE PLAN UNTIL IT IS SUPERSEDED BY COMPLETED CONDITIONS OF APPROVAL AND CHAIRMANS' SIGNATURE FOR THIS SITE PLAN.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

4. 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. 11-17 Marist Drive; Zoned BN (Neighborhood Business); 1.59 +/- acres; Grid #6062-02-970630 and 963622. *Peelor Partners, owner.*

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

WAIVED FROM ADDITIONAL SITE PLAN INFORMATION REQUIREMENTS.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

PUBLIC HEARING WAIVED AND CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

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. *Town Center Poughkeepsie, LLC, owner.*

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 6-0 (*John Weisman, absent*)

WAIVED FROM ADDITIONAL SITE PLAN INFORMATION REQUIREMENTS, EXCEPT AS SPECIFIED.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

PUBLIC HEARING WAIVED AND CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

ARCHITECTURAL REVIEW APPROVAL TO BE DETERMINED BY THE PLANNING DEPARTMENT.

MOVED: Edwin La Perche

SECONDED: Marvin Bennett

CARRIED: 7-0

6. WOODS AT CLIFFDALE.

Clarification of an approved eight lot subdivision regarding recreation fees or dedication of land, and designation of open space areas for the purpose of determining open space fees. 244 Spackenkill Rd.; Zoned R-20,000 (Residence, Single Family); 56.34 +/- acres; Grid #6260-03-055168. *Harold and Carole Buchner, owners.*

MOTION FOR WAIVER OF TOWN RECREATION FEE TABLED; REFERRED TO THE TOWN BOARD AND THE TOWN DEPARTMENT OF RECREATION FOR A RECOMMENDATION.

MOVED: Richard Davison

SECONDED: John Weisman

CARRIED: 6-0 (Jeffrey Magee, absent)

MOTION ADOPTED FOR A MAY 28, 2009 "OPEN SPACE" RESOLUTION AND RECOMMENDATION TO THE TOWN BOARD TO WAIVE THE PER-LOT OPEN SPACE FEE.

MOVED: Richard Davison

SECONDED: John Weisman

CARRIED: 6-0 (Jeffrey Magee, absent)

PRESENT:

Chairman John T. Weisman
Member Davison
Member Magee
Member LaPerche
Member Whitehead
Member Bennett
Member Rose

ABSENT: