



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

July 16, 2009
6:30 PM

DECISION AGENDA

A. PUBLIC HEARINGS

1. 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 OCTOBER 15, 2009.

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

2. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.

Site Plan Hearing 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 ADJOURNED TO SEPTEMBER 17, 2009.

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

3. **PAGE GRAND RENTAL STATION.**
Site Plan and Aquatic Resource Permit Hearing to amend a previously approved site plan of June 8, 1995 for existing stormwater pond to be removed and replaced with subsurface stormwater storage system. 100 Salt Point Turnpike; Zoned IL (Light Industry); 3.05 +/- acres; Grid #6162-16-799485. *Brian Page, owner.*

PUBLIC HEARING ADJOURNED TO AUGUST 20, 2009.

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

4. **ASHTON PARK.**
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: Marvin Bennett
CARRIED: 7-0

PUBLIC HEARING CLOSED.

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

***CONDITIONAL SITE PLAN AND AQUATIC RESOURCE PERMIT APPROVALS
RESOLUTION DATED JULY 16, 2009.***

MOVED: John Weisman
SECONDED: Richard Davison

RESOLUTION CONDITION #17 AMENDED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1
NAY: Edwin La Perche

RESOLUTION ADOPTED AS AMENDED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1
NAY: Edwin La Perche

ARCHITECTURAL APPROVAL RESOLUTION ADOPTED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1
NAY: Edwin La Perche

5. **HUDSON HERITAGE DEVELOPMENT LAND CONTOUR PERMIT.**
Amended Land Contour Permit & Aquatic Resource Permit Hearing for landfill remediation and final capping. Route 9 (Hudson View Drive); Zoned HRDD (Historic Revitalization Development District); 160 +/- acres; Grid #6163-03-011149.
Hudson Heritage Development, LLC, owner.

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

ADDITIONAL AQUATIC RESOURCE PERMIT INFORMATION AND A PERFORMANCE BOND WAIVED.

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

LAND CONTOUR AND AQUATIC RESOURCE PERMITS APPROVAL GRANTED.

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

6. **CRYO WELD.**
Site Plan Hearing to reuse the former 8,500 S.F. TEG Credit Union portion of an existing building for new use by a service business. 10-14 Tucker Drive; BN (Neighborhood Business); 5.826 +/- acres; Grid #6262-03-162080. *10 Tucker Drive, LLC, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO SEPTEMBER 17, 2009.

MOVED: Edwin LaPerche
SECONDED: Richard Davison
CARRIED: 7-0

SITE PLAN APPROVAL DEFERRED.

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

B. PLAN REVIEWS

1. PENDELL COMMONS.

Site Plan Review for a proposal to construct 24 senior apartments and 48 workforce units. 78 - 114A Violet Avenue (Rte. 9G and Pendell Road); Zoned R-M (Residential, Multifamily); 14.87+/- acres; Grid #s 6162-07-587816 and 6162-02-565760. *165 Smith Street Inc., owner.*

DISCUSSION ONLY, NO ACTION TAKEN.

2. ROCHDALE FIRE COMPANY #1 EXPANSION.

Site Plan Review for a 2-story addition to the existing firehouse for an additional fire engine bay and new storage. 1075 Dutchess Turnpike (Route 44); Zoned R-20 (Residential); 0.3305 +/- acres; Grid #6262-02-969592. *Rochdale Fire Company #1, owner.*

ADDITIONAL SITE PLAN INFORMATION AND PUBLIC HEARING WAIVED, SITE PLAN APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0
RECUSED: Thomas Bauer

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0
RECUSED: Thomas Bauer

C. OTHER BUSINESS

1. OAKWOOD COMMONS - FIVE GUYS BURGERS AND FRIES.

Amended Architectural Review for new additional tenant signage. 2507 South Road (Route 9); Zoned B-H (Highway Business); 1.31 +/- acres; Grid #s 6060-04-976470. *Oakwood Partners, LLC, owner.*

REMOVED FROM THE AGENDA.

2. DUNKIN DONUTS (MAIN STREET).

Site Plan Discussion for site redevelopment including demolition and construction of a new Dunkin' Donuts. 756 - 764 Main St.; ATC (Arlington Town Center); 0.61 +/- acres; Grid #'s 6161-07-717826, 721825, 724824, 729823 and 732822. *CRE Poughkeepsie, LLC, owner.*

DISCUSSION ONLY, NO ACTION TAKEN.

3. WALGREENS.

Discussion of a Site Plan and Subdivision proposal for site redevelopment to build a Walgreens and for a two (2) lot subdivision. 825 – 829 Dutchess Turnpike; Zoned B-H (Highway Business); 2.06 +/- acres; Grid #6262-04-592073. *Konover Dev. Corp., owner.*

DISCUSSION ONLY, NO ACTION TAKEN.

4. HUDSON VALLEY MARKET.

Planning Board to declare its intent to be Lead Agency for a proposal to re-use an existing building for a year round indoor flea market. 130 Salt Point Turnpike; Zoned IL (Light Industrial); 18.15 +/- acres; Grid #6162-02-860585. *130 Salt Point, LLC, owner.*

LEAD AGENCY INTENT DECLARED.

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

5. DYAL RESOURCES.

Time Extension for the construction of a 20,350 sq. ft. municipal solid waste and recycling station with associated garage and office. 20-26 Tucker Drive; Zoned I-H (Heavy Industry); 8.0 +/- acres; Grid #6262-03-144210. *Dyal Resources, LLC, owner.*

32 DAY TIME EXTENSION GRANTED FORWARD TO AUGUST 21, 2009, SUBJECT TO PROGRESS SCHEDULE.

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

PRESENT:	ABSENT:
Chairman Weisman	
Member Whitehead	
Member Bennett	
Member Davison	
Member LaPerche	
Member Magee	
	Member Rose
Member Bauer (alt.)	