



Town of Poughkeepsie

Planning & Zoning

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

August 20, 2009
6:30 PM

DECISION AGENDA (REVISED 9/2/09)

A) PUBLIC HEARINGS

1. ROUTE 9D PROFESSIONAL PARK.

Site Plan Hearing for a proposed professional office park, total 41,520 S.F., consisting of a three story central building and two two-story wings, 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 OCTOBER 15, 2009.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 6-0 (Jeffrey Magee absent)

2. PONIROS/VASSAR SQUARE.

Site Plan Hearing for a proposal to add a new 4,400 S.F. restaurant and parking, on a mixed use site; renovate retail use and retain rear retail and residential uses. 51 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 4.68 +/- acres; Grid #6260-04-565213. *George and John Poniros, owners.*

PUBLIC HEARING ADJOURNED TO SEPTEMBER 17, 2009.

MOVED: Edwin La Perche

SECONDED: Marvin Bennett

CARRIED: 6-0 (Jeffrey Magee absent)

3. ARLINGTON ANIMAL HOSPITAL.

Site Plan Hearing to construct a two (2) story addition (5,943 S.F. total) to an existing one story (4,894 S.F.) animal hospital to include animal boarding and medical services, retail, office and storage uses. 688 Dutchess Turnpike; Zoned B-N (Neighborhood Business); 1.45 +/- acres; Grid #6261-01-279882. *H & M Real Estate Inc., Owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0 (Jeffrey Magee arrived)

PUBLIC HEARING ADJOURNED TO OCTOBER 15, 2009.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

SITE PLAN APPROVAL DEFERRED.

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

4. 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 SEPTEMBER 17, 2009.

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

5. PENDELL COMMONS.

Site Plan and Aquatic Resource Permit Hearing for a proposal to construct 25 senior apartments and 48 workforce housing 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO OCTOBER 15, 2009.

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

SITE PLAN APPROVAL DEFERRED.

MOVED: Marvin Bennett
SECONDED: Edwin La Perche
CARRIED: 7-0

6. TILCON DAY BUILDING.

Site Plan Hearing for the assembly of a 3,315 SF pre-manufactured building for use by site employees. 461 Sheafe Road; Zoned Q (Quarry); 665.0 +/- acres; Grid # 6059-04-800100. *Tilcon New York, Inc., owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA TYPE II NEGATIVE DECLARATION DETERMINED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

PLANNING DEPARTMENT TO APPROVE ARCHITECTURAL REVIEW.

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

B) PLAN REVIEWS

RULES SUSPENDED TO ALLOW OFF THE RECORD COMMENTS FROM THE PUBLIC.

MOVED: Marvin Bennett
SECONDED: Patrick Rose
CARRIED: 6-1 (Richard Davison, Nay)

RULES RESUMED.

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

1. HUDSON VALLEY MARKET.

Site Plan Review 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.*

REMOVED FROM THE AGENDA.

2. SOUTH HILLS MALL/K-MART SIGN REPLACEMENT.

Architectural review for replacement of existing K-Mart sign plus additional signage at new exterior entrance. 1895 South Road; Zoned SHC (South Hills Center); Grid #6158-01-297959. *Vornado South Hills, LLC, owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 7-0

3. SOUTH HILLS MALL/HOBBY LOBBY SIGNAGE.

Architectural review on Signage Package for one business within an approved site. 1895 South Road; Zoned SHC (South Hills Center); 50,000 S.F.; Grid #6158-13-4689. *Vornado South Hills, LLC, owner.*

ARCHITECTURAL REVIEW CONDITIONAL APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

C) OTHER BUSINESS

1. VASSAR PROPERTY/DUNKIN DONUTS.

Discussion and Planning Board to declare its intent to be Lead Agency for conversion of an existing unused car wash to a Dunkin Donuts at an existing motor vehicle service facility and convenience store with related site and façade improvements. 35 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 0.36 +/- acres; Grid #6260-04-527253. *Vassar Property, LLC, owner.*

LEAD AGENCY INTENT DECLARED.

MOVED: John Weisman

SECONDED: Edwin La Perche

CARRIED: 6-0 (*Jeffrey Magee stepped out of the room*)

2. BUILT PARCEL THREE/TINKELMAN.

Discussion and Planning Board to declare its intent to be Lead Agency for the renovation of a second floor in an existing warehouse with the construction of a 14 space parking lot. 48 Springside Avenue and 25 Van Wagner Road; Zoned B-H (Highway Business); 2.11 +/- acres; Grid #'s 6161-08-838906 and 6161-08-821910. *Steven Tinkelman, owner.*

LEAD AGENCY INTENT DECLARED.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0 (*Jeffrey Magee returned*)

3. DUNKIN DONUTS/MAIN STREET.

Planning Board to declare its intent to be Lead Agency 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.*

LEAD AGENCY INTENT DECLARED.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

4. THE PARK AT INWOOD LAKE.

Discussion of potential amendments to the clustered subdivision plan. Halley Court and Erin Court (formerly 67-69 East Cedar Street); Zoned R-20 (Residential); 15 +/- acres; Grid #s 6162-06-378794, et al.; *Inwood Lake LLC, owner.*

REMOVED FROM THE AGENDA.

5. VANGUARD ORGANIZATION.

Discussion and potential action regarding the project schedule. 9 Spring Road; Zoned R-1.5A (Residential, Single Family); 4.26 +/- acres; Grid #6159-03-453369. *Vanguard Organization Inc., Owner.*

RESOLUTION ADOPTED DATED AUGUST 20, 2009. RECOMMENDATION TO THE TOWN BOARD TO DECLARE THE BOND AND UNDERTAKINGS IN DEFAULT.

MOVED: John Weisman

SECONDED: Thomas Bauer

CARRIED: 7-0

6. DYAL RESOURCES.

Discussion and Time Extension for the construction of a 20,350 S.F. 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.*

SIX (6) MONTH TIME EXTENSION GRANTED FORWARD TO FEBRUARY 21, 2010.

MOVED: Thomas Bauer

SECONDED: Richard Davison

CARRIED: 7-0

7. SPACKEN PARTNERS.

Time Extension for reuse of an existing building (former IBM Building 5), parking lot, and road improvements. 2467 South Road; Zoned I-H (Heavy Industry); 23.84 +/- acres; Grid #6060-04-922413. *Spacken Partners, LLC, owner.*

SIX (6) MONTH TIME EXTENSION GRANTED FROM SEPTEMBER 19, 2009 FORWARD TO MARCH 19, 2010.

MOVED: Edwin La Perche

SECONDED: Marvin Bennett

CARRIED: 7-0

ACKNOWLEDGEMENT TO CENTRAL HUDSON GAS AND ELECTRIC COMPANY FOR THEIR SERVICE IN UPDATING AND MAINTAINING THE SPRING AND KERR ROAD ELECTRICAL SUBSTATION.

MOVED: Edwin La Perche

SECONDED: Richard Davison

CARRIED: 7-0

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD FOR THE PLANNING BOARD TO PURSUE LEAD AGENCY FOR THE DUTCHESS COMMUNITY COLLEGE DORMITORY PROJECT.

MOVED: Jeffrey Magee

SECONDED: Richard Davison

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

PRESENT:

Chairman John T. Weisman
Member Davidson
Member LaPerche

Member Rose
Member Magee
Member Bennett
Member Bauer (*Alternate*)

ABSENT:

Member Whitehead