



1 Overocker Road
Poughkeepsie, NY 12603

Town of Poughkeepsie

Planning & Zoning

845-485-3657 Phone
845-486-7885/790-4772 Fax

NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

October 15, 2009
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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 NOVEMBER 19, 2009.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

2. 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 ADJOURNED TO NOVEMBER 12, 2009.

MOVED: Richard Davison
SECONDED: Jeffrey Magee
CARRIED: 6-0

***A SPECIAL MEETING OF THE TOWN PLANNING BOARD WAS
SCHEDULED FOR NOVEMBER 12, 2009.***

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

3. 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 JANUARY 21, 2010.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

4. 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 JANUARY 21, 2010.

MOVED: Richard Davison
SECONDED: Jeffrey Magee
CARRIED: 6-0

5. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.

Subdivision & Site Plan Hearing for 120 senior housing units in a 3-story, 98,000 gross square foot building on a rear lot, and on a front lot, replacement of buildings with landscaping on the existing Econolodge property. 2625 South Road (US Route 9); Zoned SHOD Overlay (Senior Housing Overlay District) on Lot 1 only and B-H (Highway Business) on both lots; 14.55 +/- acres; Grid #6060-02-950800. *R&D Hotel, LLC, owner.*

SUBDIVISION AND SITE PLAN PUBLIC HEARINGS OPENED.

MOVED: Marvin Bennett
SECONDED: Richard Davison
CARRIED: 6-0

SUBDIVISION AND SITE PLAN PUBLIC HEARINGS CLOSED.

MOVED: Edwin LaPerche
SECONDED: Carl Whitehead
CARRIED: 6-0

CONDITIONAL FINAL SUBDIVISION APPROVAL GRANTED AS SET FORTH IN THE RESOLUTION DATED OCTOBER 15, 2009.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

CONDITIONAL SITE PLAN APPROVAL GRANTED AS SET FORTH IN THE RESOLUTION DATED OCTOBER 15, 2009.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

6. WALGREENS.

Site Plan & Subdivision Hearing for new site plans to redevelop an existing commercial site to include a new Walgreens and an existing retail building, and a two (2) lot subdivision. 825 – 829 Dutchess Turnpike; Zoned B-H (Highway Business); 2.06 +/- acres; Grid #6262-04-592073. *Dutchess Turnpike Realty Partners, LLC, owner.*

DETERMINED THAT THE TOWN HIGHWAY DEPARTMENT IS AN INVOLVED AGENCY FOR THIS ACTION, AND THAT THE PLANNING DEPARTMENT IS DIRECTED TO CIRCULATE TO THEM THE PLANNING BOARD'S INTENT TO BE SEQRA LEAD AGENCY AND REQUEST FOR COMMENTS.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

SITE PLAN AND SUBDIVISION PUBLIC HEARINGS OPENED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

SITE PLAN AND SUBDIVISION PUBLIC HEARINGS ADJOURNED TO NOVEMBER 19, 2009.

MOVED: Jeffrey Magee
SECONDED: Richard Davison
CARRIED: 6-0

NO ACTION TAKEN; APPLICANT DIRECTED TO PROVIDE RESPONSES TO THE PLANNING DEPARTMENT MEMORANDUM DATED OCTOBER 15, 2009.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

7. DUNKIN DONUTS/MAIN STREET.

Site Plan Hearing 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.*

PUBLIC HEARING OPENED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

PUBLIC HEARING ADJOURNED TO NOVEMBER 19, 2009.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 6-0

***SITE PLAN APPROVAL DEFERRED PENDING TOWN BOARD ACTION ON AN
OVERLAY DISTRICT AND SUBJECT TO PLANNING DEPARTMENT COMMENTS
DATED OCTOBER 6, 2009.***

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 6-0

8. 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: Marvin Bennett
SECONDED: Edwin LaPerche
CARRIED: 6-0

PUBLIC HEARING CLOSED.

MOVED: Edwin LaPerche
SECONDED: Jeffrey Magee
CARRIED: 6-0

SITE PLAN APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 6-0

9. BUILT PARCEL THREE/TINKELMAN.

Site Plan Hearing for second floor renovation and office use in an existing warehouse, and construction of a 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. *Built Parcel Three, LLC, owner.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Jeffrey Magee
CARRIED: 6-0

SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin LaPerche
CARRIED: 6-0

B) PLAN REVIEWS

1. MAZZARELLI CHIROPRACTIC ADDITION.

Architectural Review for a 2,050 S.F. addition to an existing chiropractic office and residence, and parking modifications. 25 Husky Hill Rd.; Zoned O-R (Office Research); 2.2 +/- acres; Grid #6159-03-373475. *Giovanni Mazzarelli, owner.*

ARCHITECTURAL APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 6-0

THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 5-0 (*Jeffrey Magee stepped out of the room.*)

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison

SECONDED: Jeffrey Magee (*returned*)

CARRIED: 6-0

C) OTHER BUSINESS

1. FLYNN SUBDIVISION.

Pre-Application Discussion and Potential Declaration of Lead Agency Intent for a proposal to subdivide a residential parcel with an existing residence into three (3) lots. 2432 New Hackensack Road and Carriage Hill Lane; Zoned R-20,000 (Residence, Single Family); 3.59 +/- acres; Grid #6261-03-180220. *Michael Flynn, owner.*

THIS ITEM WAS REMOVED FROM THE AGENDA ON ADVICE FROM THE TOWN LEGAL DEPARTMENT.

2. VANGUARD ORGANIZATION.

Discussion and potential action regarding the breach of project obligations.

9 Spring Road; Zoned R-1.5A (Residential, Single Family); 4.26 +/- acres;

Grid #6159-03-453369. *Vanguard Organization Inc., Owner.*

EXTENDED TIME TO CURE THE DEFAULT FROM OCTOBER 12, 2009 TO OCTOBER 29, 2009 AT 8:00 AM.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 6-0

SPECIAL MEETING OF THE TOWN PLANNING BOARD SCHEDULED FOR OCTOBER 29, 2009 AT 5:00 PM.

MOVED: John Weisman

SECONDED: Marvin Bennett

CARRIED: 6-0

PER REQUEST OF THE SEWER PUMP STATION OPERATOR, LAND CONTOUR CHANGE PERMIT PLAN AMENDED TO RETAIN RATHER THAN REMOVE THE STABILIZED CONSTRUCTION ENTRANCE FOLLOWING COMPLETION OF THE APPROVED LAND CONTOUR CHANGE.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 6-0**

3. DUNKIN DONUTS PLAZA ENTRANCE MODIFICATION.

Time Extension for an approved site plan to modify the entrance locations and signal to Dunkin Donuts on Route 44. 825 – 829 Dutchess Turnpike; Zoned B-H (Highway Business); 2.062 +/- acres; Grid #6262-04-592073. *Dutchess Turnpike Realty Partners, owner.*

CONDITIONAL TIME EXTENSION GRANTED FOR SIX MONTHS FROM NOVEMBER 6, 2009 FORWARD TO MAY 6, 2010.

**MOVED: Richard Davison
SECONDED: Jeffrey Magee
CARRIED: 6-0**

4. RECOMMENDATION FOR THE ZONING DEPARTMENT TO INVESTIGATE USE OF RECYCLE BIN AT THE OLIVE GARDEN RESTAURANT AND ISSUE CITATIONS AS APPROPRIATE.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0**

5. RESOLVED THAT THE PLANNING BOARD BE A TWIN PETITIONER WITH THE TOWN BOARD IN AN ARTICLE 78 PROCEEDING TO CHALLENGE THE NYS DEC DESIGNATION OF DUTCHESS COMMUNITY COLLEGE AS LEAD AGENCY FOR REVIEW OF THE DCC DORMITORY PROJECT.

**MOVED: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 5-1 (Edwin LaPerche, Nay)**

6. SOUTH HILLS LAND, LLC

Cluster development. 237 Route 9D, Zoned R-20,000 (Residence, Single Family) and SHC (South Hills Center); 23.4 acres; Grid #6158-01-290785. *South Hills Land LLC, Owner.*

THE DIRECTOR OF MUNICIPAL DEVELOPMENT UPDATED THE PLANNING BOARD ON THE PROPOSAL'S PROCEDURAL STATUS. NO ACTION TAKEN.

PRESENT:
Chairman Weisman
Member Whitehead
Member Davison
Member Bennett
Member LaPerche
Member Magee

ABSENT:

Member Rose