



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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### Town of Poughkeepsie PLANNING BOARD

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**November 12, 2009**  
**SPECIAL MEETING**

**TOWN HALL MEETING ROOM**  
**ONE OVEROCKER ROAD, POUGHKEEPSIE, NY 12603 (845) 485- 3657**

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### Special Meeting Decision Agenda

### Commencing at **6:30 p.m.**

**1. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.**

**Architectural Review** 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.*

**ARCHITECTURAL APPROVAL GRANTED.**

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

**SIGNAGE ACCEPTED AS PRESENTED.**

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

**2. ARLINGTON ANIMAL HOSPITAL.**

**Architectural Review** 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.*

**ARCHITECTURAL APPROVAL GRANTED.**

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

**3. WOODS AT CLIFFDALE.**

**Amendment to the road design plans** for an eight lot subdivision.. 244 Spackenkill Road; Zoned R-20,000 (Residence, Single Family); 56.34 +/- acres; Grid #6260-03-055168. *Harold and Carole Buchner, owners.*

**AMENDMENT OF THE ROAD DESIGN PLANS CONDITIONALLY APPROVED.**

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

**4. PENDELL COMMONS.**

**Site Plan 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 CLOSED.**

**MOVED:** Jeffrey Magee  
**SECONDED:** Richard Davison  
**CARRIED:** 6-0 (*Thomas Bauer stepped out*)

**STAFF IS DIRECTED TO PREPARE A DRAFT PART 2 AND PART 3 EAF, A DRAFT NEGATIVE DECLARATION, AND DRAFT RESOLUTION OF SITE PLAN APPROVAL FOR THE BOARD'S REVIEW AND CONSIDERATION FOR THE DECEMBER 10, 2009 MEETING.**

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

**PRESENT:**  
Chairman Weisman  
Member Whitehead  
Member Davison  
Member Bennett  
Member LaPerche  
Member Magee  
Member Bauer (Alt.)

**ABSENT:**  
  
  
  
  
  
Member Rose