



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

November 19, 2009
6:30 PM

DECISION AGENDA

(REVISED 11/20/09)

A) PUBLIC HEARINGS

1. 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 ADJOURNED TO JANUARY 21, 2010.

MOVED: John Weisman

SECONDED: Patrick Rose

CARRIED: 7-0

2. WALGREENS.

Site Plan and Subdivision Hearing for a new site plan to redevelop an existing commercial site including a new Walgreens, 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, owners.*

PUBLIC HEARING ADJOURNED TO DECEMBER 10, 2009.

MOVED: Richard Davison

SECONDED: Edwin La Perche

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 JANUARY 21, 2010.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 7-0

4. 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: Richard Davison
SECONDED: Marvin Bennett
CARRIED: 7-0

PUBLIC HEARING CLOSED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED AS SET FORTH IN THE NOVEMBER 19, 2009 RESOLUTION.

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

ARCHITECTURAL APPROVAL GRANTED.

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

5. COLLEGE PROPERTIES.

Site Plan Hearing for a proposal to combine parking areas and make related site improvements. 10 & 12 La Grange Ave.; Zoned ATC (Arlington Town Center); 0.44 +/- acres; Grid #'s 6161-12-825690 and 6161-12-830689. *College Properties LLC, owner.*

PUBLIC HEARING ADJOURNED TO JANUARY 21, 2010.

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

6. VASSAR PROPERTY/DUNKIN DONUTS/RED OAKS MILL.

Site Plan Hearing 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO JANUARY 21, 2010..

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

SEQRA INCOMPLETE AND SITE PLAN APPROVAL DEFERRED.

**MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 6-0**

7. KUEHNER SUBDIVISION.

Subdivision Public Hearing for a previously approved three (3) lot subdivision. 423 Sheafe Road; Zoned R-20,000 (Residential, Single Family); 3.72 +/- acres; Grid # 6159-03-015064. *Kurt Kuehner, owner.*

PUBLIC HEARING ADJOURNED TO JANUARY 21, 2010.

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

8. VASSAR COLLEGE SECONDARY CONTAINMENT.

Site Plan Hearing for the construction of a new secondary containment area to replace an existing fuel oil containment area as required by NYSDEC. 124 Raymond Ave.; IN (Institutional); 60.0 S.F. shed; Grid # 6261-03-100450. *Vassar College, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

B) SUSPEND RULES FOR PUBLIC COMMENT

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. 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.*

NO ACTION TAKEN; ITEM WAS REMOVED FROM THE AGENDA.

2. WILLIAMS LAND CONTOUR CHANGE.

Land Contour Permit to fill in excess of amount allowed by Minor Land Contour Change Permit previously issued for the site. 33 Cardinal Drive; Zoned R-20,000 (Residential, Single Family; 20,000 S.F.); 0.66 +/- acres; Grid # 6159-01-129632. *David B. Williams, owner.*

NO ACTION TAKEN; ITEM WAS REMOVED FROM THE AGENDA.

3. KISTNER-FRANK LOT LINE REVISION.

Discussion and Potential referral to the Zoning Board to move a property line between two parcels bringing lot #2 up to code, with its existing garage, at 0.52 +/- acres. 20 Taft Ave. and Friendly Ln.; Zoned R-20,000 (Residence, Single Family; 20,000 S.F.); Lot #1's existing acreage is 1.56 +/- acres and Lot #2's existing acreage is 0.23 +/- acres; Grid #'s 6161-08-942996 and 6161-08-960992. *Bernard and Raymond Kistner and Marie Frank, owners.*

POSITIVE RECOMMENDATION CONVEYED TO THE ZONING BOARD OF APPEALS.

MOVED: John Weisman
SECONDED: Patrick Rose
CARRIED: 6-0

D) OTHER BUSINESS

1. BUILT PARCEL THREE/TINKELMAN.

Architectural Review for second floor renovation and office use in an existing warehouse, and 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. *Built Parcel Three, LLC, owner.*

ARCHITECTURAL APPROVAL GRANTED.

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

2. ERTS SUBDIVISION.

Pre-Application Review/Discussion and possible Declaration of Lead Agency Intent for a proposed two lot residential subdivision. 125 Fairview Ave.; Zoned R-20,000 (Residential, Single Family; 20,000 S.F.); 1.029 +/- acres (Lot #1 24,050/Lot #2 20,786); Grid # 6162-05-210779. *Michael and Donna Erts, owners.*

POSITIVE RECOMMENDATION CONVEYED TO THE ZONING BOARD OF APPEALS.

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

LEAD AGENCY INTENT DECLARED.

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

3. 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.*

PLANNING DEPARTMENT STAFF TO FOLLOW UP ON REMAINING ITEMS AND CONSULTANT COMMENTS. ANY DEFICIENCIES MAY BE REPORTED TO THE PLANNING BOARD OR THE CODE ENFORCEMENT OFFICER AS APPROPRIATE.

MOVED: John Weisman
SECONDED: Edwin La Perche

VANGUARD ORGANIZATION PROJECT IS COMPLETE.

MOVED: John Weisman
SECONDED: Edwin La Perche
CARRIED: 7-0

PRESENT:

Chairman John T. Weisman

Member Davison

Member Whitehead

Member LaPerche

Member Bennett

Member Rose

Member Bauer (Alt.) *left the meeting at 7:00 pm*

ABSENT:

Member Magee