



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

January 21, 2010
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 APRIL 15, 2010.
MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

2. **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 APRIL 15, 2010.
MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

3. **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 FEBRUARY 18, 2010.

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

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 FEBRUARY 18, 2010.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 6-0

5. TUSCANY SQUARE.

Site Plan and Aquatic Resource Permit Hearing for site development of 3 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO APRIL 15, 2010.

MOVED: Carl Whitehead
SECONDED: Thomas Bauer
CARRIED: 7-0

SEQRA INCOMPLETE AND SITE PLAN DEFERRED.

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

6. KUEHNER SUBDIVISION.

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

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Patrick Rose
CARRIED: 7-0

PUBLIC HEARING ADJOURNED TO FEBRUARY 18, 2010.

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

SEQRA INCOMPLETE AND SITE PLAN DEFERRED.

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

7. 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 OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

SITE PLAN APPROVAL GRANTED.

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

8. VASSAR COLLEGE / WIMPFHEIMER NURSERY SCHOOL AMENDMENT.

Declaration of Lead Agency Intent and Site Plan Hearing for an elevator addition, below grade mechanical room and patio amended to also eliminate an existing parking lot and renovate a playground area. 124 Raymond Ave.; Zoned IN (Institutional); 255.89 +/- acres; Grid # 6261-03-100450. *Vassar College, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO MARCH 4, 2010 AT 5:00 PM.

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

LEAD AGENCY INTENT DECLARED.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

SITE PLAN DEFERRED.

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

9. 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.*

REMOVED FROM AGENDA AT THE APPLICANT'S REQUEST.

PUBLIC HEARING ADJOURNED TO FEBRUARY 18, 2010.

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

10. ERTS SUBDIVISION.

Preliminary Subdivision Hearing for a proposed two lot residential subdivision. 125 Fairview Ave.; Zoned R-20,000 (Residential; Single Family; 20,000 S.F.); 1.029 +/- acres; Grid # 6162-05-210779. *Michael and Donna Erts, owners.*

PUBLIC HEARING OPENED.

MOVED: Richard Davison
SECONDED: Patrick Rose
CARRIED: 7-0

PUBLIC HEARING ADJOURNED TO FEBRUARY 18, 2010.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

SUBDIVISION ACTION DEFERRED.

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

B) SUSPEND RULES FOR PUBLIC COMMENT

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

MOVED: Carl Whitehead
SECONDED: Richard Davison
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. WALGREENS.

Site Plan and Subdivision Review 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.*

SEQRA NEGATIVE DECLARATION ADOPTED.

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

**RESOLUTION FOR CONDITIONAL FINAL SUBDIVISION (MINOR)
APPROVAL ADOPTED.**

MOVED: Patrick Rose
SECONDED: Thomas Bauer
CARRIED: 7-0

**SITE PLAN APPROVALS FOR WALGREENS (PARCEL B) AND FOR
COMMERCIAL BUILDING (PARCEL A) GRANTED.**

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

WALGREENS (PARCEL B) ARCHITECTURAL APPROVAL GRANTED.

MOVED: Edwin La Perche
SECONDED: Carl Whitehead
CARRIED: 7-0

**COMMERCIAL BUILDING (PARCEL A) ARCHITECTURAL APPROVAL
GRANTED.**

MOVED: Edwin La Perche
SECONDED: Richard Davison
CARRIED: 6-1 (*Patrick Rose, NAY*)

2. SPACKENKILL PLAZA CANOPY ADDITIONS.

Site Plan Modifications and Architectural review for canopy additions and restaurant architecture. 2515 South Road; Zoned BH (Highway Business) & WD1 (Waterfront District 1); 3.77 +/- acres; Grid # 6060-02-975536. *Spackenkil Development, LLC, owner.*

ARCHITECTURAL APPROVAL (RESTAURANT DINER) GRANTED.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 6-0-1 (*Patrick Rose recusal*)

THREE SITE PLAN AMENDMENTS GRANTED:

MOVED: John Weisman

VESTIBULE WITH DOUBLE DOORS AT BONSAI RESTAURANT:

SECONDED: Thomas Bauer

FOUR ADDITIONAL DIRECTIONAL SIGNS ON SITE GRANTED:

SECONDED: Thomas Bauer

PYLON SIGN MODIFICATION GRANTED:

SECONDED: Richard Davison

CARRIED: 6-0-1 (*Patrick Rose recusal*)

3. BLOCH LOT LINE REVISION.

Lot Line Revision to eliminate encroachment of enclosed patio by transferring +/- 223 S.F. from 48 Croft Road to 50 Croft Road. 50 & 48 Croft Road; Zoned R-20 (Residence, Single Family; 20,000 S.F.); Lot #1 0.42 +/- acres and Lot #2 0.40 +/- acres; Grid #'s 6160-01-317626 & 6160-01-307621. *Skip Realty Inc., owner.*

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 7-0

LOT LINE REVISION GRANTED.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 7-0

4. RAKOFF-RICHTER LOT LINE REVISION.

Lot Line Revision to transfer approximately 435.6 S.F. from the Richter property to the Rakoff property. 132 & 124 Cedar Ave.; Zoned R-20 (Residence, Single Family; 20,000 S.F.); Lot #1 4.18 +/- acres and Lot #2 1.03 +/- acres; Grid #'s 6160-02-759824 & 6160-02-718830. *Martin and Jennifer Rakoff and Jeffrey and Diane Richter, owners.*

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 7-0

LOT LINE REVISION GRANTED.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 7-0

5. 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 (Residence, Single Family; 20,000 S.F.); 0.66 +/- acres; Grid # 6159-01-129632. *David B. Williams, owner.*

SEQRA NEGATIVE DECLARATION ADOPTED.

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

MAJOR LAND CONTOUR CHANGE GRANTED.

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

D) OTHER BUSINESS

1. STRATFORD FARMS WATER BOOSTER STATION.

Time extension for a site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 15(Residential); 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, owners.*

TWELVE MONTH TIME EXTENSION GRANTED FROM FEBRUARY 15, 2010 FORWARD TO FEBRUARY 15, 2011.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 7-0

2. DYAL RESOURCES.

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 MONTH TIME EXTENSION GRANTED FROM FEBRUARY 21, 2010 FORWARD TO AUGUST 21, 2010.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1 (*Robert Gorman, NAY*)

PRESENT:

*Chairman John T. Weisman
Member Davidson
Member LaPerche
Member Whitehead
Member Gorman
Member Rose (arrived at 6:35 pm)
Member Bauer (Alternate)*

ABSENT:

Member Bennett