



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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

### NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

February 18, 2010  
6:30 PM

### DECISION AGENDA

#### 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 APRIL 15, 2010.***

**MOVED: EDWIN LA PERCHE  
SECONDED: PATRICK ROSE  
CARRIED: 7-0**

##### 2. 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 JULY 15, 2010.***

**MOVED: EDWIN LA PERCHE  
SECONDED: PATRICK ROSE  
CARRIED: 7-0**

**3. KUEHNER SUBDIVISION.**

**Preliminary Subdivision 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 ADJOURNED TO MARCH 18, 2010.***

**MOVED: EDWIN LA PERCHE  
SECONDED: CARL WHITEHEAD  
CARRIED: 7-0**

**4. 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: EDWIN LA PERCHE  
SECONDED: CARL WHITEHEAD  
CARRIED: 7-0**

***PUBLIC HEARING CLOSED.***

**MOVED: EDWIN LA PERCHE  
SECONDED: ANNE CONROY  
CARRIED: 7-0**

***RESOLUTION ADOPTED, DATED FEBRUARY 18, 2010, FOR CONDITIONAL  
FINAL MINOR SUBDIVISION APPROVAL.***

**MOVED: THOMAS BAUER  
SECONDED: CARL WHITEHEAD  
CARRIED: 7-0**

**5. 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: EDWIN LA PERCHE  
SECONDED: PATRICK ROSE  
CARRIED: 7-0**

***PUBLIC HEARING CLOSED.***

**MOVED: EDWIN LA PERCHE  
SECONDED: THOMAS BAUER  
CARRIED: 7-0**

***SITE PLAN APPROVAL DEFERRED.***

**MOVED: RICHARD DAVISON  
SECONDED: PATRICK ROSE**

***SEQRA NEGATIVE DECLARATION ADOPTED.***

**MOVED: RICHARD DAVISON  
SECONDED: EDWIN LA PERCHE  
CARRIED: 7-0**

***(SITE PLAN APPROVAL DEFERRED CONTINUED)***

**SECONDED: THOMAS BAUER  
CARRIED: 7-0**

**B) SUSPEND RULES FOR PUBLIC COMMENT**

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

**MOVED: EDWIN LA PERCHE  
SECONDED: PATRICK ROSE  
CARRIED: 7-0**

***THE PLANNING BOARD RESUMED THE RULES.***

**MOVED: EDWIN LA PERCHE  
SECONDED: CARL WHITEHEAD  
CARRIED: 7-0**

**C) PLAN REVIEWS**

**1. THE PARK AT INWOOD LAKE-SECOND AMENDMENT CLUSTERED SUBDIVISION.**

**Clustered Subdivision and Site Plan amendments** for a 52 unit subdivision. Halley Court and Erin Court (formerly 67-69 East Cedar Street); Zoned R-20 (Residence Single Family: 20,000 S.F.); 15 +/- acres; Grid #'s 6162-06-378794, et al.; *Inwood Lake LLC, owner.*

***SEQRA INCOMPLETE AND SITE PLAN DEFERRED.***

**MOVED: EDWIN LA PERCHE  
SECONDED: THOMAS BAUER  
CARRIED: 7-0**

**2. BANTA LAUNDRY/PIZZERIA UNO CHICAGO GRILL AMENDMENT.**

**Site Plan Amendment** to install Laundromat in vacant tenant space. 1794 South Road; Zoned B-SC (Shopping Center); 0.973 +/- acres; Grid # 6158-02-505756. *Frances Finnerman, owner.*

***PROPOSED ACTIVITY DETERMINED TO BE A TYPE II ACTION PURSUANT TO SEQRA.***

**MOVED: RICHARD DAVISON  
SECONDED: EDWIN LA PERCHE  
CARRIED: 7-0**

***PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.***

**MOVED: RICHARD DAVISON**  
**SECONDED: EDWIN LA PERCHE**  
**CARRIED: 7-0**

**3. POUGHKEEPSIE RURAL CEMETERY CREMATORIUM ADDITION.**

**Site Plan Amendment** for a 300 S.F. one story addition to the existing one story crematorium. 342 South Ave.; Zoned R-4A (Residence Single Family: 4 Acre); 160.5 +/- acres; Grid # 6061-04-905298. *Poughkeepsie Rural Cemetery, Inc., owner.*

***PROPOSED ACTIVITY DETERMINED TO BE A TYPE II***

***ACTION PURSUANT TO SEQRA.***

**MOVED: EDWIN LA PERCHE**  
**SECONDED: CARL WHITEHEAD**  
**CARRIED: 7-0**

***PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.***

**MOVED: EDWIN LA PERCHE**  
**SECONDED: THOMAS BAUER**  
**CARRIED: 7-0**

**D) OTHER BUSINESS**

**1. ZONING AMENDMENT.**

**Recommendation to the Town Board** regarding Zoning Law amendments to expand the permitted use of Outdoor Restaurant Seating.

***POSITIVE RECOMMENDATION CONVEYED.***

**MOVED: EDWIN LA PERCHE**  
**SECONDED: THOMAS BAUER**  
**CARRIED: 7-0**

**PRESENT:**

*Member Davidson*  
*Member LaPerche*  
*Member Whitehead*  
*Member Gorman*  
*Member Rose*  
*Member Bauer (Alternate)*  
*Member Conroy (Alternate)*

**ABSENT:**

*Chairman John T. Weisman*  
*Member Bennett*