



Town of Poughkeepsie

Planning & Zoning

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**NOTICE OF
TOWN OF POUGHKEEPSIE
PLANNING BOARD REGULAR MEETING
March 18, 2010
6:30 PM**

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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 MAY 21, 2010.

MOVED: JOHN WEISMAN

SECONDED: RICHARD DAVISON

CARRIED: 6-0

2. VASSAR COLLEGE / WIMPFHEIMER NURSERY SCHOOL AMENDMENT.

Amended Site Plan Hearing for an elevator addition, below grade mechanical room and patio amended to delete temporary parking lot revisions and to add redevelopment of the existing playground and walkways. 124 Raymond Ave.; Zoned IN (Institutional); 255.89 +/- acres; Grid # 6261-03-100450. *Vassar College, owner.*

PUBLIC HEARING OPENED.

MOVED: JOHN WEISMAN

SECONDED: ROBERT GORMAN

CARRIED: 6-0

PUBLIC HEARING CLOSED.

MOVED: JOHN WEISMAN

SECONDED: RICHARD DAVISON

CARRIED: 6-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: RICHARD DAVISON

SECONDED: EDWIN LA PERCHE

CARRIED: 6-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

3. MARIST HANCOCK CENTER – AMENDMENTS.

Amended Site Plan Hearing and SEQRA Lead Agency re-notification for an expanded project scope to include campus drives, parking areas and academic quad improvements. 3399 North Road, 5 Terminal Road and 61 West Cedar Street; Zoned IN (Institutional) & WD-1 (Waterfront District 1); 37.78 +/- acres; Grid #'s 6062-02-890825, 920884, 891913 and 6162-05-054751 and 6162-09-060713. *Marist Realty Property Services Inc., owner.*

PUBLIC HEARING OPENED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

PUBLIC HEARING CLOSED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

TOWN OF POUGHKEEPSIE PLANNING BOARD STATUS AS LEAD AGENCY REAFFIRMED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

AMENDED SITE PLAN APPROVAL GRANTED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

4. SMART CAPITOL/ROMANIELLO.

Amended Site Plan Hearing for a change of use for a proposed $\pm 1,000$ SF grocery and indoor restaurant seating in an existing $\pm 4,000$ SF commercial building. 794 Dutchess Turnpike; Zoned B-H (Highway Business); 0.47 +/- acres; Grid # 6262-04-561004. *Ronald Buffone, owner.*

PUBLIC HEARING OPENED.

MOVED: EDWIN LA PERCHE
SECONDED: ANNE CONROY
CARRIED: 6-0

PUBLIC HEARING CLOSED.
MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

PROPOSED ACTIVITY DETERMINED TO BE A TYPE II ACTION PURSUANT TO SEQRA.
MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

A MOTION WAS MADE TO WAIVE TRASH AND STORAGE CONTAINER REQUIREMENTS PERTAINING TO A 50 FOOT SETBACK FROM RESIDENTIAL PROPERTY; ALL OTHER PROVISIONS REMAIN IN EFFECT.
MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.
MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

B) SUSPEND RULES FOR PUBLIC COMMENT

THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS.
MOVED: EDWIN LA PERCHE
SECONDED: RICHARD DAVISON
CARRIED: 4-0 *(Robert Gorman and Carl Whitehead, absent)*

THE PLANNING BOARD RESUMED THE RULES.
MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 4-0 *(Robert Gorman and Carl Whitehead, absent)*

C) PLAN REVIEWS

1. HUDSON VALLEY MARKET.

Site Plan Review for a proposal to re-use an existing building for a year round indoor flea market. 130 Salt Point Turnpike; Zoned IL (Light Industrial); 18.15 +/- acres; Grid #6162-02-860585. 130 Salt Point, LLC, owner.

THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW COUNCILMAN CIFONE TO COMMENT.
MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
CARRIED: 6-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

SEQRA INCOMPLETE AND SITE PLAN DEFERRED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
AMENDED: JOHN WEISMAN
CARRIED: 6-0

SPECIAL PLANNING BOARD MEETING SCHEDULED FOR APRIL 8, 2010 AT 5:00 PM.

2. LAKEVIEW PLAZA BUSINESS PARK.

Declaration of Lead Agency Intent and Site Plan Review for a three (3) story business plaza. 14 & 16 Creek Road; Zoned I-H (Heavy Industry); 1.8 +/- acres; Grid #'s 6162-02-649538 & 6162-02-666530. *Lakeview Plaza Development, LLC, owner.*

LEAD AGENCY INTENT DECLARED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

SEQRA INCOMPLETE AND SITE PLAN DEFERRED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

3. REDL/GABLES PHASE III – LOT 231-A.

Amended Site Plan Review and SEQRA Lead Agency re-notification to add one additional home to Phase III, to be known as “Lease Lot #231A”, adjacent to approved Lease Lot #231. 237-381 & 295 – 381 Salt Point Turnpike; Zoned R-MH (Residence Mobile Home); 100.4 +/- acres; Grid #'s 6262-01-054988 & 6263-03-107109. *Herb Redl, LLC, owner.*

ITEM REMOVED FROM AGENDA PER APPLICANT’S REQUEST.

D) OTHER BUSINESS

1. NEW BEGINNINGS PARKING LOT.

Time Extension of Site Plan approval to pave and expand the existing gravel parking lot. 35 DeGarmo Road; Zoned R-20 (Residence, Single Family; 20,000 S.F.); 6.32 +/- acres; Grid #6262-04-743048. *Christian and Missionary Alliance of Poughkeepsie, owner.*

SITE PLAN APPROVAL RENEWED FORWARD 90 DAYS TO JULY 15, 2010 FROM APRIL 16, 2010.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

2. FLYNN SUBDIVISION.

Discussion of a proposal to subdivide a parcel 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.*

DISCUSSION ONLY; NO ACTION TAKEN.

3. RAKOFF-RICHTER LOT LINE REVISION.

Lot Line Revision time extension of lot line revision approval 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 & Jennifer Rakoff, Jeffrey & Deirdre Richter, owners.*

***SIXTY DAY (60) TIME EXTENSION GRANTED FROM MARCH 22, 2010
FORWARD TO MAY 21, 2010.***

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0**

4. BLOCH LOT LINE REVISION.

Lot Line Revision time extension to eliminate encroachment of enclosed patio by transferring +/- 223 S.F. from 48 Croft Road to 50 Croft Road. 50 & 48 Croft Road; Lot Line Approval granted January 21, 2010; 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.*

***SIXTY DAY (60) TIME EXTENSION GRANTED FROM MARCH 22, 2010
FORWARD TO MAY 21, 2010.***

**MOVED: CARL WHITEHEAD
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0**

PRESENT:

*Chairman John T. Weisman
Member Davidson
Member LaPerche
Member Whitehead
Member Gorman
Member Conroy (Alternate)*

ABSENT:

*Member Bauer (Alternate)
Member Rose
Member Bennett*