



1 Overocker Road
Poughkeepsie, NY 12603

Town of Poughkeepsie

Planning & Zoning

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

April 15, 2010
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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. *Socket Spring Park LLC, owner.*

PUBLIC HEARING ADJOURNED TO JUNE 17, 2010.

MOVED: JOHN WEISMAN

SECONDED: RICHARD DAVISON

CARRIED: 7-0

2. 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 JUNE 17, 2010.

MOVED: JOHN WEISMAN

SECONDED: RICHARD DAVISON

CARRIED: 7-0

3. 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 JULY 15, 2010.

MOVED: JOHN WEISMAN

SECONDED: RICHARD DAVISON

CARRIED: 7-0

4. THE PARK AT INWOOD LAKE-SITE PLAN AMENDMENT.

Amended Site Plan Hearing 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

MOVED: RICHARD DAVISON
SECONDED: ROBERT GORMAN
CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: RICHARD DAVISON
SECONDED: PATRICK ROSE
CARRIED: 7-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

5. TUSCANY SQUARE.

Site Plan 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 ADJOURNED TO MAY 20, 2010.

MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0

6. PONIROS/VASSAR SQUARE.

Site Plan Hearing for a proposal to add a new 4, 400 S.F. restaurant and parking on a site of existing mixed retail and residential uses. 51 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 4.68 +/- acres; Grid #6260-04-565213. *Vassar Development, Inc.*

PUBLIC HEARING OPENED.

MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

CONDITIONAL ARCHITECTURAL REVIEW APPROVAL GRANTED.

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

7. KUEHNER SUBDIVISION.

Subdivision Hearing for a three (3) lot subdivision.

423 Sheafe Road; Zoned R-20,000 (Residence, Single Family) and WD1 (Waterfront District 1);
3.72 +/- acres; Grid # 6159-03-015064. *Kurt Kuehner, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

**MOVED: RICHARD DAVISON
SECONDED: PATRICK ROSE
CARRIED: 7-0**

***ACTION DETERMINED TO BE CONSISTENT WITH THE TOWN LOCAL
WATERFRONT REVITALIZATION PLAN.***

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

***PRELIMINARY SUBDIVISION APPROVAL WAIVED AND
CONDITIONAL FINAL MAJOR SUBDIVISION APPROVAL GRANTED.***

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

***DETERMINATION THAT SUBDIVISION DOES NOT CONTAIN SUITABLE LAND
FOR RECREATION USE AND A RECREATION FEE SHALL BE A CONDITION
OF APPROVAL.***

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

- 8. 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: EDWIN LA PERCHE
CARRIED: 7-0

PUBLIC HEARING CLOSED.

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

PLANNING BOARD DISAGREES WITH DUTCHESS COUNTY DEPARTMENT OF PLANNING RECOMMENDATION.

MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0

SITE PLAN APPROVAL GRANTED.

MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 5-2 (PATRICK ROSE AND EDWIN LA PERCHE, NAY)

- 9. LEE SUBDIVISION.**

Preliminary Subdivision Hearing for a 2-lot re-subdivision of Lot 4 of a previously filed plat, for the purpose of transferring +/- 7.5 acres to the Town of Poughkeepsie. Lorraine Blvd. and Willowbrook Hts. (*along Wappingers Creek*); Zoned R-20,000 (Residence, Single Family); 8.801 +/- acres; Grid #6259-03-037396. *Yung W. & Booyong Lee, owners.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO JUNE 17, 2010.

MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0

SEQRA DETERMINED TO BE INCOMPLETE AND SUBDIVISION 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: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

THE PLANNING BOARD RESUMED THE RULES.

**MOVED: RICHARD DAVISON
SECONDED: PATRICK ROSE
CARRIED: 7-0**

C) PLAN REVIEWS

1. MARIST HANCOCK CENTER – AMENDMENTS.

Waterfront Consistency Determination 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.

ACTION DETERMINED TO BE CONSISTENT WITH THE TOWN LOCAL WATERFRONT REVITALIZATION PLAN.

**MOVED: EDWIN LA PERCHE
SECONDED: ROBERT GORMAN
CARRIED: 7-0**

D) OTHER BUSINESS

1. ZONING LAW AMENDMENT.

Recommendation to the Town Board regarding Zoning Law amendments to delete §210-160 “Exemptions” and §210-162 “Consultant Fees”.

POSITIVE RECOMMENDATION CONVEYED.

**MOVED: JOHN WEISMAN
SECONDED: ROBERT GORMAN
CARRIED: 7-0**

2. SUBDIVISION LAW AMENDMENT.

Recommendation to the Town Board regarding Subdivision Law amendment to §177-7 definition of “Flag Lot”.

POSITIVE RECOMMENDATION CONVEYED.

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

3. ZONING MAP AMENDMENT.

Recommendation to the Town Board regarding a Zoning Map amendment to rezone 64 Old Manchester Road from R-MH to R-M.

POSITIVE RECOMMENDATION CONVEYED.

MOVED: RICHARD DAVISON

SECONDED: PATRICK ROSE

CARRIED: 7-0

4. TLP ASSOCIATES LLP - LAND CONTOUR.

Time Extension for a Land Contour change approval. 204 Innis Avenue; Zoned R-20 (Residence Single Family 20,000 S.F.); 0.40 +/- acres; Grid #6162-15-736341. *TLP Associates LLC, owner.*

ONE YEAR TIME EXTENSION GRANTED FROM APRIL 15, 2010 FORWARD TO APRIL 15, 2011.

MOVED: JOHN WEISMAN

SECONDED: THOMAS BAUER

CARRIED: 7-0

PRESENT:

Chairman John T. Weisman
Member Davison
Member Gorman
Member LaPerche
Member Whitehead
Member Rose

ABSENT:

Member Bennett

Member Bauer (*Alternate*)
Member Conroy (*Alternate*)*

**Present in the audience*