



1 Overocker Road
Poughkeepsie, NY 12603

Town of Poughkeepsie

Planning & Zoning

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

May 20, 2010
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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 JUNE 17, 2010.

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

2. THE SEASONS/EBS POUGHKEEPSIE SUBDIVISION.

Subdivision (Minor) Hearing to reapprove a recently expired 2-lot subdivision, to accommodate senior housing and future commercial development, respectively. 2625 South Road (US Route 9); Zoned SHOD Overlay (Senior Housing Overlay District) on Lot 1 only and B-H (Highway Business) on both lots; 14.55 +/- acres; Grid #6060-02-950800. *R&D Hotel, LLC, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LAPERCHE
CARRIED: 7-0

CONDITIONAL FINAL SUBDIVISION RE-APPROVED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LAPERCHE
CARRIED: 7-0

3. **AMERICAN HEATING AND COOLING.**
Site Plan Hearing for an existing commercial use and addition of a 15' x 48' storage tent. 1105 Dutchess Turnpike (Route 44); Zoned B-N (Neighborhood Business); 2.4 +/- acres; Grid # 6362-01-064646. *Michael Harvey and Philip Rogers, owners.*

PUBLIC HEARING OPENED.

MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0

PUBLIC HEARING CLOSED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LAPERCHE
CARRIED: 7-0

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LAPERCHE
CARRIED: 7-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LAPERCHE
CARRIED: 7-0

B) SUSPEND RULES FOR PUBLIC COMMENT

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

2. ***PLANNING BOARD ENTERED INTO EXECUTIVE SESSION.***

A MOTION WAS MADE TO ENTER INTO EXECUTIVE SESSION TO CONSIDER CONFIDENTIAL COMMUNICATION BETWEEN ATTORNEY AND CLIENT, THE PLANNING BOARD, REGARDING PROPOSED, PENDING OR CURRENT LITIGATION.

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

RESOLUTION ADOPTED AUTHORIZING RICHARD CANTOR, ESQ. TO EXECUTE A STIPULATION OF SETTLEMENT ON BEHALF OF THE PLANNING BOARD, WITH REGARD TO AN ARTICLE 78 PROCEEDING.

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 6-1 (ROBERT GORMAN, NAY)**

C) PLAN REVIEWS

1. NEPTUNE COMMERCE CENTER BUSINESS PARK.

Site Plan and Subdivision Review and Planning Board to declare its intent to be Lead Agency for redevelopment of vacant warehouse uses to business park uses. 2265 and 2277 South Road and 2 Neptune Road; Zoned B-H (Highway Business) and O-R (Office Research) with a Business Park designation; 8.82 +/- acres; Grid #'s 6159-01-187926, 154907, and 216927. *Neptune Capital Investors LLC, owner.*

LEAD AGENCY INTENT DECLARED.

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

2. WILTSE, ROSE SUBDIVISION.

Subdivision Review and Planning Board to declare its intent to be Lead Agency for a two lot subdivision of land with existing residences and outbuildings. 907 Dutchess Turnpike; Zoned R-20 (Residence, Single Family-20,000 S.F.); 6.65 +/- acres; Grid # 6262-04-667251. *Rose Wiltse, owner.*

NO ACTION TAKEN; ITEM REMOVED FROM AGENDA, DUE TO AN INCOMPLETE APPLICATION.

3. TROCINO/ C & D PROCESSING FACILITY.

Amended Site Plan Review and Planning Board to declare its intent to be Lead Agency to extend hours of operation for processing from 12 to 24 hours per day. 230 Van Wagner Road; Zoned I-H (Heavy Industry); Grid #'s 6262-03-192270 and 169277. *Joseph Trocino, owner.*

LEAD AGENCY INTENT DECLARED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

SITE PLAN DEFERRED AND APPLICANT DIRECTED TO RESPOND TO COMMENTS.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

A MOTION WAS MADE TO RETAIN A NOISE CONSULTANT.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

4. BHATT LAND CONTOUR CHANGE.

Land Contour Permit to fill in excess of amount allowed by Minor Land Contour Change Permit previously issued for the site. 37 Cardinal Drive; Zoned R-20,000 (Residence, Single Family; 20,000 S.F.); 0.947 +/- acres; Grid # 6159-01-152631. *Yogesh Bhatt, owner.*

NO ACTION TAKEN; ITEM REMOVED FROM AGENDA PER APPLICANT'S REQUEST.

5. MAIN STREET LAUNDRYMAX/PAGE BIG BUBBLE LAUNDRYMAT.

Amended Architectural Review for alterations to approved facades. 743 Main Street and 6 North Grand Avenue; Zoned ATC (Arlington Town Center); 0.64 +/- acres; Grid #s 6161-07-689850, 6161-07-697851 & 6161-07-687858. *Page Five, LLC, owner.*

AMENDED ARCHITECTURAL REVIEW ACCEPTED.

**MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
CARRIED: 7-0**

6. ARICO SUBDIVISION.

Subdivision Plat Abandonment for a previously approved five (5) lot subdivision. 22 Caldwell Road; Zoned R-20 (Residence Single Family; 20,000 S.F.); 8.31 +/- acres; Grid #6261-02-575890. *Anthony Arico, owner.*

A MOTION WAS MADE TO AUTHORIZE CHAIRMAN TO SIGN ABANDONMENT MAP.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

D) OTHER BUSINESS

1. WALGREENS.

Time extension for 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.*

NINETY (90) DAY TIME EXTENSION GRANTED FROM JULY 20, 2010 FORWARD TO OCTOBER 18, 2010.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LAPERCHE
CARRIED: 7-0**

2. PAGE/ONE PAGE PARK.

Site Plan review to reapprove a recently expired site plan for a change in use to office space including a \pm 28,387 sq. ft. building renovation and increased parking area. 2323 South Road; Zoned O-R (Office Research); 3.023 +/- acres; Grid #6160-03-111047. *One Page Park, LLC, owner.*

PREVIOUS SEQRA NEGATIVE DECLARATION REAFFIRMED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

PUBLIC HEARING WAIVED AND SITE PLAN INCLUDING ARCHITECTURAL REVIEW GRANTED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

3. MCKEE CONSTRUCTION.

Time Extension for a site plan to turn an existing building into a business consisting of an office space, sales, and storage. 2264 – 2270 South Road; Zoned B-H (Highway Business); 3.36 +/- acres; Grid #6159-01-243942. *Town Center Poughkeepsie, LLC, owner.*

SIX (6) MONTH TIME EXTENSION GRANTED FROM MAY 28, 2010 FORWARD TO NOVEMBER 28, 2010.

**MOVED: EDWIN LAPERCHE
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

NOTE: THE CHAIRMAN ANNOUNCED THAT THE PLANNING BOARD MEETING OF JUNE 17, 2010 WILL BEGIN WITH A PRESENTATION AT 5:30 PM – 6:15 PM, BEFORE THE REGULAR MEETING AT 6:30 PM.

PRESENT:

*Chairman John T. Weisman
Member Davidson
Member LaPerche
Member Whitehead
Member Bennett
Member Rose
Member Gorman*

ABSENT: