



Town of Poughkeepsie

Planning & Zoning

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Poughkeepsie, NY 12603

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD MEETING

June 17, 2010
DECISION AGENDA

5:30 PM DISCUSSION/WORKSHOP MEETING

- W-1) DUTCHESS COUNTY COMMUNITY COLLEGE STUDENTHOUSING.**
Discussion of student housing plans.

6:30 PM REGULAR MEETING

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 SEPTEMBER 16, 2010.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

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 JULY 15, 2010.

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

3. 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 JULY 15, 2010; REMOVED FROM THE AGENDA DUE TO AN INCOMPLETE APPLICATION.

4. VASSAR WIMPFHEIMER NURSERY SCHOOL – COURTYARD.

Site Plan Hearing for an amendment of a previously approved site plan to include Phase II plans for a courtyard. 124 Raymond Avenue; IN (Institutional); 2.41 +/- acres; Grid # 6261-03-100450. *Vassar College, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

5. LEE SUBDIVISION (2 LOT).

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.; Zoned R-20 (Residence, Single Family: 20,000 S.F.); 8.801 +/- acres; Grid # 6259-03-037396. *Yung W. & Booyong Lee, owners.*

PUBLIC HEARING OPENED.

**MOVED: John Weisman
SECONDED: Richard Davison
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

***FINAL SUBDIVISION APPROVAL GRANTED AS SHOWN ON THE PLAT MAP
PREPARED BY H.STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C.,
DATED MARCH 15, 2010.***

MOVED: Richard Davison
AMENDED: John Weisman

***MODIFY RESOLUTION TO SPECIFY THAT SPECTRA ENGINEERING,
ARCHITECTURE AND SURVEYING P.C., PREPARED THE PLAT MAP FOR LEE
SUBDIVISION (2 LOT).***

SECONDED: Marvin Bennett
AMENDED: Richard Davison

***ACCEPT MODIFICATION THAT THE PLAT MAP PREPARED BY SPECTRA
ENGINEERING, ARCHITECTURE AND SURVEYING P.C., IS DATED
MAY 21, 2010.***

CARRIED: 7-0

6. WILTSE, ROSE SUBDIVISION (2-lot minor).

Subdivision Hearing 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.

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO JULY 15, 2010.

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

***NO ACTION TAKEN ON THE APPLICATION BECAUSE THE APPLICANT
REPRESENTATIVE DID NOT APPEAR.***

B) SUSPEND RULES FOR PUBLIC COMMENT

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. SALSA RESTAURANTE.

Amended Site Plan Review for an outdoor seasonal dining area and façade improvements. 2585 South Road; Zoned B-SC (Shopping Center) and WD-1 (Waterfront District 1); +/- 357 S.F.; Grid # 6060-02-968700.
Mid-Hudson Associates, owner.

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

MOVED: Richard Davison
SECONDED: Robert Gorman
CARRIED: 7-0

PUBLIC HEARING WAIVED AND CONDITIONAL SITE PLAN INCLUDING ARCHITECTURAL REVIEW GRANTED.

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

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

MOVED: Richard Davison
SECONDED: Anne Conroy
CARRIED: 7-0

2. MARIST COLLEGE McCANN CENTER ADDITION.

Site Plan Review for the construction of a 2-story, 10, 600 S.F. addition in the southeast corner of the existing McCann Center. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront District 1); 15.55 +/- acres; Grid # 6062-02-870603. *Marist College, owner.*

SITE PLAN INFORMATION WAIVER GRANTED FOR PROPERTY DEED AND EASEMENTS AFFECTING THE MARIST COLLEGE SITE .

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

LEAD AGENCY INTENT DECLARED.

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

SEQRA INCOMPLETE, SITE PLAN DEFERRED AND APPLICANT DIRECTED TO RESPOND TO COMMENTS.

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

D) OTHER BUSINESS

1. VASSAR PROPERTIES/RED OAKS MILL/DUNKIN DONUTS.

Architectural Review for conversion of an existing unused car wash to a Dunkin Donuts at an existing motor vehicle service facility and convenience store. 35 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 0.36 +/- acres; Grid # 6260-04-527253. *Vassar Property, LLC, owner.*

ARCHITECTURAL APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Anne Conroy
CARRIED: 7-0

2. ASHLEY FURNITURE HOMESTORE.

Architectural Review for new signage and storefront. 1910 South Road; Zoned B-H (Highway Business); 5.0 +/- acres; Grid # 6159-03-393037. *MARC 2006-CD2 Pok LLC, owner.*

ARCHITECTURAL APPROVAL DEFERRED; APPLICANT DIRECTED TO CONSIDER THE COMMENTS OF THE PLANNING BOARD.

MOVED: John Weisman
SECONDED: Marvin Bennett
CARRIED: 7-0

3. AMENDMENTS:

- a. §210-24, Crown Heights Center Overlay District (CHCO)
- b. §210-160, EXEMPTIONS

POSITIVE RECOMMENDATIONS CONVEYED TO THE TOWN BOARD FOR ZONING AMENDMENTS TO §210-24, CROWN HEIGHTS OVERLAY DISTRICT (CHCO) AND RELATED SECTIONS, AND TO §210-160, EXEMPTIONS.

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

PRESENT:

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

*Member Gorman
Member Conroy (Alt.)*

ABSENT:

Member Rose