



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 MEETING

**JULY 15, 2010
DECISION AGENDA**

6:30 PM

A) PUBLIC HEARINGS

1. 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 SEPTEMBER 16, 2010

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
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 SEPTEMBER 16, 2010

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
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 SEPTEMBER 16, 2010

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

4. **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.*

WAIVE PRE-APPLICATION CONCEPTUAL SUBDIVISION AND RESOURCE ANALYSIS REVIEW

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

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED UNTIL SEPTEMBER 16, 2010.

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

LEAD AGENCY INTENT DECLARED.

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

ACTION DEFERRED PENDING ESTABLISHMENT OF A LEAD AGENCY.

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

5. **TUSCANY SQUARE.**

Site Plan and Aquatic Resource Permit 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.*

SITE PLAN AND AQUATIC RESOURCE PUBLIC HEARINGS OPENED.

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

SITE PLAN AND AQUATIC RESOURCE PUBLIC HEARINGS CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

**CONDITIONAL SITE PLAN AND AQUATIC RESOURCE PERMIT APPROVALS
GRANTED.**

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

**REASONS LISTED FOR GRANTING SITE PLAN APPROVAL CONTRARY TO THE
DUTCHESS COUNTY DEPARTMENT OF PLANNING RECOMMENDATIONS.**

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

B) SUSPEND RULES FOR PUBLIC COMMENT

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. MARIST COLLEGE-USGS MONITORING STATION.

Amended Site Plan, Flood Damage Prevention Permit and Waterfront Consistency Determination for construction of a 10' x 14' shed attached to the south exterior wall of the Martin Boathouse. 3399 North Road; Zoned IN (Institutional) and WD-1 (Waterfront District 1); 3.9 +/- acres; Grid # 6062-02-776732. *Marist College, owner.*

**RESOLUTION DETERMINING APPLICATION IS SEQRA TYPE II REQUIRING
NO FURTHER ENVIRONMENTAL REVIEW.**

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

**ADDITIONAL SITE PLAN INFORMATION REQUIREMENTS WAIVED,
CONDITIONAL SITE PLAN AND FLOOD DAMAGE PREVENTION PERMIT
APPROVAL GRANTED.**

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

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

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

ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

2. GOLF PLAZA.

Site Plan Review and Planning Board to declare its intent to be Lead Agency to develop a 13, 700 S.F. commercial center. 68 Creek Road; Zoned B-N (Neighborhood Business); 1.47 +/- acres; Grid # 6162-02-695673. *Lau-Kim Properties, owner.*

LEAD AGENCY INTENT DECLARED.

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

SEQRA INCOMPLETE AND ACTION DEFERRED.

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

D) OTHER BUSINESS

1. PENDELL COMMONS.

Revised Architectural Review for 25 senior apartments and 48 workforce housing units. 78 - 114A Violet Avenue (Rte. 9G and Pendell Road); Zoned R-M (Residential, Multifamily); 14.87 +/- acres; Grid #'s 6162-07-587816 and 6162-02-565760. *Pendell Commons Housing Development, owner.*

REVISED ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

2. ASHTON PARK.

Time Extension for a proposed commercial development. 2055 South Road and 83 Old Post Road; Zoned B-NH (Neighborhood Highway Business); 6.64 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369. *Addison & Fitz, owners.*

TWO NINETY DAY TIME EXTENSIONS GRANTED FORWARD TO JANUARY 12, 2011.

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

3. DYAL RESOURCES.

Time Extension for the construction of a 20,350 S.F. municipal solid waste and recycling station with associated garage and office. 20-26 Tucker Drive; Zoned I-H (Heavy Industry); 8.0 +/- acres; Grid #6262-03-144210.
Dyal Resources, LLC, owner.

THREE MONTH TIME EXTENSIONS GRANTED FORWARD TO NOVEMBER 21, 2010.

**MOVED: JOHN WEISMAN
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

4. LEE SUBDIVISION (2 LOT).

Amend conditions of final subdivision approval 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.*

CONDITIONS AMENDED FOR FINAL SUBDIVISION APPROVAL.

**MOVED: JOHN WEISMAN
SECONDED: MARVIN BENNETT
CARRIED: 7-0**

5. ARLINGTON TOWN CENTER DISTRICT, SIDEWALK SEATING

AMENDMENT. Planning Board to review an amendment to approved sidewalk seating in the Arlington Town Center District to allow for physical dividers to define alcoholic beverage service areas.

AMENDMENT RECOMMENDED TO THE TOWN BOARD.

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

PRESENT: Chairman Weisman Member Bennett Member Davison Member Gorman Member LaPerche Member Rose Member Whitehead	ABSENT:
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