



# 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 REGULAR MEETING

November 18, 2010  
6:30 PM

### REVISED (11/23/10) DECISION AGENDA

#### A) PUBLIC HEARINGS

**1. WILTSE, ROSE SUBDIVISION (2-lot minor).**

**Subdivision Hearing** 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 ADJOURNED TO MAY 19, 2011.***

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

**2. 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.*

***APPLICATION DISMISSED WITHOUT PREJUDICE.***

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

**3. GOLF PLAZA.**

**Site Plan Hearing** to develop a 16,400 S.F. commercial center. 68 Creek Road; Zoned B-N (Neighborhood Business); 1.47 +/- acres; Grid # 6162-02-695673. *Lau-Kim Properties, owner.*

***PUBLIC HEARING ADJOURNED TO JANUARY 20, 2011.***

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

**4. 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 JANUARY 20, 2011.***

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

**5. NEPTUNE COMMERCE CENTER BUSINESS PARK.**

**Site Plan and Preliminary Subdivision Hearing** to redevelop vacant warehouse uses and land on three (3) lots to business park uses on four (4) lots. 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.*

***PUBLIC HEARING ADJOURNED TO JANUARY 20, 2011.***

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

***THE PLANNING BOARD RESUMED THE RULES.***

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

**C) PLAN REVIEWS**

**1. RAKOFF LAND CONTOUR CHANGE.**

**Land Contour Change** for grading and fill associated with installation of a boundary wall, related drainage, and landscaped rain garden areas. 128 Cedar Ave.; Zoned R-20 (Residence, Single Family; 20,000 S.F.); Grid #6160-02-759824. *Martin Rakoff, owner.*

***SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION ADOPTED.***

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

**CONDITIONAL MAJOR LAND CONTOUR CHANGE PERMIT APPROVAL  
GRANTED.**

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

**2. NEW HAMBURG FIRE DISTRICT STORAGE ADDITION.**

**Site Plan Review and Waterfront Consistency Determination** for a proposed 12 ft. x 24 ft. storage addition. 15 Channingville Road; Zoned R-4A (Residence Single-Family, 4-acre) and WD-1 (Waterfront District 1); 2.8 +/- acres; Grid # 6058-04-694049.

*New Hamburg Fire District, owner.*

**SITE PLAN AND ARCHITECTURAL REVIEW APPROVALS WAIVED IN  
ACCORDANCE WITH §210-150(E).**

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

***THIS ACTION IS SUBJECT TO THE APPROVAL OF A BUILDING PERMIT BY  
THE TOWN BUILDING DEPARTMENT AND THIS DECISION SHALL BE IN  
WRITING TO THE BUILDING INSPECTOR PURSUANT TO §210-150(E)(2).***

**D) OTHER BUSINESS**

**1. ROGERS SUBDIVISION.**

**Pre-Application Review** for a proposal to subdivide a parcel into one lot with an existing home and cottage and a second lot for a new single family dwelling. 20 Main Street; Zoned R-NH (Residence New Hamburg); +/-1.90 acres; Grid # 6057-07-567816.

*Frank and Nancy Rogers, owners.*

**LEAD AGENCY INTENT DECLARED.**

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

**POSITIVE RECOMMENDATION CONVEYED TO THE ZONING BOARD OF  
APPEALS.**

**MOVED:** Carl Whitehead  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

**2. RED LOBSTER.**

**Architectural Review** for exterior renovations and parking lot improvements. 2255 Route 9; Zoned B-H (Highway Business) and CHCO (Crown Heights Center Overlay); +/- 1.921 acres; Grid #6159-01-232892. *N & D Restaurants Inc., owner.*

**RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II.**

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

***ARCHITECTURAL REVIEW APPROVAL GRANTED.***

**MOVED:** Carl Whitehead  
**SECONDED:** Edwin La Perche  
**CARRIED:** 7-0

**3. BALBO/KU YAH RESTAURANT.**

**Architectural review** for a proposed canopy. 6 Raymond Avenue; Zoned ATC (Arlington Town Center); +/- .03 acres; Grid #6161-08-792807. *Angelo Balbo, owner.*

***ARCHITECTURAL REVIEW APPROVAL GRANTED.***

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

**4. ASHTON PARK.**

**Discussion** 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.*

***DISCUSSION ONLY, NO ACTION TAKEN.***

**5. LEE SUBDIVISION (2 LOT).**

**Time Extension** for a conditionally approved 2-lot subdivision of Lot 4 of a previously filed plat, for the purpose of transferring +/- 7.5 acres to the Town of Poughkeepsie; Grid # 6259-03-037396. *Yung W. & Booyong Lee, owners.*

***NINETY (90) DAY TIME EXTENSION GRANTED FROM DECEMBER 14, 2010 FORWARD TO MARCH 14, 2011.***

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

**6. ZONING LAW AMENDMENT.**

**Recommendation to the Town Board** regarding zoning amendments to §210-9 and §210-74, to bring regulation of "Home occupations" in line with the State Building Code.

***POSTIVE RECOMMENDATION CONVEYED FOR AN ALTERNATIVE AMENDMENT TO THE TOWN BOARD'S PROPOSED AMENDMENT.***

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

**7. 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.*

***TWO (2) MONTH TIME EXTENSION GRANTED FROM NOVEMBER 21, 2010 FORWARD TO JANUARY 21, 2011.***

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

**8. POST ROAD PLAZA – VERIZON WIRELESS STORE.**

**Architectural Review** for a replacement building to be occupied by a new tenant. 2566 South Road; Zoned B-SC (Shopping Center); +/- 0.59 acres.  
Grid # 6160-01-075610. *Post Road Development Equity LLC, owners.*

***ARCHITECTURAL REVIEW APPROVAL GRANTED.***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 6-0 (*Marvin Bennett, Abstain*)

**9. KUEHNER SUBDIVISION.**

**Time Extension** for a three lot subdivision. 423 Sheafe Road; Zoned R-20 (Residence Single Family, 20,000 S.F.) & WD-1 (Waterfront District 1); 3.72 +/- acres; Grid #6159-03-015064. *Kurt Kuehner, owner.*

***NINETY (90) DAY TIME EXTENSION GRANTED FROM JANUARY 10, 2011 FORWARD TO APRIL 10, 2011.***

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

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Weisman	
Member Bennett	
Member Davison	
Member Gorman	
Member LaPerche	
Member Conroy (Alt.)	Member Rose
Member Whitehead	