



Town of Poughkeepsie

Planning & Zoning

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TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING DECISION AGENDA

March 17, 2011
6:30 PM

A) **PUBLIC HEARINGS**

1. **GOLF PLAZA.**

Site Plan Hearing to develop a 13,350 S.F. commercial center. 68 Creek Road; Zoned B-N (Neighborhood Business); 1.47 +/- acres; Grid # 6162-02-695673.
Lau-Kim Properties, owner.

CONDITIONAL PUBLIC HEARING ADJOURNED TO APRIL 14, 2011.

MOVED: John Weisman
SECONDED: Patrick Rose
CARRIED: 7-0

2. **MARIST COLLEGE STEEL PLANT LANDSCAPING & PARKING.**

Site Plan Hearing and Waterfront Consistency Determination for expansion of an existing parking lot and conversion of roadways to green space and walkways with minor aesthetic improvements and landscaping. Beck Place, 2 & 11 – 17 Beck Place, and 63 North Road; Zoned IN (Institutional); 1.97 +/- acres; Grid #'s 6062-02-996750, et al....
Marist College, owner.

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 7-0

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

MOVED: Richard Davison
SECONDED: Edwin La Perche
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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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: Robert Gorman
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

C) *PLAN REVIEWS*

1. *COYOTE GRILL ADDITION.*

Amended Site Plan Review and Waterfront Consistency Determination
for a 258 +/- S.F. addition to the front (east side) of the existing restaurant and modification of the front parking area. 2629 South Road;
Zoned B-H (Highway Business); 1.66 +/- acres; Grid # 6160-01-005822.
Third Rock Realty, LLC, owners.

PUBLIC HEARING WAIVED.

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

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II ACTION.

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: Edwin La Perche
CARRIED: 7-0

CONDITIONAL SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Patrick Rose
CARRIED: 7-0

CONDITIONAL ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: John Weisman
SECONDED: Edwin La Perche
CARRIED: 7-0

D) OTHER BUSINESS

1. SOUTH HILLS LAND LLC, SUBDIVISION.

Discussion of revised cluster subdivision plans. 237 NYS Route 9D; Zoned R-20 (Residence Single Family, 20,000 S.F.) and SHC (South Hills Center); 23.26 +/- acres; Grid # 6158-01-290785. *South Hills Land, LLC, owner.*

DISCUSSION ONLY, NO ACTION TAKEN.

2. VICTORIA ACRES (ARICO), SUBDIVISION.

Pre-Application Discussion and Declaration of SEQRA Lead Agency Intent to subdivide one parcel into two lots. Caldwell Road, Overlook Road and Overrocker Road; Zoned R-20 (Residence Single Family, 20,000 S.F.); 8.31 +/- acres; Grid # 6261-02-570881. *Anthony Arico Jr., owner.*

LEAD AGENCY INTENT DECLARED.

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

3. DYAL RESOURCES.

Time Extension for the construction of a 20,350 S.F. 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.*

CONDITIONAL TWO MONTH TIME EXTENSION GRANTED FORWARD TO MAY 21, 2011.

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

4. ZONING AMENDMENT – FLAG LOTS.

Recommendation to the Town Board regarding amendments to Chapter 210 of the Town Code to clarify the regulation of “flag lots”.

NEGATIVE RECOMMENDATION CONVEYED.

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

PLANNING BOARD CONVEYED ITS POSITION THAT AMENDMENTS SHOULD PROVIDE A MECHANISM TO PERMIT FLAG LOTS; AND FURTHERMORE DIRECTED THE DIRECTOR OF MUNICIPAL DEVELOPMENT AND THE PLANNING BOARD ATTORNEY TO PREPARE SUGGESTED AMENDMENTS FOR REVIEW AT THE APRIL 14, 2011 PLANNING BOARD MEETING.

**MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 7-0**

MOTION TO TERMINATE MEETING.

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

PRESENT:	ABSENT:
Chairman Weisman	
Member Davison	Member Bennett
Member Gorman	
Member LaPerche	
Member Rose	
Member Whitehead	
Member Bauer (Alternate)	