



Town of Poughkeepsie

Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING DECISION AGENDA

April 14, 2011
6:30 PM

A) PUBLIC HEARINGS

1. 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 MAY 19, 2011.

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

2. 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.*

PUBLIC HEARING ADJOURNED TO MAY 19, 2011.

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

3. VICTORIA ACRES (ARICO) SUBDIVISION.

Preliminary Subdivision Hearing to subdivide one parcel into two lots. Caldwell Road, Overlook Road and Overocker Road; Zoned R-20 (Residence Single Family, 20,000 S.F.); 8.31 +/- acres; Grid # 6261-02-570881. *Anthony Arico Jr., owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

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

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

CONDITIONAL MINOR SUBDIVISION APPROVAL GRANTED.

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

4. TLP ASSOCIATES REPLACEMENT BUILDING.

Site Plan Hearing and Floodplain Development Permit to replace and expand garage and office buildings. 40 – 42 Mc Kinley Lane; Zoned R-M (Residential Multi – Family); 2.0 +/- acres; Grid # 6162-15-693398. *TLP Associates, owner.*

REMOVED FROM AGENDA; NO ACTION TAKEN.

5. ORTHOPEDIC ASSOCIATES – CIRCUIT CITY.

Site Plan Hearing to convert existing building into medical office with associated façade and parking lot modifications. 1910 South Road (US Route 9); Zoned B-H (Highway Business); 4.64 +/- acres; Grid# 6159-03-393037.
DMARC 2006 – CD2 Pok, LLC, owners.

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO MAY 19, 2011.

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

**SITE PLAN DEFERRED AND APPLICANT DIRECTED TO RESPOND TO
COMMENTS.**

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

B) SUSPEND RULES FOR PUBLIC COMMENT

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

MOVED: Robert Gorman
SECONDED: Anne Conroy
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

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

C) PLAN REVIEWS

1. RED OAKS DENTAL.

Site Plan Review for total 972 S.F. additions to an existing dental office. 35 La Grange Avenue; Zoned ATC (Arlington Town Center); 0.24 +/- acres; Grid# 6161-12-890694. *35 LaGrange, LLC, owners.*

DISCUSSION ONLY, NO ACTION TAKEN.

2. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.

Site Plan and Subdivision Re-approvals for a senior housing and future commercial development. 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.*

RESOLUTION ADOPTED TO CIRCULATE A REAFFIRMATION OF THE PLANNING BOARD'S ROLE AS LEAD AGENCY FOR THE ACTION PROPOSED FOR RE-APPROVAL.

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

D) OTHER BUSINESS

1. SOUTH HILLS MALL – BURLINGTON COAT FACTORY.

Architectural Review to renovate existing façade. 1895 South Road. Zoned SHC (South Hills Center); 72.62 +/- acres; Grid # 6158-01-297953. *Vornado South Hill, LLC, owner.*

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II ACTION.

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

CONDITIONAL ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

2. HOME DEPOT PROPANE CAGES (MID-HUDSON CENTER).

Discussion of proposed propane cages and display area in place of existing parking. 3460 – 3480 North Road. Zoned FC (Fairview Center); 15.07 +/- acres; Grid # 6062-02-992924. *Inland Western Poughkeepsie Mid Hudson, LLC, owner.*

DISCUSSION ONLY, NO ACTION TAKEN.

3. PONIROS/VASSAR SQUARE.

Time Extension for a proposal to add a new 4, 400 S.F. restaurant and parking on a site of existing mixed retail and residential uses. 51 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 4.68 +/- acres; Grid # 6260-04-565213.
Vassar Development, Inc., owner.

TWO NINETY DAY TIME EXTENSIONS GRANTED FROM APRIL 15, 2011 FORWARD TO OCTOBER 12, 2011.

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

4. FLAG LOTS.

Review of a draft communication from the Planning Board to the Town Board regarding the regulation of “flag lots”.

TABLED UNTIL MAY 19, 2011 PLANNING BOARD MEETING.

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

5. TLP ASSOCIATES LLP - LAND CONTOUR.

Time Extension for a Land contour change approval. 204 Innis Avenue; Zoned R-20 (Residence Single Family 20,000 S. F.); 0.40 +/- acres; Grid #6162-15-736341. *TLP Associates LLC, owner.*

ONE YEAR TIME EXTENSION GRANTED FROM APRIL 15, 2011 FORWARD TO APRIL 15, 2012.

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

MOTION TO TERMINATE MEETING.

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

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