



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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### TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING DECISION AGENDA

**MAY 19, 2011  
6:30 PM**

#### A) **PUBLIC HEARINGS**

**1. ROUTE 9D PROFESSIONAL OFFICE 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 21, 2011.***

**MOVED: JOHN WEISMAN  
SECONDED: CARL WHITEHEAD  
CARRIED: 7-0**

**2. 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 JULY 21, 2011.***

**MOVED: JOHN WEISMAN  
SECONDED: THOMAS BAUER  
CARRIED: 7-0**

**3. 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 OPENED.***

**MOVED: MARVIN BENNETT  
SECONDED: ROBERT GORMAN  
CARRIED: 7-0**

***PUBLIC HEARING CLOSED.***

**MOVED: EDWIN LA PERCHE  
SECONDED: MARVIN BENNETT  
CARRIED: 7-0**

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

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

**CONDITIONAL SITE PLAN APPROVAL GRANTED.**

**MOVED: JOHN WEISMAN  
SECONDED: EDWIN LA PERCHE  
CARRIED: 7-0**

**4. 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: MARVIN BENNETT  
SECONDED: ROBERT GORMAN  
CARRIED: 7-0**

**PUBLIC HEARING CLOSED.**

**MOVED: JOHN WEISMAN  
SECONDED: CARL WHITEHEAD  
CARRIED: 7-0**

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

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

**CONDITIONAL SITE PLAN APPROVAL GRANTED.**

**MOVED: JOHN WEISMAN  
SECONDED: EDWIN LA PERCHE  
CARRIED: 7-0**

**ARCHITECTURAL REVIEW APPROVAL GRANTED.**

**MOVED: EDWIN LA PERCHE  
SECONDED: MARVIN BENNETT  
CARRIED: 7-0**

**5. RED OAKS DENTAL.**

**Site Plan Hearing** 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.*

***PUBLIC HEARING OPENED.***

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

***PUBLIC HEARING ADJOURNED TO JUNE 16, 2011.***

**MOVED: JOHN WEISMAN**  
**SECONDED: EDWIN LA PERCHE**  
**CARRIED: 7-0**

***APPLICATION INCOMPLETE AND ACTION DEFERRED.***

**MOVED: JOHN WEISMAN**  
**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: CARL WHITEHEAD**  
**CARRIED: 7-0**

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

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

**C) *PLAN REVIEWS***

**D) *OTHER BUSINESS***

**1. BANTA-15 COLLEGEVIEW.**

**Discussion** to modify existing restaurant, office building and parking lot. 15 Collegeview Avenue; Zoned ATC (Arlington Town Center); 0.34 +/- acres; Grid #6161-12-853668. *George E. Banta, owners.*

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

2. **LINA GOURMET DELI.**  
**Waterfront Consistency Determination** for 10 Main Street, New Hamburg; Zoned R-NH (Residence, New Hamburg) and WD-1 (Waterfront District 1); 0.23 +/- acres; Grid #6057-07-511845. *Abdel Maghnouj and Jalila Sabour, owners.*

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

**MOVED: EDWIN LA PERCHE**  
**SECONDED: MARVIN BENNETT**  
**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.*

***FOUR MONTH TIME EXTENSION GRANTED FROM MAY 21, 2011 FORWARD TO SEPTEMBER 21, 2011.***

**MOVED: EDWIN LA PERCHE**  
**SECONDED: THOMAS BAUER**  
**CARRIED: 7-0**

4. **AMERICAN HEATING AND COOLING.**  
**Time Extension** for an existing commercial use and addition of a 15' x 48' storage tent. 1105 Dutchess Turnpike (Route 44); Zoned B-N (Neighborhood Business); 2.4 +/- acres; Grid #6362-01-064646. *Michael Harry and Philip Rogers, owners.*

***TWO NINETY DAY TIME EXTENSIONS GRANTED FROM MAY 20, 2011 FORWARD TO NOVEMBER 16, 2011.***

**MOVED: EDWIN LA PERCHE**  
**SECONDED: ROBERT GORMAN**  
**CARRIED: 7-0**

5. **FLAG LOTS.**  
**Review of a draft communication from the Planning Board to the Town Board** regarding the regulation of "flag lots".

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

6. **VAN WAGNER OFFICE PARK (Built Parcel Three/Tinkelman).**  
**Discussion** regarding site redevelopment. 48 Springside Avenue and 25 Van Wagner Road; Zoned B-H (Highway Business); 2.11 +/- acres; Grid #'s 6161-08-838906 and 6161-08-821910. *Built Parcel Three, LLC, owner.*

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

***MOTION TO TERMINATE MEETING.***

**MOVED: EDWIN LA PERCHE**

**SECONDED: ROBERT GORMAN**

**CARRIED: 7-0**

**PRESENT:**

Chairman Weisman

Member Bennett

Member Gorman

Member LaPerche

Member Whitehead

Member Bauer (Alternate)

Member Conroy (Alternate)

**ABSENT:**

Member Davison

Member Rose