



# 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

JUNE 16, 2011  
6:30 PM

#### A) PUBLIC HEARINGS

1. **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 ADJOURNED TO JULY 21, 2011.***

**MOVED:** John Weisman

**SECONDED:** Richard Davison

**CARRIED:** 7-0

2. **VASSAR COLLEGE SANITARY TRUNK LINE RELOCATION.**

**Aquatic Resource Permit Hearing and Floodplain Development Permit** to relocate the municipal trunk line on the Vassar College Campus that runs along and through the wetland area to remedy a failing condition. 124 Raymond Avenue; Zoned IN (Institutional); 255.89 +/- acres; Grid # 6261-03-100450. *Vassar College, owner.*

***AQUATIC RESOURCE PERMIT PUBLIC HEARING OPENED.***

**MOVED:** John Weisman

**SECONDED:** Richard Davison

**CARRIED:** 7-0

***AQUATIC RESOURCE PERMIT PUBLIC HEARING CLOSED.***

**MOVED:** Richard Davison

**SECONDED:** Marvin Bennett

**CARRIED:** 7-0

***AQUATIC RESOURCE PERMIT SPECIFIED INFORMATION REQUIREMENTS WAIVED.***

**MOVED:** Richard Davison

**SECONDED:** Carl Whitehead

**CARRIED:** 7-0

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

**MOVED:** Richard Davison

**SECONDED:** Marvin Bennett

**CARRIED:** 7-0

**CONDITIONAL AQUATIC RESOURCE PERMIT AND FLOODPLAIN DEVELOPMENT PERMIT APPROVALS GRANTED.**

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

**3. CRYO WELD.**

**Site Plan Hearing and Floodplain Development Permit** to reuse the former 8,500 S.F. TEG Credit Union portion of an existing building for new use by a service business, including modifications to the building, exterior storage and parking. 10-14 Tucker Drive; BN ( Neighborhood Business); 5.826 +/- acres; Grid # 6262-03-162080.  
*10 Tucker Drive, LLC, owner.*

**PUBLIC HEARING OPENED.**

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

**PUBLIC HEARING CLOSED.**

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

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

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

**CONDITIONAL SITE PLAN AND FLOODPLAIN DEVELOPMENT PERMIT APPROVALS GRANTED.**

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

**ARCHITECTURAL REVIEW APPROVAL GRANTED.**

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

**4. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.**

**Subdivision Hearing and Site Plan Hearing** 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.*

**SITE PLAN AND SUBDIVISION PUBLIC HEARINGS OPENED.**

**MOVED: John Weisman**  
**SECONDED: Robert Gorman**  
**CARRIED: 7-0**

***SITE PLAN AND SUBDIVISION PUBLIC HEARINGS CLOSED.***

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

***SEQRA NEGATIVE DECLARATION MAY 7, 2009 FOR AN UNLISTED ACTION RE-ADOPTED.***

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

***CONDITIONAL FINAL SUBDIVISION APPROVAL GRANTED.***

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

***CONDITIONAL FINAL SITE PLAN APPROVAL GRANTED.***

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

**5. T-MOBILE NORTHEAST @ HUDSON PLAZA.**

**Site Plan Hearing** for the installation of 3 antennas and related equipment on the northern one of two stealth flagpoles on the site. 2585 South Road; Zoned B-SC (Business Shopping Center); 25.2 +/- acres; Grid # 6060-02-986700.

*Mid-Hudson Associates, owner.*

***PUBLIC HEARING OPENED.***

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

***PUBLIC HEARING CLOSED.***

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

***APPLICATION DEFERRED UNTIL JULY 21, 2011***

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

**THE PLANNING BOARD RESUMED THE RULES.**

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

**C) PLAN REVIEWS**

**1. SOUTH HILLS LAND LLC, SUBDIVISION.**

**Preliminary Subdivision Review and Planning Board to declare its Intent to be Lead Agency** for a clustered subdivision. 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.*

**NO ACTION TAKEN, REMOVED FROM AGENDA PER APPLICANT'S REQUEST.**

**2. GOLF PLAZA.**

**Architectural Review** 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.*

**ARCHITECTURAL REVIEW APPROVAL GRANTED.**

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

**D) OTHER BUSINESS**

**1. DUTCHESS COUNTY COMMUNITY COLLEGE STUDENT HOUSING.**

**Report to the Planning Board by Dutchess College Representatives** regarding progress of the student housing development project.

**REPRESENTATIVE UNABLE TO ATTEND DUE TO UNFORSEEN CIRCUMSTANCES, RESCHEDULED TO JULY 21, 2011.**

**2. GRAND MEADOWS SUBDIVISION.**

**Recommendation to the Town Board** regarding a bond reduction request by the applicant for the twenty-four (24) lot subdivision. (*Final approval granted November 18, 2004.*) 220-230 North Grand Avenue; Zoned R-20 (Residence Single Family, 20,000 S.F.); 19.38 +/- acres; Grid # 6162-16-941343. *Grand Meadows, LLC, Owner.*

**POSTIVE RECOMMENDATION CONVEYED.**

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

**3. TUSCANY SQUARE.**

**Time Extension** 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.*

**90 DAY TIME EXTENSION GRANTED FROM JULY 15, 2011 FORWARD TO OCTOBER 13, 2011.**

**MOVED: John Weisman**

**SECONDED: Robert Gorman**

**CARRIED: 7-0**

**4. SALSA RESTAURANTE.**

**Time Extension** for an outdoor seasonal dining area and façade improvements. 2585 South Road; Zoned B-SC (Shopping Center) and WD-1 (Waterfront District 1); +/- 357 S.F.; Grid # 6060-02-968700. *Mid-Hudson Associates, owner.*

**180 DAY TIME EXTENSION GRANTED FROM JUNE 17, 2011 FORWARD TO DECEMBER 14, 2011.**

**MOVED: Richard Davison**

**SECONDED: Marvin Bennett**

**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”.

**PLACED ON THE JULY 21, 2011 PLANNING BOARD MEETING.**

**MOTION TO TERMINATE MEETING.**

**MOVED: Richard Davison**

**SECONDED: Robert Gorman**

**CARRIED: 7-0**

**PRESENT:**

**ABSENT:**

Chairman Weisman  
Member Davison  
Member Bennett  
Member Gorman  
Member LaPerche  
Member Rose  
Member Whitehead  
Member Conroy (Alternate)