



Town of Poughkeepsie

Planning & Zoning

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TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING DECISION AGENDA

JULY 21, 2011
6:30 PM

A) PUBLIC HEARINGS

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

Preliminary 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 SEPTEMBER 15, 2011 AND APPLICANT TO BE NOTIFIED THAT A FAILURE TO SUBMIT FOR THE SEPTEMBER 15, 2011 PLANNING BOARD MEETING MAY RESULT IN DISMISSAL OF THE APPLICATION BASED ON THE APPLICANT'S FAILURE TO PROSECUTE THE APPLICATION IN A TIMELY MANNER.

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

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

PUBLIC HEARING CLOSED.

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

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II ACTION.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Edwin La Perche
SECONDED: Marvin Bennett
CARRIED: 7-0

3. ROUTE 9D PROFESSIONAL OFFICE PARK.

Site Plan Hearing and Planning Board to declare its Intent to be Lead Agency 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 OPENED.

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

PUBLIC HEARING ADJOURNED TO OCTOBER 20, 2011.

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

RESOLUTION ADOPTED TO RE-CIRCULATE AN UPDATED DECLARATION OF THE PLANNING BOARD'S INTENT TO CONTINUE IT'S ROLE AS LEAD AGENCY FOR ENVIRONMENTAL REVIEW OF THE PROPOSED ACTION.

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

APPLICATION INCOMPLETE AND ACTION DEFERRED.

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

4. FAITH ASSEMBLY OF GOD/CASPERKILL CONFERENCE CENTER.

Site Plan Hearing for a change of use from a Conference Center/ Recreation Facility to be a Church and a school facility. 2330 South Road; Zoned R-2A (Residence, Single Family; 2 Acre); 26.75 +/- acres; Grid #6160-03-250125. *Bright Horizons Children's Center, Inc., owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

SITE PLAN CONDITIONAL APPROVAL GRANTED.

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

5. **DR. MODI (IDOM EQUITIES) SOLAR CANOPY**
Site Plan Hearing and Planning Board to declare its Intent to be Lead Agency for the installation of six (6) solar panel canopies (total 9,000 S.F.) over existing commercial parking areas. 23 Davis Ave.; Zoned ATC (Arlington Town Center); 4.64 +/- acres; Grid # 6161-12-879739. *Dr. Satish Modi, owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING ADJOURNED TO SEPTEMBER 15, 2011.

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

LEAD AGENCY INTENT DECLARED.

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

APPLICATION INCOMPLETE AND ACTION DEFERRED.

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

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Robert Gorman
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.*

LEAD AGENCY INTENT DECLARED.

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

CONFIRMATION THAT THE PLAN SET, "SOUTH HILLS LAND, LLC, 20-LOT CONVENTIONAL LAYOUT", REVISED JUNE 15, 2011, WOULD SUPPORT THE DEVELOPMENT OF UP TO 20 SINGLE FAMILY RESIDENTIAL LOTS.

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

- 2. T-MOBILE NORTHEAST @ HUDSON PLAZA.**
Site Plan Review and Waterfront Consistency Determination 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) and WD-2 (Waterfront District 2); 25.2 +/- acres; Grid # 6060-02-968700. *Mid-Hudson Associates LLC, owner.*

SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION ADOPTED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

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

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

ARCHITECTURAL REVIEW APPROVAL WAIVED.

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

POSITIVE RECOMMENDATION TO THE TOWN BOARD TO ACCEPT A MONETARY PAYMENT IN LIEU OF LANDSCAPING, DEDICATED TO USE ONLY FOR LANDSCAPING PURPOSES.

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

3. BANTA 11-15 COLLEGEVIEW AVENUE.

Discussion of site modifications for an expanded restaurant, building removal and future commercial use and parking redesign. 11-15 Collegeview Avenue; Zoned ATC (Arlington Town Center); 0.516 +/- acres; Grid #'s 6161-12-846670 & 853668. *George E. Banta, owners.*

DISCUSSION ONLY; NO ACTION TAKEN.

4. HUDSON CADILLAC BUICK GMC ALTERATIONS.

Architectural Review and Site Plan Amendment for a façade upgrade and new entry features. 2023 South Road; Zoned B-H (Highway Business); 2.52 +/- acres; Grid # 6159-03-356337. *Fairview of the Hudson Valley, owners.*

PUBLIC HEARING WAIVED IN ACCORDANCE WITH §210-151(D).

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

RESOLUTION DETERMINING APPLICATION IS A SEQRA TYPE II ACTION.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
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.

PRESENTATION ONLY; NO ACTION TAKEN.

- 2. ROGERS SUBDIVISION.**
Time Extension for a 2-lot minor subdivision. 18-20 Main Street and New Hamburg Road (County Rt. 28), New Hamburg; Zoned R-NH (Residence New Hamburg); +/-1.90 acres; Grid # 6057-07-567816. *Frank and Nancy Rogers, owners.*

***FIRST 90 DAY TIME EXTENSION GRANTED FROM AUGUST 16, 2011
FORWARD TO NOVEMBER 14, 2011.***

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

- 3. BHATT LAND CONTOUR.**
Time Extension for a Major Land Contour Permit. 37 Cardinal Drive; Zoned R-20 (Residence, Single Family; 20,000 S.F.); 0.947 +/- acres; Grid # 6159-01-152631. *Yogesh Bhatt, owner.*

***ONE YEAR TIME EXTENSION GRANTED FROM SEPTEMBER 16, 2011
FORWARD TO SEPTEMBER 16, 2012.***

MOVED: Richard Davison
SECONDED: Edwin La Perche
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”.

ADJOURNED TO THE OCTOBER 20, 2011 PLANNING BOARD MEETING.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 7-0

- 5. PROPOSED ZONING AMENDMENT – §210-79, LAND CONTOUR CHANGES.**
Recommendation to the Town Board regarding an amendment to §210-79 to allow the use of alternate forms of security.

POSITIVE RECOMMENDATION CONVEYED.

MOVED: Patrick Rose
SECONDED: Carl Whitehead
CARRIED: 7-0

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