



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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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