



Town of Poughkeepsie

Planning & Zoning

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Poughkeepsie, NY 12603

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TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING DECISION AGENDA

SEPTEMBER 15, 2011
6:30 PM

A) PUBLIC HEARINGS

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

Preliminary Subdivision Hearing and Lot Line Revision to subdivide an existing lot into two (2) lots and revise the lot line with an adjacent parcel. 907 Dutchess Turnpike & 9 Barnes Drive; Zoned R-20 (Residence Single Family, 20,000 S.F.); 6.65 +/- acres; Grid #'s 6262-04-667251 & 662287; Unlisted Action. *Rose Wiltse, Celeste Wiltse-Vumbico & Mark Vumbico, owners.*

PUBLIC HEARING ADJOURNED TO NOVEMBER 17, 2011 AND APPLICANT TO BE NOTIFIED THAT A FAILURE TO SUBMIT FOR THE NOVEMBER 17, 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: 5-0

2. **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 B-N (Neighborhood Business); 2.0 +/- acres; Grid # 6162-15-693398 & 6162-58-702386; Unlisted Action. *TLP Associates, owner.*

PUBLIC HEARING OPENED.
MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0

PUBLIC HEARING ADJOURNED TO OCTOBER 20, 2011.
MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0

LEAD AGENCY INTENT DECLARED.

**MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
CARRIED: 5-0**

APPLICATION INCOMPLETE AND ACTION DEFERRED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

3. BANTA 11-15 COLLEGEVIEW AVENUE.

Site Plan Hearing for alteration to 15 Collegeview Avenue for a new restaurant with site improvements, and clear 11 Collegeview Avenue for a future commercial pad.
11-15 Collegeview Avenue; Zoned ATC (Arlington Town Center);
0.516 +/- acres; Grid #'s 6161-12-846670 & 853668; Type II Action.
George E. Banta, owner.

PUBLIC HEARING OPENED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

PUBLIC HEARING CLOSED.

**MOVED: JOHN WEISMAN
SECONDED: CARL WHITEHEAD
CARRIED: 5-0**

**PROPOSED ACTIVITY DETERMINED TO BE A TYPE II
ACTION PURSUANT TO SEQRA.**

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

**SPECIAL USE PERMIT FOR OUTDOOR RESTAURANT DINING AREA
GRANTED.**

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

CONDITIONAL SITE PLAN APPROVAL GRANTED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

ARCHITECTURAL REVIEW APPROVAL GRANTED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

4. DR. MODI (IDOM EQUITIES) SOLAR CANOPY.

Site Plan Hearing 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; Unlisted Action. *Dr. Satish Modi, owner.*

PUBLIC HEARING ADJOURNED TO OCTOBER 20, 2011.

**MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 5-0**

5. HEALEY CHEVROLET.

Site Plan Hearing and Planning Board to declare its Intent to be Lead Agency to renovate existing Healey Chevrolet auto dealership and front parking area, and to construct a gravel inventory parking area on the Central Hudson Gas & Electric parcel. 1960 & 1970 South Road; Zoned B-H (Highway Business); 8.7 +/- acres; Grid #'s 6159-03-394177 & 412207; Unlisted Action. *DK Healey Properties (Contract Vendee); Argonaut Holdings and Central Hudson Gas & Electric, owners.*

PUBLIC HEARING OPENED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

PUBLIC HEARING ADJOURNED TO OCTOBER 20, 2011.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

LEAD AGENCY INTENT DECLARED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

APPLICATION INCOMPLETE AND ACTION DEFERRED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

6. JULIET BOOKSTORE.

Site Plan Hearing to renovate the existing building (Former Juliet Theater) to create an off campus bookstore and expand parking with access from 10 & 12 La Grange Avenue. 46, 48 & 60 Raymond Ave./10 & 12 La Grange Ave.; Zoned ATC (Arlington Town Center); 1.05 +/- acres; Grid #'s 6161-12-823675, 817693, 817688, 825690 & 830689; Type II Action. *College Properties, LLC, owner.*

PUBLIC HEARING OPENED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

PUBLIC HEARING ADJOURNED TO OCTOBER 20, 2011.

**MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
CARRIED: 5-0**

PROPOSED ACTIVITY IS AN UNLISTED SEQRA ACTION AND AN UNCOORDINATED REVIEW WILL BE DONE.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

ACTION DEFERRED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

B) *SUSPEND RULES FOR PUBLIC COMMENT*

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

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 5-0**

THE PLANNING BOARD RESUMED THE RULES.

**MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
CARRIED: 5-0**

C) *PLAN REVIEWS*

- 1. *POUGHKEEPSIE DAY SCHOOL ATHLETIC FIELD IMPROVEMENTS. Site Plan Review and Planning Board to declare its Intent to be Lead Agency to improve existing athletic fields, installation of new baseball/softball fields, removal of an existing asphalt basketball court and the installation of water lines for irrigation, and stormwater facilities. 244 Boardman Road; Zoned IN (Institutional); 34.17 +/- acres; Grid # 6260-03-146453; Unlisted Action. Poughkeepsie Day School, owner.***

LEAD AGENCY INTENT DECLARED.

**MOVED: ANNE CONROY
SECONDED: CARL WHITEHEAD
CARRIED: 4-0 (JOHN WEISMAN, RECUSED)**

APPLICATION INCOMPLETE AND ACTION DEFERRED.

**MOVED: ANNE CONROY
SECONDED: CARL WHITEHEAD
CARRIED: 4-0 (JOHN WEISMAN, RECUSED)**

2. **VAN WAGNER OFFICE PARK.**
Site Plan and Subdivision (Minor) Review, Lot Line Revision and Planning Board to declare its Intent to be Lead Agency for phased demolition of existing residential structure and renovation of two other residences along with new parking and reuse of existing warehouse as office space and lease space. 25 Van Wagner Road & 48 Springside Avenue; Zoned B-H (Highway Business); 2.1 +/- acres; Grid #'s 6161-08-838906 & 821910; Unlisted Action. *Built Parcel III Properties, LLC, owner.*

LEAD AGENCY INTENT DECLARED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

ACTION DEFERRED.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

3. **RJG PROPERTIES, LLC (GERMANO).**
Site Plan Review and Planning Board to declare its Intent to be Lead Agency for new plantings, planting beds and berms, and an extension of the existing white vinyl fence and installation of a six foot high stockade fence. 2555 South Road; Zoned B-H (Highway Business) and WD-1 (Waterfront District 1); 0.783 +/- acres; Grid # 6060-02-994630; Unlisted Action. *RJG Properties, LLC, owner.*

NO ACTION TAKEN ITEM REMOVED FROM THE AGENDA.

D) *OTHER BUSINESS*

1. **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.*

FINAL NINETY DAY TIME EXTENSION OF SITE PLAN APPROVAL GRANTED FROM OCTOBER 14, 2011 FORWARD TO JANUARY 12, 2012.

**MOVED: RICHARD DAVISON
SECONDED: MARVIN BENNETT
CARRIED: 5-0**

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