



Town of Poughkeepsie

Planning & Zoning

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TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING DECISION AGENDA

OCTOBER 20, 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. Unlisted Action. *Socker Spring Park LLC, owner.*

PUBLIC HEARING ADJOURNED TO DECEMBER 8, 2011.

MOVED: Robert Gorman

SECONDED: Carl Whitehead

CARRIED: 7-0 (Anne Conroy present for Richard Davison)

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 ADJOURNED TO NOVEMBER 17, 2011.

MOVED: Carl Whitehead

SECONDED: Marvin Bennett

CARRIED: 7-0 (Richard Davison arrived)

3. 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.*

REMOVED FROM AGENDA PER APPLICANT'S REQUEST.

PUBLIC HEARING ADJOURNED TO NOVEMBER 17, 2011.

MOVED: Richard Davison

SECONDED: Marvin Bennett

CARRIED: 7-0

4. HEALEY CHEVROLET.

Site Plan Hearing 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: 7-0

PUBLIC HEARING CLOSED.

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

SEQRA NEGATIVE DECLARATION ADOPTED.

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

CONDITIONAL SITE PLAN APPROVAL GRANTED.

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

ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

5. 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: Edwin La Perche
SECONDED: Richard Davison
CARRIED: 7-0

PUBLIC HEARING CLOSED.

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

SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 6-1 (Marvin Bennett, Nay)

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: Marvin Bennett
CARRIED: 7-0

C) PLAN REVIEWS

1. MARIST COLLEGE/AT&T CO-LOCATION.

Amended Site Plan Review to install nine (9) antennas on penthouse walls and a 12' x 20' equipment shelter on the roof. 3399 North Road; Zoned IN (Institutional); Grid # 6062-02-884713. Unlisted Action. *Marist College, owner.*

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

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

SEQRA NEGATIVE DECLARATION ADOPTED FOR AN UNCOORDINATED REVIEW.

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

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

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

CONDITIONAL SITE PLAN AND ARCHITECTURAL REVIEW APPROVAL GRANTED.

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

2. **RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS.**
Site Plan and Subdivision Review and Planning Board to declare its Intent to be Lead Agency for a proposed commercial development. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research); 6.64 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369. *WA Route 9 LLC, owners.*

PROPOSED ACTIVITY DECLARED TO BE AN UNLISTED ACTION UNDER SEQRA.

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

LEAD AGENCY INTENT DECLARED.

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

PUBLIC HEARING FOR SITE PLAN AND LOT LINE REVISION SET FOR NOVEMBER 17, 2011.

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

D) OTHER BUSINESS

1. **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.*

FINAL NINETY DAY TIME EXTENSION OF SUBDIVISION APPROVAL GRANTED FROM NOVEMBER 14, 2011 FORWARD TO FEBRUARY 13, 2012.

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

2. **TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER §210, "ZONING", HEIGHT REGULATIONS, §210-13(K), for recommendation.**

POSITIVE RECOMMENDATION CONVEYED.

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

3. TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER §210, “ZONING”, TO DELETE SECTION §210-22(G), “MAIN STREET DRIVE-IN OVERLAY DISTRICT” for recommendation.

NEGATIVE RECOMMENDATION CONVEYED.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

MOTION TO TERMINATE MEETING.

MOVED: Richard Davison

SECONDED: Patrick Rose

CARRIED: 7-0

PRESENT:

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

ABSENT: