



# 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

NOVEMBER 17, 2011  
6:30 PM

#### A) PUBLIC HEARINGS

1. **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 JANUARY 19, 2012.***

**MOVED:** Carl Whitehead

**SECONDED:** Marvin Bennett

**CARRIED:** 7-0

2. **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 JANUARY 19, 2012.***

**MOVED:** Richard Davison

**SECONDED:** Anne Conroy

**CARRIED:** 7-0

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

**Minor 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 OPENED.***

**MOVED:** Richard Davison

**SECONDED:** Robert Gorman

**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

***CONDITIONAL FINAL SUBDIVISION AND LOT LINE REVISION APPROVALS GRANTED.***

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

**4. POUGHKEEPSIE DAY SCHOOL ATHLETIC FIELD IMPROVEMENTS.**

**Site Plan Hearing** 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.*

***PUBLIC HEARING OPENED.***

**MOVED:** Robert Gorman  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (John Weisman, recused)

***PUBLIC HEARING CLOSED.***

**MOVED:** Robert Gorman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0 (John Weisman, recused)

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

**MOVED:** Carl Whitehead  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (John Weisman, recused)

***CONDITIONAL SITE PLAN REVIEW APPROVAL GRANTED.***

**MOVED:** Carl Whitehead  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (John Weisman, recused)

**5. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS.**

**Site Plan, Subdivision and Aquatic Resource Permit Hearing** for a senior age-restricted seven story housing development with 112 dwelling units and a 30,000 S.F. four-story office building. 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.*

***PUBLIC HEARING OPENED.***

**MOVED:** Robert Gorman  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

***PUBLIC HEARING ADJOURNED TO JANUARY 19, 2012.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (Edwin La Perche, Absent)

***SITE PLAN, SUBDIVISION AND AQUATIC RESOURCE PERMIT ACTION DEFERRED.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0 (Edwin La Perche, Returned)

**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:** 6-0 (Edwin La Perche, absent)

***THE PLANNING BOARD RESUMED THE RULES.***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0 (Edwin La Perche, absent)

**C) *PLAN REVIEWS***

**1. *VASSAR COLLEGE SCIENCE BUILDING.***

**Site Plan and Aquatic Resource Permit Review** to re-configure and renovate the campus area that houses science studies by constructing an 81,500 S.F. science building, removing a 41,500 S.F. building portion, eliminating area vehicular parking and making landscaping improvements. 124 Raymond Ave.; Zoned IN (Institutional); 9.43 +/- acres; Grid # 6261-03-100450. *Vassar College, owner.*

***LEAD AGENCY INTENT FOR REVIEW OF A TYPE I ACTION DECLARED.***

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

***SITE PLAN INCOMPLETE AND ACTION DEFERRED.***

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

**D) OTHER BUSINESS**

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

**Time Extension** 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.*

***TWO NINETY DAY TIME EXTENSIONS OF CONDITIONAL FINAL  
SUBDIVISION APPROVAL GRANTED, FROM DECEMBER 13, 2011 FORWARD  
TO JUNE 16, 2012.***

**MOVED:** John Weisman  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

**2. TOWN BOARD REFERRAL FOR CHANGE OF ZONE – BEDELL ROAD.**

**Change of zone from SPC (Salt Point Center) to R-4A (Residence, Single Family; 4  
acres), grid # 6262-01-130823, for recommendation.**

***POSTIVE RECOMMENDATION CONVEYED.***

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

**3. TOWN BOARD REFERRAL FOR CHANGE OF ZONE – MAC DONNELL  
HEIGHTS CENTER, DUTCHESS TURNPIKE.**

**Change of zone from MHC (Mac Donnell Heights Center) to R-20,000 (Residence,  
Single Family; 20,000 S.F.), grid #'s 6262-04-732301, 723342, 754340, 776348, and  
761394, for recommendation.**

***POSTIVE RECOMMENDATION CONVEYED.***

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

**4. TOWN BOARD REFERRAL FOR CHANGE OF ZONE – MAC DONNELL  
HEIGHTS CENTER – DARROW PLACE.**

**Change of zone from R-20,000 (Residence, Single Family; 20,000 S.F.) to MHC (Mac  
Donnell Heights Center), grid # 6262-04-915295, for recommendation.**

***POSTIVE RECOMMENDATION CONVEYED.***

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

5. **TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER §210-27, “MAC DONNELL HEIGHTS CENTER DISTRICT”, for recommendation.**

***POSTIVE RECOMMENDATION CONVEYED.***

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

6. **TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER §210-20, “SENIOR HOUSING OVERLAY DISTRICT”, for recommendation.**

***POSTIVE RECOMMENDATION CONVEYED.***

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

***MOTION TO TERMINATE MEETING AT 8:46 PM.***

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

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