



Town of Poughkeepsie

Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

PLANNING BOARD REGULAR MEETING *DECISION AGENDA*

DECEMBER 8, 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 APRIL 19, 2012

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: Robert Gorman

SECONDED: Richard Davison

CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES

MOVED: John Weisman

SECONDED: Richard Davison

CARRIED: 7-0

C) *PLAN REVIEWS*

1. **VAN WAGNER OFFICE PARK**

Site Plan and Subdivision (Minor) and Lot Line Revision Review for proposed site development, including: Subdivide and reuse existing warehouse for office and lease space; Revise lot line to accommodate a future building pad site; Develop new common parking and stormwater treatment facilities; Demolish one existing residential structure and renovate two others. 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.*

CONDITIONAL LOT LINE REVISION APPROVAL GRANTED

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

CONDITIONAL MINOR SUBDIVISION APPROVAL GRANTED

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

CONDITIONAL SITE PLAN APPROVAL GRANTED

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

ARCHITECTURAL REVIEW APPROVAL GRANTED

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

2. NEPTUNE COMMERCE CENTER BUSINESS PARK

Site Plan Amendment to reconfigure the corner building layout for a 1,100 S.F. increase, on a previously approved plan to redevelop vacant warehouse uses and land on three (3) lots to business park uses on four (4) lots. 2265 and 2277 South Road and 2 Neptune Road; Zoned B-H (Highway Business) and O-R (Office Research) with a Business Park designation; 8.82 +/- acres; Grid #'s 6159-01-187926, 154907, and 216927; Unlisted Action. *Neptune Capital Investors LLC, owner.*

PROPOSED SITE PLAN AMENDMENT DECLARED TO BE A TYPE II ACTION UNDER SEQRA

MOVED: Richard Davison
SECONDED: Anne Conroy
CARRIED: 7-0

AMENDED SITE PLAN APPROVAL GRANTED

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

ARCHITECTURAL REVIEW APPROVAL GRANTED

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

D) OTHER BUSINESS

1. HUDSON VALLEY MARKET

Amended Architectural Review for a previously approved site plan to re-use an existing 103,777 S.F. building for a year round indoor flea market and for site improvements including parking and drainage. 130 Salt Point Turnpike; Zoned IL (Light Industrial); 18.15 +/- acres; Grid #6162-02-860585; Unlisted Action. *130 Salt Point, LLC, Owner.*

AMENDED ARCHITECTURAL REVIEW APPROVAL GRANTED

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

2. TLP SUBDIVISION

Planning Board to consider Consent for the City of Poughkeepsie to be Lead Agency for an application to subdivide an existing residential lot into three (3) residential lots. Fallkill Avenue, Howard Street and 5 McKinley Lane (Town and City of Poughkeepsie); Zoned R-M (Residence, Multi Family), ±0.4 acres in the Town, and R-4 (Medium High Density Residential), ±0.2 acre in the City; total ±0.6 acre; Grid #'s 6162-66-635343 (City), 6162-15-643339 (Town); Unlisted Action. *TLP Associates, owner.*

PLANNING BOARD OBJECTS TO THE DESIGNATION OF THE CITY OF POUGHKEEPSIE AS LEAD AGENCY.

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

3. VASSAR COLLEGE SCIENCE BUILDING

Resolution to circulate a declaration of the Planning Board's intent to continue its role as Lead Agency and to include a previous, unidentified involved agency, namely the City of Poughkeepsie Planning Board, for an action consisting of the construction of an 81,500 S.F. science building and related alterations inclusive of a temporary parking area (39,600 S.F. / 0.91 Acres) and storage area (29,856 S.F. / 0.685 Acres) located on the Vassar College property located in the City of Poughkeepsie. 124 Raymond Avenue.; Zoned IN (Institutional); 9.43 +/- acres; Grid# 6261-03-100450. Type I Action. *Vassar College, Owner.*

PLANNING BOARD DECLARED INTENT TO CONTINUE ROLE AS LEAD AGENCY.

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

MOTION TO TERMINATE MEETING

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

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