



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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### 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

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