



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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

### NOTICE OF PLANNING BOARD REGULAR MEETING

January 19, 2012  
6:30 PM  
DECISION AGENDA

#### 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 McKinley Lane; Zoned B-N (Neighborhood Business); 2.0 +/- acres; Grid #6162-15-693398 and 6162-58-702386; Unlisted Action; *TLP Associates, Owner.*

**PUBLIC HEARING ADJOURNED TO MARCH 15, 2012.**

**MOVED:** Carl Whitehead  
**SECONDED:** Ed LaPerche  
**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 Avenue; Zoned ATC (Arlington Town Center); 4.64 +/- acres; Grid # 6161-12-879739; Unlisted Action; *Dr. Satish Modi, Owner.*

**PUBLIC HEARING ADJOURNED TO FEBRUARY 16, 2012.**

**MOVED:** Ed LaPerche  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

##### 3. 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; Unlisted Action; *WA Route 9 LLC, Owners.*

**PUBLIC HEARING ADJOURNED TO FEBRUARY 16, 2012.**

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**B) SUSPEND RULES FOR PUBLIC COMMENT**

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

**MOVED:** Ed LaPerche  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

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

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**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 including: Construction of an 81,500 S.F. science building spanning a stream, removal of a 41,500 S.F. building, and modifications to landscaping, parking, utilities and other site features. The proposed action includes a campus project area of ±9.43 acres plus offsite temporary parking and materials storage on ±1.6 acres in the City of Poughkeepsie. 124 Raymond Avenue; Zoned IN (Institutional); 255.89 +/- acres; Grid # 6261-03-100450; Type 1 Action; *Vassar College, Owner.*

***APPLICATION INCOMPLETE FOR SEQRA REVIEW AND DEFERRED.***

**MOVED:** Anne Conroy  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0

**2. COYOTE GRILL ADDITION**

**Architectural Review** amendment for modifications to the approved front (east side) of the existing restaurant. 2629 South Road; Zoned B-H (Highway Business); 1.66 +/- acres; Grid # 6160-01-005822; Type 2 Action; *Third Rock Realty, LLC, Owners.*

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

**MOVED:** Ed LaPerche  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

***PUBLIC HEARING ON SITE PLAN WAIVED.***

**MOVED:** Ed LaPerche  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

***CONDITIONAL AMENDED SITE PLAN AND ARCHITECTURAL REVIEW APPROVAL GRANTED.***

**MOVED:** Ed LaPerche  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

**D) OTHER BUSINESS**

**1. OUR LADY OF LOURDES HIGH SCHOOL TRACK AND FIELD PROJECT**

**Discussion** of the outline and concept of a proposed track and field project. 131 Boardman Road; Zoned I-N (Institutional); +/- 18.34 acres; Grid #6260-01-095706; *Archbishopric of New York, Owner.*

**DISCUSSION ONLY, NO ACTION TAKEN.**

**2. GASLAND PETROLEUM/DUNKIN DONUTS/RED OAKS MILL**

**Discussion** of a new site plan in place of an expired 2010 site plan for conversion of an existing unused car wash to a Dunkin Donuts at an existing motor vehicle service facility and convenience store with related site and façade improvements. 35 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 0.36 +/- acres; Grid # 6260-04-527253. *Gasland Petroleum, Inc., Owner.*

**DISCUSSION ONLY, NO ACTION TAKEN.**

**3. TLP ASSOCIATES SUBDIVISION**

**Planning Board to declare its Intent 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.*

**LEAD AGENCY INTENT DECLARED.**

**MOVED:** Richard Davison  
**SECONDED:** Ed LaPerche  
**CARRIED:** 7-0

**4. STRATFORD FARMS WATER BOOSTER STATION**

**Time extension** for a site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential Single-Family 4 acre); 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, Owners.*

**ONE YEAR TIME EXTENSION GRANTED FROM FEBRUARY 15, 2012 FORWARD TO FEBRUARY 15, 2013.**

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

<b>PRESENT:</b>  Member Conroy Member Davison Member Gorman Member LaPerche Member Lepore Member Rose Member Whitehead	<b>ABSENT:</b>  Chairman Weisman Member Bennett
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**MOTION TO TERMINATE MEETING AT 7:45 P.M.**

**MOVED:** Carl Whitehead  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0