



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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

### NOTICE OF PLANNING BOARD REGULAR MEETING

March 15, 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 JUNE 21, 2012.**

**MOVED:** Joseph Lapore  
**SECONDED:** Carl Whitehead  
**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 APRIL 19, 2012.**

**MOVED:** Ed LaPerche  
**SECONDED:** Patrick Rose  
**CARRIED:** 7-0

##### 3. **RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS**

**Public Hearing, SEQR Review and Recommendation to the Town Board regarding a proposed Senior Housing Overlay District (SHOD) Designation and subsequent Site Plan, Lot Line Revision and Aquatic Resource Permit Approvals** for a seven story senior housing development of 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 SPECIAL MEETING ON MARCH 29, 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:** Bob Gorman  
**SECONDED:** Carl Whitehead  
**CARRIED:** 7-0

**THE PLANNING BOARD RESUMED THE RULES.**

**MOVED:** Ed LaPerche  
**SECONDED:** Bob Gorman  
**CARRIED:** 7-0

**C) PLAN REVIEWS**

**1. SOUTH HILLS LAND LLC, SUBDIVISION.**

**Preliminary Subdivision Review** for a 20-lot clustered subdivision. 237 NYS Route 9D; Zoned R-20 (Residence Single Family, 20,000 S.F.) and SHC (South Hills Center); 23.26 +/- acres; Grid # 6158-01-290785 Unlisted Action; *South Hills Land, LLC, owner.*

**APPLICATION DETERMINED INCOMPLETE FOR SEQRA AND ACTION DEFERRED.**

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

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

**Site Plan Review and Planning Board to declare Lead Agency Intent** for reapproval of an expired 2010 site plan with modifications to convert a vacant car wash portion of the building to a Dunkin Donuts restaurant, add 403 SF to the existing convenience store building, revise the layout for gas station fueling positions and parking, and make related site and façade improvements. 35 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 0.36 +/- acres; Grid # 6260-04-527253, Unlisted Action; *Gasland Petroleum, Inc., Owner.*

**LEAD AGENCY INTENT DECLARED.**

**MOVED:** Carl Whitehead  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

**3. MARIST COLLEGE STUDENT CENTER RENOVATION AND MUSIC ADDITION**

**Site Plan & Waterfront Consistency Review and Planning Board to declare Lead Agency Intent** for the construction of an approximately 23,000 square foot, three story addition to the east side of the existing Student Center and an approximately 2,000 square foot, one story addition at the west side; complete interior renovations; and modification of exterior access and site amenities. 3399 North Road; Zoned I-N (Institutional) and WD-1 (Waterfront Overlay); 43.93 +/- acres; Grid #6062-02-884713, Type 1 Action; *Marist College, Owner.*

***LEAD AGENCY INTENT DECLARED.***

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

***SITE PLAN APPROVAL DEFERRED.***

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

**4. OUR LADY OF LOURDES HIGH SCHOOL SPORTS COMPLEX**

**Site Plan Review and Planning Board to declare Lead Agency Intent** for construction of new outdoor track and field facilities. 131 Boardman Road; Zoned I-N (Institutional); +/- 18.34 acres; Grid #6260-01-095706; Unlisted Action; *Archbishopric of New York, Owner.*

***LEAD AGENCY INTENT DECLARED***

**MOVED:** Ed LaPerche  
**SECONDED:** AnneConroy  
**CARRIED:** 7-0

***SITE PLAN APPROVAL DEFERRED.***

**MOVED:** Ed LaPerche  
**SECONDED:** Joseph Lapore  
**CARRIED:** 7-0

**5. BUFFALO WILD WINGS**

**Architectural Review** for exterior renovations to convert existing Pizzeria Uno restaurant and adjacent vacant retail space into one Buffalo Wild Wings restaurant. 1794 South Road; Zoned B-H (Highway Business); +/- 1.03 acres; Grid #6158-02-505756; Type II Action; *Samuel H. Finnerman, Owner.*

***ARCHITECTURAL REVIEW APPROVAL DEFERRED.***

**MOVED:** Ed LaPerche  
**SECONDED:** Bob Gorman  
**CARRIED:** 7-0

**6. MIRACLE FORD DEALERSHIP FACILITY DESIGN**

**Architectural Review** for addition of a tower element and other façade modifications. 2250 South Road; Zoned B-H (Highway Business); +/- 2.87 acres; Grid #6159-01-273908; Unlisted Action; *A.O.B. IV, Inc., Owner.*

***REMOVED FROM THE AGENDA AT APPLICANT'S REQUEST; NO ACTION TAKEN.***

7. **TIFFANY RODRIGUEZ/230 SALT POINT RESTAURANT OUTDOOR SEATING Site Plan Review** for outdoor restaurant dining and minor alterations. 234 Salt Point Turnpike; Zoned SPC (Salt Point Center); +/- 2.03 acres; Grid #6262-01-001806; Type II Action; *Le Pavillion Inc., Owner.*

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

**MOVED:** Carl Whitehead  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

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

**MOVED:** Carl Whitehead  
**SECONDED:** Anne Conroy  
**CARRIED:** 7-0

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

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

***ARCHITECTURAL REVIEW APPROVED AS PRESENTED.***

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

***D) OTHER BUSINESS***

1. **TOWN BOARD REFERRAL OF A PROPOSED LOCAL LAW AMENDMENT, CHAPTER 113 “FLOOD DAMAGE PREVENTION,” for information purposes** regarding proposed amendments to the existing local law.

***INFORMATIONAL ONLY; NO ACTION TAKEN.***

***MOTION TO TERMINATE MEETING AT 9:06 P.M.***

**MOVED:** Patrick Rose  
**SECONDED:** Bob Gorman  
**CARRIED:** 7-0

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