



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885 Fax

NOTICE OF PLANNING BOARD REGULAR MEETING

April 19, 2012

6:30 PM
DECISION AGENDA

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 JULY 19, 2012.

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

2. VASSAR COLLEGE SCIENCE BUILDING

Site Plan and Aquatic Resource Permit Hearing 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.*

PUBLIC HEARING ADJOURNED TO MAY 17, 2012.

MOVED: Bob Gorman
SECONDED: Richard Davison
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, Owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED FOR SEQRA REVIEW AND ADJOURNED TO JUNE 21, 2012 FOR SITE PLAN AND AQUATIC RESOURCE PERMIT REVIEW.

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

RESOLUTION FOR A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION ADOPTED.

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

POSITIVE RECOMMENDATION CONVEYED TO THE TOWN BOARD REGARDING A SENIOR HOUSING OVERLAY DISTRICT (SHOD) DESIGNATION FOR THIS PROJECT.

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

APPLICATION DEFERRED PENDING TOWN BOARD ACTION ON A PROPOSED SHOD DESIGNATION FOR THIS PROJECT.

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

4. **OUR LADY OF LOURDES HIGH SCHOOL SPORTS COMPLEX**
Site Plan Hearing 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.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

RESOLUTION FOR A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION ADOPTED.

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

CONDITIONAL SITE PLAN REVIEW APPROVAL GRANTED.

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

ARCHITECTURAL APPROVAL WAIVED.

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

5. DR. MODI (IDOM EQUITIES) SOLAR CANOPY

Site Plan Hearing for the installation of five (5) solar panel canopies (total +/- 7,300 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 OPENED.

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

PUBLIC HEARING ADJOURNED TO JUNE 21, 2012.

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

APPLICATION DETERMINED TO BE INCOMPLETE AND ACTION DEFERRED.

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

- 6. TLP ASSOCIATES/SALT POINT PLAZA SUBDIVISION**
Minor Subdivision Hearing for a proposed two (2) lot subdivision. 81 Fallkill Avenue; Zoned B-N (Neighborhood Business); 4.0 +/- acres; Unlisted action; Grid # 6162-15-700450; *TLP Associates, LLC, Owner.*

PUBLIC HEARING OPENED.

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

PUBLIC HEARING CLOSED.

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

RESOLUTION FOR A SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION ADOPTED.

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

FINAL (MINOR) SUBDIVISION APPROVAL GRANTED.

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

B) SUSPEND RULES FOR PUBLIC COMMENT

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

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

THE PLANNING BOARD RESUMED THE RULES.

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

C) **PLAN REVIEWS**

1. **FRIENDLY HONDA COMPREHENSIVE SITE PLAN**

Discussion and Planning Board to declare Lead Agency Intent for a comprehensive site plan approval for proposed building and site improvements throughout an existing motor vehicle sales and service facility to be expanded from five to six parcels. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 +/- acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. Unlisted Action; *Dutchess Facilities Management, LLC., Owner.*

THE PLANNING BOARD DISCUSSED THE PROJECT.

LEAD AGENCY INTENT DECLARED.

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

APPLICATION DEFERRED.

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

2. **YEUNG / EAST CEDAR SUBDIVISION**

Pre-application Discussion and Planning Board to declare Lead Agency Intent for a proposed two (2) lot subdivision. 60 East Cedar Street; Zoned R-20 (Residence Single Family, 20,000 S.F.); 1.31 +/- acres; Grid # 6162-10-351745; Unlisted Action; *Yeung Home and Property, LLC, Owner.*

THE PLANNING BOARD DISCUSSED THE PROJECT.

LEAD AGENCY INTENT DECLARED.

MOVED: Richard Davison
SECONDED: Bob Gorman
CARRIED: 6-1 (John Weisman voted nay)

3. **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 GRANTED WITH CONDITIONS.

MOVED: Richard Davison
SECONDED: Anne Conroy
CARRIED: 6-1 (Bob Gorman voted nay)

ARCHITECTURAL REVIEW APPROVAL CONDITIONS AMENDED.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-1 (Bob Gorman voted nay)

4. POST ROAD PLAZA PETSMART STORE

Architectural Review to replace the existing Linen's 'N Things façade with two new facades on the existing building. 2566 South Road; Zoned B-SC (Shopping Center); 12.45 +/- acres
Grid # 6160-01-075610; Type II Action; *Post Road Development Equity, LLC., Owner.*

ARCHITECTURAL REVIEW APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Bob Gorman
CARRIED: 6-0 (Joe Lepore recused himself)

D) OTHER BUSINESS

1. HURRICANE GRILL & WINGS

Discussion of a proposed new restaurant in an existing building with an addition of 1,400 S.F. to the north of the existing building. 9 Raymond Avenue; Zoned ATC (Arlington Town Center); 1.927 +/- acres; Grid # 6161-08-770792; Unlisted Action; *Balbo Management Group, Owner.*

(Joe Lepore recused himself)

NO ACTION TAKEN; DISCUSSION ONLY.

PRESENT:	ABSENT:
Chairman Weisman	Member Bennett
Member Conroy	
Member Davison	
Member Gorman	
Member LaPerche	
Member Lepore	Member Rose
Member Whitehead	

MOTION TO TERMINATE MEETING AT 10:10 P.M.

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