



# 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**

May 17, 2012  
6:30 PM

### **DECISION AGENDA**

#### **A) PUBLIC HEARINGS**

##### **1. ROUTE 9D PROFESSIONAL OFFICE PARK**

**Site Plan Hearing and Cultural Resource Protocol Review** 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; Type I Action; *Socket Spring Park LLC, owner.*

##### ***PUBLIC HEARING OPENED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

##### ***PUBLIC HEARING ADJOURNED TO JULY 19, 2012***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 6-0

##### ***MOTION MADE TO ACKNOWLEDGE RECEIPT OF CITY/SCAPE CULTURAL RESOURCE CONSULTANTS CORRESPONDENCE DATED APRIL 25, 2012 AND DEFER TO COMMENTS ON INVESTIGATION PROTOCOL TRANSMITTED MAY 14, 2012 FROM THE NYS OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 6-0

##### ***MOTION MADE TO RECLASSIFY APPLICATION AS A SEQRA TYPE I ACTION AND TO CIRCULATE NOTICE OF RECLASSIFICATION TO INVOLVED AGENCIES***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**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  $\pm 9.43$  acres plus offsite temporary parking and materials storage on  $\pm 1.6$  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 OPENED***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 5-0 (Joe Lepore recused)

***PUBLIC HEARING CLOSED***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 5-0 (Joe Lepore recused)

***SEQRA NEGATIVE DECLARATION FOR A TYPE I ACTION ADOPTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Joe Lepore recused)

***CONDITIONAL SITE PLAN AND AQUATIC RESOURCE PERMIT APPROVAL GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 5-0 (Joe Lepore recused)

***ARCHITECTURAL REVIEW APPROVAL GRANTED SUBJECT TO DELIVERY OF RENDERINGS AND SAMPLES TO THE PLANNING DEPARTMENT***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 5-0 (Joe Lepore recused)

**3. LMD SUBDIVISION**

**Final Minor Subdivision Hearing** to subdivide an existing lot with a single-family home into two (2) lots. 18 Overlook Road; Zoned R-20 (Residential, single family 20,000 square feet); 1.67 +/- acres; Grid #6261-02-523935; Unlisted Action; *LMD Property Holdings, Owner.*

***PUBLIC HEARING OPENED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***PUBLIC HEARING CLOSED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***SEQRA NEGATIVE DECLARATION ADOPTED***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 6-0

***CONDITIONAL FINAL MINOR SUBDIVISION APPROVAL GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

4. **MARIST COLLEGE STUDENT CENTER RENOVATION AND MUSIC ADDITION Site Plan Hearing & Waterfront Consistency Review** 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.*

***PUBLIC HEARING OPENED***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 5-0 (Joe Lepore recused)

***PUBLIC HEARING CLOSED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Joe Lepore recused)

***SEQRA NEGATIVE DECLARATION FOR A TYPE I ACTION ADOPTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Joe Lepore recused)

***PROJECT IS IN ACCORDANCE WITH TOWN CODE CHAPTER 205, WATERFRONT CONSISTENCY REVIEW***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Joe Lepore recused)

***CONDITIONAL SITE PLAN APPROVAL GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 5-0 (Joe Lepore recused)

***ARCHITECTURAL REVIEW APPROVAL GRANTED SUBJECT TO DELIVERY OF RENDERINGS AND SAMPLES TO THE PLANNING DEPARTMENT***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Joe Lepore recused)

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

**Site Plan Hearing** 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, Unlisted Action; *Gasland Petroleum, Inc., Owner.*

***PUBLIC HEARING OPENED***

**MOVED:** Richard Davison

**SECONDED:** Bob Gorman

**CARRIED:** 6-0

***PUBLIC HEARING CLOSED***

**MOVED:** Richard Davison

**SECONDED:** Bob Gorman

**CARRIED:** 6-0

***SEQRA NEGATIVE DECLARATION ADOPTED***

**MOVED:** Richard Davison

**SECONDED:** Bob Gorman

**CARRIED:** 6-0

***CONDITIONAL SITE PLAN APPROVAL GRANTED***

**MOVED:** Richard Davison

**SECONDED:** Carl Whitehead

**CARRIED:** 6-0

***ARCHITECTURAL REVIEW APPROVAL GRANTED SUBJECT TO SUBMITTAL OF SAMPLES AND RENDERINGS TO THE PLANNING DEPARTMENT***

**MOVED:** Richard Davison

**SECONDED:** Bob Gorman

**CARRIED:** 6-0

**6. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE**

**Final Minor Subdivision Hearing and Site Plan Time Extension** for reapproval of a senior housing and future commercial development. 2625 South Road (US Route 9); Zoned SHOD (Senior Housing Overlay District) on Lot 1 only and B-H (Highway Business) on both lots; 14.55 +/- acres; Grid # 6060-02-950800; Unlisted Action. *R&D Hotel, LLC, owner.*

***PUBLIC HEARING OPENED***

**MOVED:** Richard Davison

**SECONDED:** Carl Whitehead

**CARRIED:** 6-0

***PUBLIC HEARING CLOSED***

**MOVED:** Richard Davison

**SECONDED:** Carl Whitehead

**CARRIED:** 6-0

***SEQRA NEGATIVE DECLARATION ADOPTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***CONDITIONAL FINAL MINOR SUBDIVISION APPROVAL GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***180 DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM  
JUNE 16, 2012 TO DECEMBER 13, 2012 GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***B) SUSPEND RULES FOR PUBLIC COMMENT***

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

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

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

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 6-0

***C) PLAN REVIEWS***

**1. FLYNN SUBDIVISION**

**Preliminary Subdivision Review and Planning Board to Declare Lead Agency Intent** for a proposed three (3) lot subdivision of an existing house lot: Two (2) new lots for single family dwellings would be served by access from a new Town road and by municipal water and sewer services. 2432 New Hackensack Road and Carriage Hill Lane; Zoned R-20,000 (Residence, Single Family); 3.59 +/- acres; Grid #6261-03-180220. Unlisted Action; *Michael Flynn, owner.*

***REMOVED FROM AGENDA AT REQUEST OF APPLICANT***

**2. HURRICANE GRILL & WINGS**

**Lot Line Revision and Site Plan Review** for 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 and 780 Main Street; Zoned ATC (Arlington Town Center); 1.927 +/- acres; Grid # 6161-08-770792 & 768817; Unlisted Action; *Balbo Management Group, Owner.*

***PUBLIC HEARING WAIVED IN ACCORDANCE WITH §210-151(D)***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 5-0 (Joe Lepore recused)

***SEQRA NEGATIVE DECLARATION ADOPTED FOR AN UNCOORDINATED REVIEW OF AN UNLISTED ACTION***

**MOVED:** Richard Davison  
**SECONDED:** Anne Conroy  
**CARRIED:** 5-0 (Joe Lepore recused)

***CONDITIONAL LOT LINE REVISION APPROVAL GRANTED AND SIXTY (60) DAY TIME EXTENSION FROM JULY 16, 2012 TO SEPTEMBER 14, 2012 GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 5-0 (Joe Lepore recused)

***CONDITIONAL SITE PLAN APPROVAL GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 5-0 (Joe Lepore recused)

***ARCHITECTURAL REVIEW APPROVAL GRANTED SUBJECT TO SUBMITTAL OF SAMPLES TO THE PLANNING DEPARTMENT***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 5-0 (Joe Lepore recused)

**3. REDL/GABLES PHASE III – LOT 231-A AMENDED SITE PLAN**

**Amended Site Plan Review and Planning Board to Declare Lead Agency Intent** to add one additional mobile home site to Gables Phase III, to be known as Lease Lot #231A. 237-381 & 295 – 381 Salt Point Turnpike; Zoned R-MH (Residence Mobile Home); 100.4 +/- acres; Grid #'s 6262-01-054988 & 6263-03-107109; Unlisted Action; *Herb Redl, LLC, owner.*

***REMOVED FROM AGENDA AT REQUEST OF APPLICANT***

**4. VAN WAGNER OFFICE PARK**

**Lot Line Revision Re-Approval, Time Extension for a Minor Subdivision and Amend Conditions of Project Approval** for an approved site plan of 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; renovate one existing residential structure for office use and two others for continued residential use. 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.*

***SEQRA NEGATIVE DECLARATION DATED NOVEMBER 10, 2011 REAFFIRMED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***CONDITIONAL LOT LINE REVISION APPROVAL GRANTED AND SIXTY (60) DAY TIME EXTENSION FROM JULY 16, 2012 FORWARD TO SEPTEMBER 14, 2012 GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***TWO NINETY (90) DAY TIME EXTENSIONS OF CONDITIONAL MINOR SUBDIVISION APPROVAL GRANTED FROM JUNE 5, 2012 FORWARD TO NOVEMBER 30, 2012***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

***RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL DATED DECEMBER 8, 2011 AS AMENDED MAY 17, 2012 APPROVED***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 6-0

**5. HUDSON VALLEY MARKET**

**Amendment of Site Plan Conditions** 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.*

***AMENDMENT TO CONDITION OF APRIL 12, 2010 SITE PLAN APPROVAL GRANTED***

**MOVED:** Richard Davison  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**D) OTHER BUSINESS**

- 1. TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER §210, ARTICLE IX, “SIGNS”. Recommendation to the Town Board** regarding a proposed amendment to add regulations pertaining to electronic message display signs and to make other technical amendments.

***POSITIVE RECOMMENDATION TO THE TOWN BOARD CONVEYED***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 6-0

- 2. TOWN BOARD REFERRAL OF A ZONING AMENDMENT, CHAPTER §210-38(B) and §210-8. Recommendation to the Town Board** regarding proposed amendments to include “Libraries” as a use permitted in the Institutional District (IN) subject to Town Planning Board approval.

***POSITIVE RECOMMENDATION TO THE TOWN BOARD CONVEYED***

**MOVED:** Bob Gorman  
**SECONDED:** Anne Conroy  
**CARRIED:** 6-0

<b>PRESENT:</b> Chairman Weisman  Member Conroy Member Davison Member Gorman  Member Lepore  Member Whitehead	<b>ABSENT:</b>  Member Bennett   Member LaPerche  Member Rose
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***MOTION TO TERMINATE MEETING AT 8:20 P.M.***

**MOVED:** Richard Davison  
**SECONDED:** Bob Gorman  
**CARRIED:** 6-0