



# 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

July 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; Type I Action; *Socket Spring Park LLC, Owner.*

**PUBLIC HEARING ADJOURNED TO SEPTEMBER 20, 2012.**

**MOVED:** Robert Gorman  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

##### 2. FRIENDLY HONDA COMPREHENSIVE SITE PLAN

**Site Plan Hearing** 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. SEQRA Negative Declaration issued 6/21/12; *Dutchess Facilities Management, LLC., Owner.*

**PUBLIC HEARING OPENED.**

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

**PUBLIC HEARING CLOSED.**

**MOVED:** John Weisman  
**SECONDED:** Richard Davison  
**CARRIED:** 7-0

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

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

***ARCHITECTURAL REVIEW APPROVAL GRANTED, AS PRESENTED WITH SAMPLES SHOWN.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

**3. FLYNN SUBDIVISION**

**Preliminary Subdivision Hearing** 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.*

***PUBLIC HEARING OPENED.***

**MOVED:** Richard Davison  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0

***PUBLIC HEARING CLOSED.***

**MOVED:** Richard Davison  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0

***PRE-APPLICATION DISCUSSION REQUIREMENT WAIVED.***

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

***PROPOSED ACTIVITY DETERMINED TO BE AN UNLISTED ACTION AND THE PLANNING BOARD INTENDS TO CONDUCT AN UNCOORDINATED REVIEW.***

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

***SEQRA NEGATIVE DECLARATION ADOPTED.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

***PRELIMINARY SUBDIVISION APPROVAL GRANTED.***

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

***FINAL SUBDIVISION PUBLIC HEARING WAIVED AND FINAL SUBDIVISION APPROVAL GRANTED.***

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

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

**MOVED:** Richard Davison  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0

**C) *PLAN REVIEWS***

**1. *MOUNTAIN VIEW ESTATES SUBDIVISION***

***Preliminary Subdivision Review and Planning Board to Declare Lead Agency Intent*** for a proposed eight (8) lot subdivision. Bedell Road; Zoned R-4A (Residence, Single Family, 4 acre); 64.06 +/- acres; Grid #'s 6261-01-130823 & 195769; Unlisted Action; *Mountain View Realty, LLC, Owner.*

***LEAD AGENCY INTENT DECLARED FOR REVIEW OF AN UNLISTED ACTION.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

***ACTION DEFERRED.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

**2. QB COLLISION**

**Amended Site Plan Review and Planning Board to Declare Lead Agency Intent** for a proposed new paved parking lot and drive. 487 Haight Avenue; Zoned ATC (Arlington Town Center); 1.11 +/- acres; Grid # 6161-08-767775; Unlisted Action; *LPJC Realty, LLC, Owner.*

***LEAD AGENCY INTENT DECLARED FOR REVIEW OF AN UNLISTED ACTION.***

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

***ACTION DEFERRED.***

**MOVED:** Richard Davison  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0

**3. FAIRVIEW COMMONS (PAGE)**

**Land Contour Permit Review** to remove and crush concrete debris buried on site. 66 Fulton Street; Zoned N-B (Neighborhood Business); 13.895 +/- acres; Grid #'s 6262-05-151832, 157808, 161788, 151756, 130806; Unlisted Action; *Page Park Associates, Owner.*

***PROPOSED ACTIVITY DETERMINED TO BE AN UNLISTED ACTION AND THE PLANNING BOARD INTENDS TO CONDUCT AN UNCOORDINATED REVIEW.***

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

***SEQRA NEGATIVE DECLARATION ADOPTED.***

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

***CONDITIONAL LAND CONTOUR CHANGE APPROVAL GRANTED.***

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

**4. VAN WAGNER OFFICE PARK**

**Amend Conditions of Minor Subdivision 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.*

**RESOLUTION OF CONDITIONAL MINOR SUBDIVISION APPROVAL AMENDED.**

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

**D) OTHER BUSINESS**

**1. ZONING AMENDMENT, CHAPTER §210 -22 ARLINGTON TOWN CENTER (ATC) DISTRICT.** Recommendation from the Planning Board to the Town Board to amend ATC District regulations to change “outdoor restaurant dining areas” from a special permitted use to a permitted accessory use subject to site plan approval and to Chapter §210 -102 supplementary regulations for such use.

**THE PLANNING BOARD RECOMMENDED THAT THE TOWN BOARD CONSIDER ADOPTING THE PROPOSED ZONING AMENDMENT INITIATED BY THE PLANNING BOARD.**

**MOVED:** Richard Davison  
**SECONDED:** Marvin Bennett  
**CARRIED:** 7-0

**MOTION TO TERMINATE MEETING AT 9:00 P.M.**

**MOVED:** Richard Davison  
**SECONDED:** Robert Gorman  
**CARRIED:** 7-0

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