



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
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### NOTICE OF PLANNING BOARD

## **REGULAR MEETING**

**November 15, 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 2 two-story wings, with associated parking. NYS Route 9D (East Side); Zoned B-H (Highway Business); 4.4 +/- acres; Grid # 6158-01-390820; Type 1 Action. *Socker Spring Park LLC, Owner.*

***PUBLIC HEARING ADJOURNED TO JANUARY 13, 2013.***

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

#### **2. EMERITUS AT POUGHKEEPSIE (WEGMAN COMPANIES)**

**Site Plan Hearing** regarding a proposed rezoning from Institutional (IN) to Residence-Single Family 20,000 SF (R-20) with text amendments, and subsequent approvals for Site Plan from the Planning Board and Special Use Permit from the ZBA, for a Senior Assisted Living Facility consisting of 76 dwelling units and a 20 bed memory care facility connected to Town water and sewer with driveway access to Boardman Road only, together with all necessary site plan appurtenances. Spackenkill Road and Boardman Road; Zoned Institutional (IN); +/- 23.68 acres; Grid #6260-03-049464; Unlisted Action; *Faith Assembly of God, Owner.*

***PUBLIC HEARING ADJOURNED TO JANUARY 13, 2013.***

**MOVED:** Anne Conroy  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**3. DR. HOON J. PARK OFFICE ADDITION**

**Site Plan Hearing** for construction of a 712 SF addition to the rear of the existing building.  
1772 South Road; Zoned B-H (Highway Business); 0.024 +/- acres; Grid #'s 6158-02-528698;  
Type II Action; *JEJA, LLC, Owners.*

***PUBLIC HEARING OPENED.***

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

***PUBLIC HEARING ADJOURNED TO DECEMBER 13, 2012.***

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

***PROPOSED ACTIVITY DETERMINED TO BE A TYPE II ACTION THAT IS NOT  
SUBJECT TO SEQRA REVIEW PURSUANT TO 6NYCRR 617.5(C)(7).***

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

***SITE PLAN APPROVAL DEFERRED.***

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

**C) PLAN REVIEWS**

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

**Discussion** regarding 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.*

***THIS AGENDA ITEM WAS CHANGED FROM REVIEW TO DISCUSSION ONLY BY REQUEST OF THE APPLICANT; NO ACTION WAS TAKEN.***

**2. ABILITIES FIRST (PAGE/ONE PAGE PARK) AMENDED SITE PLAN**

**Amended Site Plan Review** for renovation of the existing building and site modifications to accommodate offices and services of Abilities First. 2323 South Road; Zoned O-R (Office Research); 3.023 +/- acres; Grid #6160-03-111047; Unlisted Action; *One Page Park, LLC, Owner.*

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

**3. ANFRAN REALTY/CALIBER GRANITE**

**Discussion** regarding a potential granite countertop display and sales business at the former Roods Florist site. 2345 South Road; Zoned B-H (Highway Business); 4.4 +/- acres; Grid #6162-03-055096; *82 Anfran Realty, Inc., Owners.*

***THIS ITEM WAS FOR DISCUSSION ONLY; NO ACTION TAKEN.***

**4. POUGHKEEPSIE DAY SCHOOL ATHLETIC FIELD IMPROVEMENTS**

**Time Extension** to improve existing athletic fields, installation of new baseball/softball fields, removal of an existing asphalt basketball court and the installation of water lines for irrigation, and stormwater facilities. 244 Boardman Road; Zoned IN (Institutional); 34.17 +/- acres; Grid #6260-03-146453; Unlisted Action. *Poughkeepsie Day School, Owner.*

***MOTION MADE TO GRANT NINETY (90) DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM NOVEMBER 17, 2012 FORWARD TO FEBRUARY 15, 2013.***

**MOVED:** Carl Whitehead  
**SECONDED:** Marvin Bennett  
**CARRIED:** 6-0 (J. Weisman recused)

PRESENT:	ABSENT:
Chairman Weisman	
Member Bennett	
Member Conroy	
Member Davison	
Member Gorman (arrived after A.2)	
	Member LaPerche
Member Lapore (Alt.)	
	Member Rose (Alt.)
Member Whitehead	

***MOTION TO TERMINATE MEETING AT 8:17 P.M.***

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