



# Town of Poughkeepsie

## Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

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

### NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING

DECEMBER 10, 2009  
6:30 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

- 1. PEHL DEVELOPMENT SUBDIVISION AMENDMENT (DECARLO).**  
**Subdivision Hearing** to consider an application for Amended Subdivision Approval, amending filed map No. 2276 to allow use of the premises for single family residential purposes. 33 Pehl Road; Zoned R-20,000 (Residence, Single Family; 20,000 S.F.); Grid # 6162-16-848438. *Virginia DeCarlo, owner.*

***PUBLIC HEARING OPENED.***

**MOVED:** Richard Davison  
**SECONDED:** Thomas Bauer  
**CARRIED:** 6-0

***PUBLIC HEARING CLOSED.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

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

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

***ADOPT NEGATIVE DECLARATION.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

***AMEND SUBDIVISION PLAT MAP.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

***RECORDING OF THE RESOLUTION DATED DECEMBER 10, 2009 IN THE OFFICE OF THE DUTCHESS COUNTY CLERK, BY THE APPLICANT, IS AUTHORIZED BY THE PLANNING BOARD.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

**2. WALGREENS.**

**Subdivision and Site Plan Hearings** for new site plans to redevelop an existing commercial site including a new Walgreens, an existing restaurant use, and a two (2) lot subdivision. 825 – 829 Dutchess Turnpike; Zoned B-H (Highway Business); 2.06 +/- acres; Grid # 6262-04-592073. *Dutchess Turnpike Realty Partners, LLC, owners.*

***PUBLIC HEARING OPENED.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

***PUBLIC HEARING CLOSED.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

***SEQRA AND SITE PLAN INCOMPLETE AND ACTION DEFERRED.***

**MOVED:** Richard Davison  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

**B) SUSPEND RULES FOR PUBLIC COMMENT**

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

**MOVED:** Carl Whitehead  
**SECONDED:** Edwin La Perche  
**CARRIED:** 6-0

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

**MOVED:** John Weisman  
**SECONDED:** Richard Davison  
**CARRIED:** 6-0

**C) PLAN REVIEWS**

**1. PENDELL COMMONS.**

**Site Plan Review** for a proposal to construct 25 senior apartments and 48 workforce housing units. 78 - 114A Violet Avenue (Rte. 9G and Pendell Road); Zoned R-M (Residential, Multifamily); 14.87 +/- acres; Grid #'s 6162-07-587816 and 6162-02-565760. *165 Smith Street Inc., owner.*

**EAF PART TWO AND THREE ADOPTED.**

**MOVED: Richard Davison**  
**SECONDED: Edwin La Perche**  
**CARRIED: 6-0**

**SEQRA NEGATIVE DECLARATION ADOPTED.**

**MOVED: Richard Davison**  
**SECONDED: Edwin La Perche**  
**CARRIED: 6-0**

**CONDITIONAL SITE PLAN APPROVAL AND ARCHITECTURAL APPROVAL  
GRANTED AS SET FORTH IN THE RESOLUTION DATED 12/10/09.**

**MOVED: Richard Davison**  
**SECONDED: Edwin La Perche**  
**CARRIED: 6-0**

**ARCHITECTURAL APPROVAL GRANTED.**

**MOVED: Richard Davison**  
**SECONDED: Edwin La Perche**  
**CARRIED: 6-0**

**D) OTHER BUSINESS**

**1. GALLERIA/THE MELTING POT.**

**Architectural Review** for new colors and façade. 2001 South Road; Zoned B-SC (Shopping Center); 128 +/- acres; Grid # 6159-03-273276.  
*Poughkeepsie Galleria LLC, owner.*

**ARCHITECTURAL APPROVAL GRANTED.**

**MOVED: Richard Davison**  
**SECONDED: Edwin La Perche**  
**CARRIED: 6-0**

**PRESENT:**

Chairman John T. Weisman  
Member Davidson  
Member LaPerche  
Member Whitehead  
Member Rose  
Member Bauer (*Alternate*)

**ABSENT:**

Member Bennett