



Town of Poughkeepsie

Planning & Zoning

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Poughkeepsie, NY 12603

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NOTICE OF TOWN OF POUGHKEEPSIE

PLANNING BOARD REGULAR MEETING

January 20, 2011
6:30 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. ROUTE 9D PROFESSIONAL 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. *Socker Spring Park LLC, owner.*

PUBLIC HEARING ADJOURNED TO FEBRUARY 17, 2011.

MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 6-0

2. CRYO WELD.

Site Plan Hearing to reuse the former 8,500 S.F. TEG Credit Union portion of an existing building for new use by a service business. 10-14 Tucker Drive; BN (Neighborhood Business); 5.826 +/- acres; Grid # 6262-03-162080. *10 Tucker Drive, LLC, owner.*

PUBLIC HEARING ADJOURNED TO JUNE 16, 2011.

MOVED: EDWIN LA PERCHE
SECONDED: PATRICK ROSE
CARRIED: 6-0
AMENDED: JOHN WEISMAN
CARRIED: 7-0 (ROBERT GORMAN ARRIVED 6:35 PM)

3. NEPTUNE COMMERCE CENTER BUSINESS PARK.

Site Plan and Preliminary Subdivision Hearing to redevelop vacant warehouse uses and land on three (3) lots to business park uses on four (4) lots. 2265 and 2277 South Road and 2 Neptune Road; Zoned B-H (Highway Business) and O-R (Office Research) with a Business Park designation; 8.82 +/- acres; Grid #'s 6159-01-187926, 154907, and 216927. *Neptune Capital Investors LLC, owner.*

PUBLIC HEARING OPENED.

MOVED: RICHARD DAVISON

SECONDED: EDWIN LA PERCHE

CARRIED: 6-0 (PATRICK ROSE, RECUSED)

PUBLIC HEARING CLOSED.

MOVED: RICHARD DAVISON

SECONDED: ROBERT GORMAN

CARRIED: 6-0 (PATRICK ROSE, RECUSED)

NOTED ON THE RECORD THAT APPLICANT HAS AGREED TO WAIVE THE 62 DAY PERIOD FOR PLANNING BOARD ACTION ON THE SITE PLAN APPROVAL AND TO EXTEND SAID PERIOD TO 90 DAYS.

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: RICHARD DAVISON

SECONDED: EDWIN LA PERCHE

CARRIED: 6-0 (PATRICK ROSE, RECUSED)

PRELIMINARY AND FINAL SUBDIVISION CONDITIONAL APPROVAL GRANTED, FINAL SUBDIVISION PUBLIC HEARING WAIVED.

MOVED: RICHARD DAVISON

SECONDED: EDWIN LA PERCHE

CARRIED: 6-0 (PATRICK ROSE, RECUSED)

CONDITIONAL SITE PLAN APPROVAL DEFERRED.

MOVED: RICHARD DAVISON

SECONDED: EDWIN LA PERCHE

CARRIED: 6-0 (PATRICK ROSE, RECUSED)

4. GOLF PLAZA.

Site Plan Hearing to develop a 13,350 S.F. commercial center. 68 Creek Road; Zoned B-N (Neighborhood Business); 1.47 +/- acres; Grid # 6162-02-695673. *Lau-Kim Properties, owner.*

PUBLIC HEARING RE-OPENED.

MOVED: RICHARD DAVISON

SECONDED: ROBERT GORMAN

CARRIED: 7-0

4. ***Golf Plaza (con't)***

PUBLIC HEARING ADJOURNED TO MARCH 17, 2011.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0**

SEQRA INCOMPLETE AND SITE PLAN DEFERRED.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0**

5. **T-MOBILE NORTHEAST, LLC/ST. FRANCIS HOSPITAL.**

**Planning Board to declare its Intent to be Lead Agency and Site Plan Hearing to co-locate telecommunication antennas and equipment on the building.
241 North Road; Zoned IN (Institutional District); 500 S.F.; Grid # 6162-09-072632.
St. Francis Hospital, owner.**

PUBLIC HEARING OPENED.

**MOVED: RICHARD DAVISON
SECONDED: CARL WHITEHEAD
CARRIED: 7-0**

PUBLIC HEARING ADJOURNED TO FEBRUARY 17, 2011.

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

THE PLANNING BOARD DETERMINED TO CONDUCT AN UNCOORDINATED SEQRA REVIEW OF THIS PROJECT.

PUBLIC HEARING RE-OPENED.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0**

PUBLIC HEARING CLOSED.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0**

SEQRA NEGATIVE DECLARATION ISSUED AND STAFF DIRECTED TO PREPARE FORMS ACCORDINGLY.

**MOVED: RICHARD DAVISON
SECONDED: ANNE CONROY
CARRIED: 7-0**

CONDITIONAL SITE PLAN APPROVAL GRANTED.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
MODIFIED: JOHN WEISMAN
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0**

5. ***T-Mobile Northeast, LLC/St. Francis Hospital (con't)***

POSITIVE RECOMMENDATION CONVEYED TO ZONING BOARD OF APPEALS REGARDING HEIGHT VARIANCES.

**MOVED: EDWIN LA PERCHE
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

B) **SUSPEND RULES FOR PUBLIC COMMENT**

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

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

THE PLANNING BOARD RESUMED THE RULES.

**MOVED: RICHARD DAVISON
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0**

C) **PLAN REVIEWS**

1. **HUDSON VALLEY MARKET.**

Floodplain Development Permit 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. *130 Salt Point, LLC, owner.*

FLOODPLAIN DEVELOPMENT PERMIT APPROVAL GRANTED.

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

2. **MARIST COLLEGE PEDESTRIAN WALKWAY & GATE IMPROVEMENTS.**

Planning Board to declare its Intent to be Lead Agency, Site Plan Review and Waterfront Consistency Determination for improvements in the vicinity of the College Main and South Gates and a new Route 9 bridge over pedestrian walkway, all in conjunction with NYS DOT PIN #8010.63 Route 9 over pedestrian walkway, including construction of a Gate house, architectural pillars, internal roadway modifications, landscaping and lighting, and bridge architectural finishes. 3399 North Road and 19-27 Beck Place; Zoned IN (Institutional) and WD-1 (Waterfront Overlay); 107.25 +/- acres; Grid #'s 6062-02-890825, et al... *Marist College, owner.*

2. **Marist College Pedestrian Walkway & Gate Improvements (con't)**

PUBLIC HEARING WAIVED.

MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0

**ADJOURNED TO THE PLANNING BOARD'S FEBRUARY 1, 2011
WORKSHOP/SPECIAL MEETING.**

MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0

D) OTHER BUSINESS

1. **STRATFORD FARMS WATER BOOSTER STATION.**

Time extension for a site plan for a 293 sq.ft. single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 15(Residential); 1.896 +/- acres; Grid #6363-03-223070. *ABD Stratford, LLC, owners.*

**ONE YEAR TIME EXTENSION GRANTED FROM FEBRUARY 15, 2011 FORWARD
TO FEBRUARY 15, 2012.**

MOVED: JOHN WEISMAN
SECONDED: EDWIN LA PERCHE
CARRIED: 7-0

2. **DYAL RESOURCES.**

Time Extension for the construction of a 20,350 S.F. municipal solid waste and recycling station with associated garage and office. 20-26 Tucker Drive; Zoned I-H (Heavy Industry); 8.0 +/- acres; Grid #6262-03-144210. *Dyal Resources, LLC, owner.*

**TWO MONTH TIME EXTENSION GRANTED FROM JANUARY 21, 2011
FORWARD TO MARCH 21, 2011.**

MOVED: EDWIN LA PERCHE
SECONDED: RICHARD DAVISON
CARRIED: 7-0

3. TLP SUBDIVISION.

Planning Board to consider Consent for the City of Poughkeepsie to be Lead Agency for an application to subdivide an existing residential lot into three (3) residential lots. Fallkill Avenue, Howard Street and 5 McKinley Lane (Town and City of Poughkeepsie); Zoned R-M (Residence, Multi-Family, 0.4 acres) in the Town and UDR (Urban Density Residential) in the City; 0.6 +/- acres; Grid #'s 6162-66-635343 (City), 6162-15-643339 (Town). *TLP Associates, owner.*

PLANNING BOARD OBJECTS TO THE DESIGNATION OF THE CITY OF POUGHKEEPSIE PLANNING BOARD AS LEAD AGENCY.

**MOVED: JOHN WEISMAN
SECONDED: RICHARD DAVISON
CARRIED: 7-0**

4. MAGGIACOMO USED CAR LOT.

Planning Board to consider Consent for the City of Poughkeepsie to be Lead Agency for a Site Plan and Special Permit to create a used car lot. 287 South Avenue (City of Poughkeepsie); Zoned C-3 (General Commercial); 0.25 +/- acres; Grid #6061-60-974481. *Chauncey Maggiacomo, owner.*

PLANNING BOARD CONSENTS TO THE DESIGNATION OF THE CITY OF POUGHKEEPSIE PLANNING BOARD AS LEAD AGENCY.

**MOVED: RICHARD DAVISON
SECONDED: PATRICK ROSE
CARRIED: 7-0**

PRESENT: Chairman Weisman Member Davison Member Gorman, (Arrived at 6:35 pm) Member LaPerche Member Rose Member Whitehead Member Conroy (Alt.)	ABSENT: Member Bennett
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