



# 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

*April 21, 2016*  
**6:00 PM**

### **DECISION AGENDA**

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

##### 1. **SPINS BOWL OUTDOOR RECREATION**

**Site Plan Hearing** for proposed outdoor seasonal recreation facilities – go-cart track, ropes course and outdoor dining. 47 Taft Avenue; Zoned B-H (Business Highway) District; ± 4.251 acres; Grid #6161-08-915913; Unlisted Action; *Diamond Properties, Owner.*

**MOTION TO ADJOURN THE PUBLIC HEARING TO MAY 19, 2016.**

**MOVED:** Ed LaPerche

**SECONDED:** Carl Whitehead

**CARRIED:** 6-0

##### 2. **RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS**

**Site Plan and Aquatic Resource Permit Hearing and Lot Line Revision Review** regarding a proposed development plan amended to include a single seven-story building containing 85 age-restricted dwelling units, ± 31,534 square feet (SF) medical office and ± 13,976 SF retail pharmacy or medical service uses. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research) District with a Senior Housing Overlay District (SHOD) designation; 7.14 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration adopted March 20, 2014; *WA Route 9 LLC, Owners.*

**MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 16, 2016.**

**MOVED:** Ed LaPerche

**SECONDED:** Carl Whitehead

**CARRIED:** 6-0

**B) SUSPEND RULES FOR PUBLIC COMMENT – Comments limited to three (3) minutes**

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

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**THE PLANNING BOARD RESUMED THE RULES.**

**MOVED:** Carl Whitehead  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

**C) PLAN REVIEWS**

- 1. EASY STREET/DUTCHESS TPK - FRIENDLY HONDA INVENTORY PARKING**  
**Site Plan Review** for redevelopment of five parcels adjacent to Friendly Honda for automobile inventory. 1165, 1167 & 1171 Dutchess Turnpike, and 1 & 3 Easy Street; Zoned B-H (Highway Business) District; 3.60 ± acres; Grid #s 6362-01-178705, -186712, -193719, -164715 and -157718; SEQRA Negative Declaration adopted October 15, 2015; *Owners Thomas Ashline & Virginia Ashline; Steven Sepelak & Linda Sepelak; Eric Hawlk; Nancy Adam; Virginia Ashline, Trustee.*

**MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.**

**MOVED:** Ed LaPerche  
**SECONDED:** Rocco Romeo  
**CARRIED:** 6-0

- 2. DUTCHESS GOLF & COUNTRY CLUB AMENDED SITE PLAN**  
**Planning Board to Declare Lead Agency Intent and Site Plan Review** regarding improvements to add a ±3,024 SF ancillary clubhouse building, outdoor wedding function area, new ponds, landscaping, aesthetic lighting and putting green renovations. 2628 South Road; Zoned R-2A (Residence, Single Family 2-Acre) District; ±140 acres; Grid #6160-01-235760; Unlisted Action; *Dutchess Golf and Country Club, Owner.*

**MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE CIRCULATION OF SAID INTENT.**

**MOVED:** Carl Whitehead  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

***MOTION TO DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS.***

**MOVED:** Carl Whitehead  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

**3. CHILDREN'S HOME SITE PLAN**

**Planning Board to Declare Lead Agency Intent and Site Plan Review** regarding a two story addition to the main building for kitchen, dining, office and support spaces; and site work for parking and a new building entry ramp. 36 Children's Way; Zoned R-20 (Residence, Single Family 20,000 Square Feet) District; ± 24.4 acres; Grid # 6162-05-192927; Unlisted Action; *Children's Home, Owner.*

***MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE CIRCULATION OF SAID INTENT.***

**MOVED:** Ed LaPerche  
**SECONDED:** Rocco Romeo  
**CARRIED:** 6-0

***MOTION TO DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**4. SHADY BROOK TRAILER PARK SITE PLAN**

**Planning Board to Declare Lead Agency Intent and Site Plan Review** regarding improvements for an existing mobile home site, to modify 24 sites and propose 34 sites over a seven year period. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Unlisted Action; *Shady Brook Trailer Park Inc., Owner.*

***MOTION TO DECLARE INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE CIRCULATION OF SAID INTENT.***

**MOVED:** Ed LaPerche  
**SECONDED:** Rocco Romeo  
**CARRIED:** 5-0 (R. Davison was out of the room)

***MOTION TO DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS.***

**MOVED:** Ed LaPerche  
**SECONDED:** Rocco Romeo  
**CARRIED:** 5-0 (R. Davison was out of the room)

**5. BEACON RESIDENTIAL - 297 VIOLET AVENUE**

**Architectural Review** for an approved site plan to construct a two story residence of four units. 297 Violet Avenue; Zoned R-M (Residence, Multifamily) District; 0.445 +/- acres; Grid # 6163-19-523128; SEQRA Negative Declaration adopted June 2, 2015; *Beacon Residential LLC, Owner.*

***MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL.***

**MOVED:** Ed LaPerche  
**SECONDED:** Carl Whitehead  
**CARRIED:** 6-0

**D) OTHER BUSINESS**

**1. POST ROAD CENTER – SKI HAUS**

**Time Extension** of Architectural Review approval for rehabilitation of the exterior façade and freestanding sign. 1890 South Road; Zoned B-H (Business Highway) District; ± 1.0 acre; Grid # 6158-01-424988; Type II Action; *Poughkeepsie K Holdings LLC, Owner.*

***MOTION TO GRANT A TIME EXTENSION OF ARCHITECTURAL REVIEW APPROVAL FOR 180 DAYS FROM APRIL 13, 2016 FORWARD TO OCTOBER 10, 2016.***

**MOVED:** Carl Whitehead  
**SECONDED:** Ed LaPerche  
**CARRIED:** 6-0

**2. TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-9, DEFINITIONS” AND §210-67.1 “ENERGY FACILITIES”**

**Recommendation to the Town Board** regarding proposed amendments to the regulation of solar facilities.

***MOTION TO CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD.***

***MOVED:*** Ed LaPerche  
***SECONDED:*** Carl Whitehead  
***CARRIED:*** 6-0

***MOTION TO TERMINATE MEETING AT 7:46 P.M.***

***MOVED:*** Ed LaPerche  
***SECONDED:*** Carl Whitehead  
***CARRIED:*** 6-0

<b>PRESENT:</b>	<b>ABSENT:</b>
Member Davison	Chairman Weisman
Member Fanelli	
Member LaPerche	
Member Paganelli	
Member Romeo	
Member Whitehead	