



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

PRESENT: Member Davison Member Fanelli Member LaPerche Member Paganelli Member Romeo Member Whitehead	ABSENT: Chairman Weisman
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