



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

June 16, 2016
6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

- 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, \pm 31,534 square feet (SF) medical office and \pm 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 SEPTEMBER 17, 2016.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

- DUTCHESS GOLF & COUNTRY CLUB AMENDED SITE PLAN Site Plan Public Hearing** regarding improvements to add a \pm 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; \pm 140 acres; Grid #6160-01-235760; Unlisted Action; *Dutchess Golf and Country Club, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO DETERMINE THAT THE DUTCHESS GOLF & COUNTRY CLUB AMENDED SITE PLAN WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED JUNE 16, 2016.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: John Weisman
SECONDED: Rocco Romeo
CARRIED: 5-0

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: 5-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

C) PLAN REVIEWS

1. ADAMS FAIRACRE FARMS REMODEL

Site Plan Review for renovations at the existing farm market/grocery store, including building additions (total ±3,975 SF) for a new receiving area, indoor seating area, Garden Center entry modifications, and additional coolers and freezers. 741-765 Dutchess Turnpike; Zoned B-H (Highway Business) District; ± 26.2 acres; Grid #6262-03-454036; Type II Action; *Adams Fairacre Farms, Inc., Owner.*

MOTION TO WAIVE THE SITE PLAN PUBLIC HEARING IN ACCORDANCE WITH TOWN CODE §210-151(D).

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

MOTION TO DETERMINE THAT THE ADAMS FAIRACRE FARMS REMODEL SITE PLAN IS A TYPE II ACTION THAT IS NOT SUBJECT TO SEQRA REVIEW PURSUANT TO 6 NYCRR PART 617.5(C)(7) OF THE SEQRA REGULATIONS.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO GRANT CONDITIONAL SITE PLAN APPROVAL.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

2. CHILDREN’S HOME SITE PLAN

Architectural Review for an approved site plan 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; SEQRA Negative Declaration adopted May 19, 2016; *Children’s Home, Owner.*

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH RENDERINGS AND SAMPLES AS PRESENTED.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

3. CENTRAL HUDSON PHOENIX STREET PARKING LOT

Site Plan Review for proposed construction of additional parking area for thirty-eight (38) spaces and connecting driveways to the existing CHG&E site. Phoenix Street; Zoned R-4A (Residence, Single Family 4-acres) District and WD1 (Waterfront District 1); ± 2.53 acres; Grid #6061-04-872477; (portions of Grid #6061-59-846449 & 6061-52-887531 in the City of Poughkeepsie); Unlisted Action; *C H G & E Corp., Owner.*

MOTION TO PRELIMINARILY CLASSIFY THIS ACTION AS AN UNLISTED ACTION, THAT NO STATE OR FEDERAL AGENCY APPROVALS HAVE BEEN IDENTIFIED, AND THAT THE PLANNING BOARD WILL UNDERTAKE AN UNCOORDINATED ENVIRONMENTAL REVIEW OF THE PROPOSED ACTION, IN ACCORDANCE WITH 6 NYCRR §617.4, §617.5 AND §617.6 OF THE SEQRA REGULATIONS.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D).

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION THAT THE CENTRAL HUDSON PHOENIX STREET PARKING LOT SITE PLAN WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED JUNE 16, 2016.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION THAT THE PROPOSED CENTRAL HUDSON PHOENIX STREET PARKING LOT SITE PLAN IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE'S LOCAL WATERFRONT REVITALIZATION PROGRAM BECAUSE IT WILL BE CONDUCTED IN A MANNER CONSISTENT WITH SUCH PROGRAM, AND GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE APPLICATION.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

4. WHITE'S HUDSON RIVER MARINA SITE PLAN

Planning Board to Declare Lead Agency Intent and Site Plan Review for a 120' foot long steel prefabricated building for boat storage. 15 Point Street; Zoned R-NH (Residence New Hamburg) District and WD1 (Waterfront District 1); ± 15.3 acres; Grid #6057-06-489789; Unlisted Action; *Whites Hudson River Marina Inc., Owner.*

MOTION TO DECLARE PLANNING BOARD INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT'S CIRCULATION OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO DEFER ACTION PENDING ESTABLISHMENT OF LEAD AGENCY.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

5. SOUTH ROAD SQUARE / TILTED KILT PUB & EATERY

Amended Architectural Review for altered façade improvements for the southern tenant (formerly Bugaboo Creek). 1955 South Road; Zoned B-SC (Business Shopping Center); ± 4.98 acres; Grid #6159-03-334149; Type II Action; *South Road Square Assoc LLC, Owner.*

MOTION TO DEFER ARCHITECTURAL REVIEW APPROVAL.

MOVED: Ed LaPerche
SECONDED: Carl Whitehead
CARRIED: 5-0

D) OTHER BUSINESS

1. FRIENDLY HONDA COMPREHENSIVE SITE PLAN

Time Extension for a previously approved site plan for comprehensive building and site improvements throughout an existing motor vehicle sales and service facility to be expanded from five to six parcels. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 ± acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. SEQRA Negative Declaration on file; *Dutchess Facilities Management, LLC., Owner.*

MOTION TO GRANT A TWO (2) YEAR TIME EXTENSION FOR SITE PLAN CONSTRUCTION COMPLETION, FROM JULY 19, 2016 FORWARD TO JULY 19, 2018.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

2. TOWN BOARD REFERRAL OF ZONING MAP AMENDMENTS, §210-11

Recommendation to the Town Board regarding proposed amendments to the zoning map to rezone 2228 South Road from Residence, Single Family 2 acre (R2A) to Highway Business (B-H) District; 3 Neptune Road, 5 Neptune Road, 7 Neptune Road, 8 Neptune Road and 6 Neptune Road from Office Research (O-R) to Highway Business (B-H) District and 2285-2291 South Road from Office Research (O-R) to Highway Business (B-H) District

MOTION TO MAKE A POSITIVE RECOMMENDATION TO THE TOWN BOARD.

MOVED: Ed LaPerche
SECONDED: Rocco Romeo
CARRIED: 5-0

MOTION TO HOLD A SPECIAL MEETING OF THE PLANNING BOARD ON THURSDAY, JUNE 20, 2016 AT 5:00 PM.

MOVED: John Weisman
SECONDED: Carl Whitehead
CARRIED: 5-0

MOTION TO TERMINATE MEETING AT 8:00 P.M.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 5-0

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