



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

September 15, 2016

6:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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 NOVEMBER 17, 2016.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 7-0

2. 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; \pm 4.251 acres; Grid #6161-08-915913; Unlisted Action; *Diamond Properties, Owner.*

MOTION TO ADJOURN THE PUBLIC HEARING TO JANUARY 19, 2016.

MOVED: John Weisman
SECONDED: Ed LaPerche
CARRIED: 7-0

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: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

THE PLANNING BOARD RESUMED THE RULES.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

C) PLAN REVIEWS

1. SHADY BROOK TRAILER PARK SITE PLAN

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.*

REMOVED FROM THE AGENDA AT THE APPLICANT'S REQUEST.

2. HUDSON VALLEY FEDERAL CREDIT UNION – 2373 South Road (former Coppola's Restaurant)

Planning Board to Declare Lead Agency Intent and Site Plan Review regarding site re-development for a new one-story 4,300 SF bank with drive-thru and 44 parking spaces. 2373 South Road; Zoned B-H (Highway Business) District; 1.37 +/- acres; Grid # 6160-03-048168; Unlisted Action; *Antonio Coppola Owner.*

MOTION THAT THE PLANNING BOARD DECLARE ITS 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: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

MOVED: Richard Davison
SECONDED: Carl Whitehead
CARRIED: 7-0

3. POUGHKEEPSIE DAY SCHOOL SOLAR ARRAY SITE PLAN

Planning Board to Declare Lead Agency Intent and Site Plan Review for a proposed ground mounted solar array on a ±3.11 acre portion of the Poughkeepsie Day School site. 244 Boardman Road; Zoned IN (Institutional) District; 34.17 +/- acres; Grid # 6260-03-146453. *Poughkeepsie Day School, Owner.*

MOTION THAT THE PLANNING BOARD DECLARE ITS 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: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

4. CAMELOT VILLAGE MOBILE HOME PARK SITE PLAN

Discussion regarding a conceptual plan to combine two adjoining parcels, add five new mobile homes and construct a new 24 foot wide road entrance to Sheafe Road. 589 & 621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District; 29.5 +/- acres; Grid #s 6159-03-175445 and -247420; *Camelot Village NY LLC, Owner.*

NO ACTION TAKEN, ITEM FOR DISCUSSION ONLY.

5. SPACKEN PARTNERS, LLC

Discussion for reuse of an existing building (former IBM Building 5) and parking lot & road improvements. 56 Enterprise Drive; Zoned I-H (Heavy Industry) District; ± 23.83 acres; Grid # 6060-04-922413. *Spacken Partners, LLC, Owner.*

NO ACTION TAKEN, ITEM FOR DISCUSSION ONLY.

6. BALBO – 788 MAIN STREET

Amended Architectural Review to consider changes to the previously approved façade renderings for rebuilding a demolished single story retail space as a ± 583 SF addition to a 3-story building. 788 Main Street; Zoned ATC (Arlington Town Center); ± 0.37 acres; Grid #6161-08-779814; Type II Action; *Antonio Balbo and Maria Balbo, Owner.*

MOTION TO GRANT AMENDED ARCHITECTURAL REVIEW APPROVAL.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

MOTION TO TERMINATE MEETING AT 7:45 P.M.

MOVED: Richard Davison
SECONDED: Ed LaPerche
CARRIED: 7-0

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