



# Town of Poughkeepsie

## Planning Department

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### NOTICE OF PLANNING BOARD

## REGULAR MEETING

February 13, 2014

7:30 PM

## AGENDA

### A) PUBLIC HEARINGS

#### 1. SPRINGSIDE NEIGHBORHOOD DEVELOPMENT

**Site Plan Public Hearing and Lot Line Revision Review** for a proposed mixed use development. 45, 48, 52 and 54 Springside Avenue and 25 Van Wagner Road; Zoned ATC (Arlington Town Center); 4.77 ± acres; Grid #s 6161-08-809927, 821910 and 838906; SEQRA Negative Declaration on file; *Built Parcel 4, LLC and Built Parcel 3, LLC, Owners. TO BE ADJOURNED*

#### 2. ALLSPACE SELF STORAGE

**Amended Site Plan Hearing** regarding four (4) additional storage unit buildings proposed to expand the current storage facility of 11 buildings. 100-120 Salt Point Turnpike; Zoned Light Industry (I-L); 7.07 ± acres; Grid #6162-02-814518; Unlisted Action; *AllSpace Storage, LLC, Owner. TO BE ADJOURNED*

#### 3. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS

**Discussion and Public Hearing** for an Amended SEQRA Review, Recommendation to Town Board for a SHOD Designation, Site Plan and Aquatic Resource Permit and Lot Line Revision; 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) with a Senior Housing Overlay District (SHOD) designation; 7.14 +/- acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration for an Unlisted action on file; *WA Route 9 LLC, Owners.*

**B) SUSPEND RULES FOR PUBLIC COMMENT**

**C) PLAN REVIEWS**

- 1. VASSAR COLLEGE SCIENCE BUILDING AMENDED SITE PLAN**  
**Amended SEQRA, Site Plan and Aquatic Resource Permit Review** for a project portion behind Sanders Classroom and Sanders Physics Buildings, to modify truck turn around area and add outdoor amenities and stormwater treatment in an expanded project area. 124 Raymond Avenue; Zoned IN (Institutional); 255.89 +/- acres; Grid # 6261-03-100450; SEQRA Negative Declaration (Type 1 Action) on file; *Vassar College, Owner.*
- 2. SOUTH HILLS LAND LLC, SUBDIVISION**  
**Time Extension** of preliminary approval for a 20-lot clustered subdivision. 237 NYS Route 9D; Zoned R-20 (Residence Single Family, 20,000 S.F.) and SHC (South Hills Center); 23.26 +/- acres; Grid #6158-01-290785; SEQRA Negative Declaration adopted February 21, 2013; *South Hills Land, LLC, Owner.*
- 3. MCKEE CONSTRUCTION BUILDING**  
**Architectural Review** of modifications to the smaller, northern one of two existing buildings, for a construction business consisting of office space, sales, and storage. 2264 – 2270 South Road; Zoned B-H (Highway Business); 3.36 +/- acres; Grid #6159-01-243942; Type II Action. *Town Center Poughkeepsie, LLC, Owner.*

**D) OTHER BUSINESS**

- 1. MCDONALDS – MAIN STREET**  
**Discussion** of proposed site redevelopment of an existing McDonalds restaurant on a parcel located in the Town and City of Poughkeepsie. 733 Main Street; Zoned ATC (Arlington Town Center) in the Town and C-2A (Main Street Commercial) in the City; 0.32 +/- acres in the Town and 0.63 +/- acres in the City; Grid # 6161-07-665867 in the Town and # 6161-34-654861 in the City; *Franchise Realty, Owner.*

*Field Trip*  
*Tuesday, February 11, 2014 at 8:00 AM*