



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

November 16, 2017

6:00 PM

(Revised 11-16-17)

AGENDA

A) PUBLIC HEARINGS

1. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING

Site Plan and Special Use Permit Public Hearing for a proposed 2-story, medical office building of 11,200 GSF and reconfiguration of parking, on a site with an existing one-story medical office building of 12,500 GSF. 23 Davis Avenue; Zoned ATC (Arlington Town Center) District; ± 1.64 acres; Grid #6161-12-879739; Unlisted Action; *Idom Equities Inc., Owner.*

2. RIVER POINT RESIDENTIAL AND WEST PARK PROFESSIONAL BUILDINGS

Site Plan and Aquatic Resource Permit Hearing 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) 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.* **TO BE ADJOURNED**

3. CREEK ROAD APARTMENTS

Site Plan Hearing for proposed site rezoning by the Town Board from B-N (Business Neighborhood) to the R-M (Residence Multifamily) District; and a Site Plan application to the Planning Board as amended for 31 apartments in one building of three-story height. 84-92 Creek Road; Zoned B-N (Neighborhood Business) District; ± 5.18 acres; Grid # 6162-02-735705; SEQRA Negative Declaration adopted June 15, 2017; *JPJR Holdings, LLC, Owner.* **TO BE ADJOURNED**

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

C) PLAN REVIEWS

1. INDUSTRIAL RETRO LLC LOT LINE REVISION

Lot Line Revision Review for a proposal to convey a lot portion of ± 2.75 acres inclusive of a 50-foot access easement to the owner which is the beneficiary of the easement. 15 Victory Lane, Zoned I-H (Heavy Industrial) District, ± 4.60 acres, Grid #6062-04-786243; and 944 Dutchess Turnpike, Zoned MHC (MacDonnell Heights Center), ± 36.41 acres, Grid # 6062-04-864243; Unlisted Action; *Industrial Retro, LLC and Meadow View Properties, LLC, Owners.*

2. CRYO WELD – 253 INNIS AVENUE

Site Plan Review for a proposed 825 SF hazardous materials outdoor storage and loading area at an existing welding equipment and supply business. 253 Innis Avenue; Zoned SPC (Salt Point Center) District; ± 1.25 acres; Grid # 6162-16-780475; Type II Action; *Innis 3rd Gen, LLC, Owner.*

3. STOFA'S GARAGE – 308 HOOKER AVENUE

Discussion of proposed site plan to install a prefabricated storage container to store recycled material. 308 Hooker Avenue; Zoned B-N (Neighborhood Business) District; ± 0.229 acres; Grid # 6161-04-642417; Type II Action; *John Peter Stofa, Owner.*

4. JUWAINAT LOT LINE REVISION

Lot Line Revision Review for a proposed lot line revision between two parcels. 144 Manchester Road and 7 Wing Road; Zoned R-20 (Residence, Single-Family 20,000 SF) District; ± 0.74 acres and ± 0.12 acres, respectively; Grid #s 6261-01-223601 and 218586, respectively; Unlisted Action; *Hazem Juwainat, Owner.*

5. KIA FAÇADE RENOVATION

Architectural Review for a proposed renovation to the existing Dutchess Dodge dealership façade, for a Kia dealership. 2291 South Road; Zoned B-H (Highway Business) District; ± 5.44 acres; Grid # 6159-01-155954; Type II Action; *James R. Mulcahy, Owner.*

6. MANOR HILL COMMUNITY PROJECT

Planning Board to Declare Lead Agency Intent for proposed Town Board rezoning from R-20 to R-MH District, and for Planning Board Site Plan and Special Use Permit approvals for a manufactured community of 22 lease lots on a new access road with municipal water and sewer services. 246 North Grand Avenue; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

7. DALIA SITE PLAN

Re-approval of a Site Plan Application for four senior housing and two mixed use buildings, total \pm 84 dwelling units and \pm 10,124 SF non-residential. Sophias Way and Violet Avenue lots, and 35 Violet Avenue; Zoned R-20 (Residence, Single Family 20,000 SF) and SHOD (Senior Housing Overlay District); \pm 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; SEQRA Negative Declaration adopted March 19, 2015; Amended Site Plan approval granted March 17, 2016, expired September 13, 2017; *Linda E. Dalia, Owner.*

D. OTHER BUSINESS

1. ARLINGTON FARMS – MALABAR REALTY LLC

Time Extension of an approved site plan for proposed demolition of the existing structures on the site and the construction of a one story gas station-convenience store (3,400 SF) with a gas canopy and four gas pumps. 798 Dutchess Turnpike and 219 Overocker Road; Zoned B-H (Highway-Business) District; 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015; *Malabar Realty, LLC, Owner.*

2. SHERIDAN LOT LINE REVISION

Time Extension of an approved Lot Line Revision for a proposed conveyance of \pm 1.28 acres to a residential parcel from a vacant parcel in common ownership. 8 Kingwood Park and Kingwood Park; Zoned R-20 (Residential Single Family 20,000 SF) District; \pm 1.18 acres and \pm 3.30 acres; Grid #s 6160-03-079185 and 123166; Negative Declaration and conditional Lot Line Revision approval granted April 20, 2017; *James D. Sheridan, Owner.*

Field Trip on Tuesday, November 14, 2017 at 8:00 AM