



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

February 15, 2018

5:00 PM

AGENDA

(Revised 2/14/18)

A) PUBLIC HEARINGS

1. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Discussion and Site Plan Public Hearing regarding a mixed use development including \pm 181 apartments, \pm 14,990 SF commercial space, open area and \pm 220 parking spaces. The site redevelopment would convert a former school building to \pm 47 apartments; construct two 3-story buildings of ground-floor retail and upper story residential uses; one 4-story residential building over a garage podium; and site amenities. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; \pm 6.4 acres and \pm 0.4 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Unlisted Action; *Paz Management, Inc, Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.* **TO BE ADJOURNED**

2. PLAN BEE BREWERY

Site Plan and Special Use Permit Public Hearing for a proposed tasting room in the existing barn on the site of a brewery and farm for its ingredients. 115 Underhill Road; Zoned R-4A (Residence Single Family 4 Acre) District; \pm 24.00 acres; Grid # 6262-01-210645; Unlisted Action; *PBFB NY LLC, Owner.*

3. 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, \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 \pm 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**

4. **MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE)**
Site Plan, Subdivision and Special Use Permit Public Hearing for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; 85,000 to 180,000 SF of commercial and non-residential space; recreational amenities; and associated parking and utilities. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; ± 60.87 acres; Grid #s 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195; Type I Action. *Meadow View Properties LLC, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.* **TO BE ADJOURNED**

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

C) **PLAN REVIEWS**

1. **43 VIOLET AVENUE**
Site Plan Review for an approved renovation of an existing building and site improvements, to provide an ice cream parlor in one tenant space and second retail business in the second tenant space, and an outdoor dining area. 43 Violet Avenue; Zoned B-N (Neighborhood-Business) District; ± 0.44 acre; Grid # 6162-10-463632; Type II Action; *Hand S Corporation, Owner.*
2. **MANERI/RANUCCI LOT LINE REVISION**
Lot Line Revision Review regarding a lot line alteration to convey ±0.171 acre. 33 Valley View Road and 29 Valley View Road; Zoned R-20 (Residence Single Family 20,000 Square Feet) District; ± 0.87 and ± 1.55 acres, respectively; Grid #s 6160-01-325721 and 6160-01-333736, respectively; Unlisted Action; *Matthew J. Maneri and Lynn A. Maneri, Owners and James Ranucci and Jennifer M. Ranucci, Owners.*
3. **MCKEE CONSTRUCTION BUILDING**
Time Extension of an approved Architectural Review regarding modifications to the smaller, northern one of two existing buildings, for a construction business. 2264 – 2270 South Road; Zoned B-H (Highway Business) District; 3.36 ± acres; Grid #6159-01-243942; Type II Action. *Town Center Poughkeepsie, LLC, Owner.*

Field Trip on Tuesday, February 13, 2018 at 8:00 AM