



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

September 20, 2018

5:00 PM

AGENDA

A) PUBLIC HEARINGS

1. EMERGENCY ONE

Public Hearing and Site Plan Review for construction of a new 6,200 SF single story structure and demo of the 11,000 SF existing building. 2555 South Road; Zoned B-H (Highway Business) District and WD-1 (Waterfront District 1) District; \pm 0.78 acres; Grid # 6060-02-994630; Unlisted Action; *FATM Properties LLC, Owner.*

2. WENDY'S – 753 MAIN STREET

Public Hearing and Site Plan Review for a proposed Y-lane drive-thru for an existing Wendy's restaurant. 753 Main Street; Zoned ATC (Arlington Town Center) District; \pm 0.96 acres; Grid # 6161-07-709857; Unlisted Action; *TJM & Associates, Owner.*

3. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Site Plan Public Hearing regarding an amended application for a proposed Anchor Project use designation, for a mixed use project of \pm 168 residential units and clubhouse, 110-room hotel, \pm 20,842 SF commercial use, open area and \pm 279 parking spaces. The site redevelopment anticipates two 3-story buildings of ground-floor commercial and residential apartments above; two 4-story residential buildings; a 5-story hotel; a one-story commercial building; a clubhouse; parking 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 (Town Board as Lead Agency); *Paz Management, Inc. Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

TO BE ADJOURNED

B) MOTION TO ALLOW PUBLIC COMMENT ON AGENDA ITEMS – Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. HUDSON HERITAGE PROJECT

Conformance and SEQRA Findings for a Proposed Modified Development Master Plan for a total 750 residential units, 350,000 SF new commercial space, and adaptive re-use of the Administrative Building main wing and five other buildings; **and Site Plan and Subdivision Review** for Phase I development consisting of 125 multi-family residential units in five buildings with 168 parking spaces; a total 193,300 SF commercial space in 13 buildings with 1,260 parking spaces; related streets and utility infrastructure; and subdivision into seven development lots and roads to be dedicated to the Town. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type 1 Action; *EFG/DRA Heritage LLC, Owner.*

2. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

Site Plan Review for a proposed new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre); ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

3. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)

Subdivision and Amended Site Plan Review for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; up to 124,995 SF of commercial and non-residential uses; and supporting infrastructure and amenities. 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; SEQRA Findings for a Type I Action adopted March 15, 2018. *MHTC Development LLC.*

4. ALLSPACE STORAGE FACILITY EXPANSION

Lead Agency Intent and Site Plan Review for a proposed redesign of internal site access on parcel with existing self-storage facility, development of two additional self-storage units on adjacent, vacant parcel. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned IL (Light Industry) and RM (Residence Multifamily), respectively; Grid #s 6162-02-814518 and 6162-16-860468, respectively; ± 7.07 acres and ± 8.671 acres, respectively; Unlisted Action; *Allspace LLC and Page Park Associates LLC, Owners, respectively.*

5. **VERIZON STORE ADDITIONAL RETAIL EXPANSION**
Site Plan and Floodplain Development Review for a proposed 1,500 square foot addition to the existing Verizon Store. 661 Dutchess Turnpike; Zoned BSC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

6. **HUDSON HARBOUR CLUBHOUSE**
Site Plan Review regarding a proposed new one-story clubhouse at the apartment complex. 2565 South Road; Zoned RM (Residential Multi Family) District; ± 10.0 acres; Grid #6060-02-888727; Unlisted Action; *Hudson Harbour NY LLC, Owner.*

D) OTHER BUSINESS

1. **BEST WESTERN (MERCURY GRAND) HOTEL RENOVATION**
Time Extension for an approved Amended Site Plan for exterior renovations of an existing hotel structure including site landscaping and lighting, renovation of entrance canopy and exterior cladding materials. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, Owner.*

2. **FRIENDLY HONDA COMPREHENSIVE SITE PLAN**
Modify a Condition of Amended Site Plan Approval 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 dated June 21, 2012, Site Plan approved July 19, 2012, Amendment approved June 21, 2018; *Dutchess Facilities Management, LLC., Owner.*

3. **MARIST COLLEGE MCCANN CENTER ADDITION II**
Modify a Condition of Site Plan Approval for a previously approved site plan for the construction of a ± 64,000 gross SF addition to the north and west side of the McCann Recreation Center, including renovations to locker rooms and racquetball courts inside the existing McCann Center, demolition of the existing Fitness Center, relocation of water, sewer, gas and electric. Also, site improvements include traffic circulation, parking modifications and expansion, pedestrian access adjustment, site lighting and drainage modifications. Also requires easements from both Town and City of Poughkeepsie. 11-21 Champagnat Way, 37-41 Half Moon Walk, 5 Edvard Bech Drive; Zoned IN (Institutional) District and (WD1) Waterfront District 1; ± 16.94 acres; Grid #s 6062-02-870603, 874650, 884713; Unlisted Action; *Marist College, Owner.*

Field Trip on Tuesday, September 18, 2018 at 8:00 AM