



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

October 18, 2018

5:00 PM

AGENDA

A) PUBLIC HEARINGS

1. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Consent to Town Board as Lead Agency, Involved Agency SEQRA Review, Recommendation to the Town Board on Zoning Text Amendment and Site Plan Public Hearing regarding revised applications for a proposed Town Board zoning amendment to allow a new Anchor Project use designation, and a proposed Site Plan for a mixed use project of \pm 196 apartments and \pm 3,200 SF clubhouse, \pm 19,990 SF commercial space, \pm 110-room hotel, open area including outdoor seating, and \pm 335 parking spaces. Proposed site redevelopment involves replacement of the existing school building with a 5-story hotel and construction of two 2-story buildings of ground-floor commercial and residential apartments above; two 7-story residential buildings with first-floor garages; a clubhouse with offices and amenities; a one-story commercial building; surface parking; and access from Raymond Avenue and by easement from Fulton Avenue. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; \pm 6.38 acres and \pm 0.43 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.*

2. EMERGENCY ONE – 2555 SOUTH ROAD

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.*

3. **PLANET WINGS AND PIZZA E BIRRA – 830 MAIN STREET**
Site Plan and Special Use Permit Hearing for a proposed remodel of a 2,050 SF former bank to a new restaurant with a 975 SF addition and an outdoor dining area. 830 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.59 acres; Grid #6161-08-888795; Type II action; 830 Main Street LLC, Contract Vendee; Catskill Hudson Bank, Owner.

4. **VERIZON STORE ADDITIONAL RETAIL EXPANSION**
Amended Site Plan Hearing for a proposal to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; Planet Wings of Poughkeepsie, Owner.

5. **EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)**
Preliminary Major Subdivision Hearing for 13 lots from one lot west of Dutchess Turnpike, and 2 lots from one lot east of Dutchess Turnpike. 935 Dutchess Turnpike and Dutchess Turnpike; Zoned MHC (MacDonnell Heights Center) District; ± 58.11 acres; Grid #s 6262-04-723342 (+20.11 acres) and -864243 (+38 acres); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approvals issued July 12, 2018, as amended through September 20, 2018. MHTC Development, LLC, Owner.

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

7. **ALLSPACE STORAGE FACILITY EXPANSION**
Public Hearing, SEQRA Review, Recommendation to the Town Board for Zoning District Change, Lot Line Revision, Special Use Permit Review, and Site Plan Review for a proposed redesign of internal site access on the parcel with existing self-storage facility, and the development of two (2) additional self-storage units on the 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; Unlisted Action; Allspace LLC and Page Park Associates LLC, Owners, respectively.

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

C) **PLAN REVIEWS**

1. **MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING**

Architectural Review for an approved 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; Negative Declaration adopted 12/14/17; *Idom Equities Inc.*, Owner

Field Trip on Tuesday, October 16, 2018 at 8:00 AM