



# 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

*December 13, 2018*

**5:00 PM**

### **AGENDA**

*(Revised 12/12/18)*

#### **A) PUBLIC HEARINGS**

##### **1. RAYMOND AVENUE SCHOOL REDEVELOPMENT**

**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. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)**

**Amended Site Plan Hearing** regarding a Second Amendment of an approved Site Plan for a 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. 935 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts;  $\pm$  63.62 acres; Grid #s 6262-04-723342 (20.11 acres) and -864243 (40.76 acres) and -892195 (2.75 acres); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018, amended through September 20, 2018. *MHTC Development, LLC and Lot 2A Victory, LLC, Owners.*

3. **VERIZON WIRELESS – RONDEK ROAD MICRO (FOX RUN APARTMENTS)**  
**Site Plan Public Hearing** for the proposed installation of a small cell wireless telecommunications facility on the rooftop of an existing 4-story residential building. 1-60 Campus View Court; Zoned FC (Fairview Center) District and PROD (Planned Residential Overlay District); ± 14.09 acres; Grid # 6162-05-161788; Unlisted Action; *Fox Run at Fulton LLC, Owner.*
  
4. **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. TO BE ADJOURNED*
  
5. **PLANET WINGS AND PIZZA E BIRRA – 830 MAIN STREET**  
**Site Plan and Special Use Permit Public 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.*

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

**C) PLAN REVIEWS**

1. **VERIZON STORE ADDITIONAL RETAIL EXPANSION**  
**Architectural Review** for an approved site plan 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.*
  
2. **LOCUST GROVE CROSSING, LLC**  
**Discussion** with the Planning Board regarding a concept plan proposing 4 eight unit apartment buildings, each building is two stories with two garages. 2736-2738 South Road; Zoned RM (Residential Multi-Family) District; ± 2.46 acres; Grid #6161-03-078100;; *Tara Maguire and Patrick Joyce, Owners.*

**3. HUDSON HERITAGE**

**Discussion of 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 (80,000 SF) and five other structures; **Site Plan Review** for Phase I development consisting of ±125 multi-family residential units in four buildings with ±297 parking spaces; a total ±193,300 SF commercial space in 15 buildings with 1,276 parking spaces; related streets and utility infrastructure; **and Preliminary (Major) Subdivision Review** for a total of 12 lots on the site 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.*

**4. HUDSON HERITAGE TREE REMOVAL PERMIT**

**Tree Removal Permit application review** pursuant to "Chapter 187. Tree Preservation" for a 63.82 acre portion of the ± 156.19 acre site at 3532 North Road (U.S. Route 9), in connection with the Hudson Heritage Project; Zoned HRDD (Historic Revitalization Development District); Grid #6163-03-011149; SEQRA Negative Declaration for a Type 1 Action issued December 6, 2017 by the Town Board; *EFG/DRA Heritage LLC, Owner.*

**D) OTHER BUSINESS**

**1. CREEK ROAD APARTMENTS**

**Time Extension** for an approved site plan proposing 31 apartments in one building of three-story height. 84-92 Creek Road; Zoned R-M (Residence Multifamily) District; ± 5.18 acres; Grid # 6162-02-735705; *JPJR Holdings, LLC, Owner.*

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

**Time Extension** 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.*

**3. FRIENDLY HONDA COMPREHENSIVE SITE PLAN**

**Time Extension** 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.*

4. **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.*

*Field Trip on Tuesday, December 11, 2018 at 8:00 AM*