



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

REGULAR MEETING

September 14, 2017

6:00 PM

AGENDA

A) PUBLIC HEARINGS

1. PEREZ – 16 SOUTH GRAND AVENUE

Site Plan Public Hearing regarding conversion of a one family dwelling to a two family dwelling. 16 South Grand Avenue; Zoned ATC (Arlington Town Center) District; ± 0.11 acre; Grid # 6161-07-669800; Unlisted Action; *Mariano Perez-Rodriguez, Owner.*

2. 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

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, ± 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**

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

C) PLAN REVIEWS

1. UNDERHILL SOLAR LLC

Site Plan Review regarding a proposed ± 3,000 kW solar photovoltaic array ground-mounted system. 130 and 122 Underhill Road; Zoned R-4A (Residence Single Family 4 Acre) District; ± 71.0 acres; Grid # 6262-01-270535 and -180545; Type I Action; *Brian and Sally Underhill, Owners.*

2. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Planning Board to Declare Lead Agency Consent, Recommendation to the Town Board on Zoning Text & Map Amendments, and Site Plan Review regarding creation and designation of a new Anchor Project District; and a two-phase, mixed use development including ±172 apartments, ±16,200 SF commercial space, ±110 hotel rooms, open area, and 351 parking spaces. The site redevelopment would convert the former Arthur May School to ±44 apartments; construct two 3-story buildings of ground-floor retail and upper story residential uses; two 4-story residential buildings; and in a second phase, one 5-story building with ±110 hotel units and commercial area. 25 Raymond Avenue and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.9 acres and ± 0.43 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.*

3. OVEROCKER WAREHOUSE PROJECT

Site Plan Review of a proposal to upgrade an existing incomplete building for warehouse use, construct three loading docks and access to them, and modify an existing access road for two-way traffic. 70C Overocker Road; Zoned I-H (Heavy Industrial) District; ± 5.14 acres; Grid #6261-01-291702; Type II Action; *Overocker Road Realty LLC, Owner.*

4. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING

Planning Board to Declare Lead Agency Intent, and Site Plan Review 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; *Idom Equities Inc., Owner.*

5. MANERI/RANUCCI LOT LINE REVISION

Planning Board to Declare Lead Agency and 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.*

6. **BEACON RESIDENTIAL - 297 VIOLET AVENUE**
Site Plan Review of a previously approved, expired site plan to construct a new two story residence of four units. 297 Violet Avenue; Zoned R-M (Residence, Multifamily) District; 0.445 ± acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential LLC, Owner.*

7. **PLANET WINGS ADDITION – 661 DUTCHESS TURNPIKE**
Withdraw Amended Site Plan and Amend Architectural Review to replace a proposed building renovation and expansion for retail and restaurant use with renovation of the existing 2,985 SF building for retail use only. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.721 acre; Grid # 6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

D. OTHER BUSINESS

1. **TOWN BOARD REFERRAL OF ZONING AMENDMENTS TO §210-9, “DEFINITIONS”, specifically “Day Care Center.”**
Recommendation to the Town Board regarding proposed amendments to definitions of “Day Care Center.”

2. **SAYAGO/SHANER LOT LINE REVISION**
Time Extension for an approved lot line revision to convey a 0.175 acre portion of 3 River Road to 4 Main Street in New Hamburg; Zoned R-20 (Residence Single Family 20,000 SF), R-NH (Residence New Hamburg), and WD1 (Waterfront District 1); ± 1.0448 acres; Grid #6057-06-491851 and 6057-07-501839; SEQRA Negative Declaration adopted June 15, 2017; *Andrea Sayago and Edward Sayago, Owners and Marjorie E. Shaner, Owner.*

Field Trip on Tuesday, September 12, 2017 at 8:00 AM