



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

July 20, 2017
6:00 PM

AGENDA

A) PUBLIC HEARINGS

1. CROWN CASTLE-VERIZON COMMUNICATIONS TOWER

Site Plan and Special Use Permit Public Hearing regarding replacement of telecommunication monopole at the Poughkeepsie Day School. 244 Boardman Road; Zoned IN (Institutional); ± 0.266 acres; Grid #6260-03-146453; *Poughkeepsie Day School, 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 #s 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 $\pm 3,000$ 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. PLANET WINGS ADDITION – 661 DUTCHESS TURNPIKE

Planning Board to Declare Lead Agency Intent and Amended Site Plan Review for a revised application for a new building addition of 1,500 SF for restaurant use and renovation of the existing 2,985 SF building for retail use. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center); ± 0.721 acre; Grid # 6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

3. NORTH POINT CENTRE

Lead Agency Consent, SEQRA and Site Plan Review for a proposal in the Town and City of Poughkeepsie: In the Town, additional parking on a parcel with an existing restaurant; and in the City, site redevelopment for three new buildings of three stories each, total 12,000 SF office/commercial and 14 apartments of 1-2 bedrooms, in addition to an existing two-story office building. In the Town: 120 Delafield Street (6062-02-891514); Zoned B-H (Business Highway) and WD1 (Waterfront District 1); ± 1.64 acre. In the City: 112 Delafield Street (6062-52-887505), 110 Delafield Street (6062-60-900496), 54 Spruce Street (6062-60-899489), 52 Spruce Street (6062-60-895491), 48 Spruce Street (6062-60-891491), 46 Spruce Street (6062-60-889491); Zoned C-1 (Neighborhood Commercial) and R-4 (Medium Density Residential); ± 1.53 acre. Total 3.17 acres. Unlisted Action. *North Point Centre, LLC, Owners.*

4. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING

Discussion regarding a proposed two-story, medical office building of 11,200 GSF 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. JOE WILLY'S RESTAURANT OUTSIDE PATIO

Discussion regarding a proposed outdoor dining area for a restaurant tenant in a commercial plaza. 1817 South Road; Zoned B-H (Highway Business) District; ±2.5 acres; Grid #6158-01-445795; *Sorbaro Co., Owner.*

D. OTHER BUSINESS

1. STRATFORD FARMS TOWNHOUSES

Time Extensions of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre); 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

2. SHERIDAN LOT LINE REVISION

Time Extension of an approved Lot Line Revision for a proposed conveyance of ±1.28 acres to a residential parcel from a vacant parcel in common ownership. 8 Kingwood Park and Kingwood Park; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 1.18 acres and ± 3.30 acres; Grid #s 6160-03-079185 and 123166; Negative Declaration approved and conditional Lot Line Revision approval granted April 20, 2017; *James D. Sheridan, Owner.*

Field Trip on Tuesday, July 18, 2017 at 8:00 AM