



# 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

November 16, 2017  
6:00 PM

### AGENDA

#### A) PUBLIC HEARINGS

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

**Site Plan and Special Use Permit Public Hearing** 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;  $\pm$  1.64 acres; Grid #6161-12-879739; Unlisted Action; *Idom Equities Inc., Owner.*

##### 2. 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,  $\pm$  31,534 square feet (SF) medical office and  $\pm$  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  $\pm$  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**

##### 3. 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;  $\pm$  5.18 acres; Grid # 6162-02-735705; SEQRA Negative Declaration adopted June 15, 2017; *JPJR Holdings, LLC, Owner.* **TO BE ADJOURNED**

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

**C) PLAN REVIEWS**

**1. INDUSTRIAL RETRO LLC LOT LINE REVISION**

**Lot Line Revision Review** for a proposal to convey a lot portion of  $\pm 2.75$  acres inclusive of a 50-foot access easement to the owner which is the beneficiary of the easement. 15 Victory Lane, Zoned I-H (Heavy Industrial) District,  $\pm 4.60$  acres, Grid #6062-04-786243; and 944 Dutchess Turnpike, Zoned MHC (MacDonnell Heights Center),  $\pm 36.41$  acres, Grid # 6062-04-864243; Unlisted Action; *Industrial Retro, LLC and Meadow View Properties, LLC, Owners.*

**2. CRYO WELD – 253 INNIS AVENUE**

**Site Plan Review** for a proposed 825 SF hazardous materials outdoor storage and loading area at an existing welding equipment and supply business. 253 Innis Avenue; Zoned SPC (Salt Point Center) District;  $\pm 1.25$  acres; Grid # 6162-16-780475; Type II Action; *Innis 3<sup>rd</sup> Gen, LLC, Owner.*

**3. STOFA'S GARAGE – 308 HOOKER AVENUE**

**Discussion** of proposed site plan to install a prefabricated storage container to store recycled material. 308 Hooker Avenue; Zoned B-N (Neighborhood Business) District;  $\pm 0.229$  acres; Grid # 6161-04-642417; Type II Action; *John Peter Stofa, Owner.*

**4. JUWAINAT LOT LINE REVISION**

**Lot Line Revision Review** for a proposed lot line revision between two parcels. 144 Manchester Road and 7 Wing Road; Zoned R-20 (Residence, Single-Family 20,000 SF) District;  $\pm 0.74$  acres and  $\pm 0.12$  acres, respectively; Grid #s 6261-01-223601 and 218586, respectively; Unlisted Action; *Hazem Juwainat, Owner.*

**5. KIA FAÇADE RENOVATION**

**Architectural Review** for a proposed renovation to the existing Dutchess Dodge dealership façade, for a Kia dealership. 2291 South Road; Zoned B-H (Highway Business) District;  $\pm 5.44$  acres; Grid # 6159-01-155954; Type II Action; *James R. Mulcahy, Owner.*

**6. MANOR HILL COMMUNITY PROJECT**

**Planning Board to Declare Lead Agency Intent** for proposed Town Board rezoning from R-20 to R-MH District, and for Planning Board Site Plan and Special Use Permit approvals for a manufactured community of 22 lease lots on a new access road with municipal water and sewer services. 246 North Grand Avenue; Zoned R-20 (Residential Single Family 20,000 SF) District;  $\pm 5.53$  acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

**7. DALIA SITE PLAN**

**Re-approval of a Site Plan Application** for four senior housing and two mixed use buildings, total  $\pm$  84 dwelling units and  $\pm$ 10,124 SF non-residential. Sophias Way and Violet Avenue lots, and 35 Violet Avenue; Zoned R-20 (Residence, Single Family 20,000 SF) and SHOD (Senior Housing Overlay District);  $\pm$  7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; SEQRA Negative Declaration adopted March 19, 2015; Amended Site Plan approval granted March 17, 2016, expired September 13, 2017; *Linda E. Dalia, Owner.*

*Field Trip on Tuesday, November 14, 2017 at 8:00 AM*