



Town of Poughkeepsie

Planning Department

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PLEASE NOTE: The Planning Board will hold a work session beginning at 4:00 PM, for the purpose of conducting discussions with various Town Departments, including Highway, Water and Sewer, to provide general information to the Planning Board about these Departments and to address the areas of interest to these Departments in the Planning Board review process. This meeting is not a public hearing, and no public comment will be taken. However, it is open to the public and any interested persons may attend.

NOTICE OF PLANNING BOARD

REGULAR MEETING

May 16, 2019

5:00 PM

AGENDA

Click anywhere on the item to see additional information.

A) **PUBLIC HEARINGS**

1. RAYMOND AVENUE SCHOOL PROPERTY 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 three 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; 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.

TO BE ADJOURNED

2. HUDSON HERITAGE

Review 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 and Aquatic Resource Permit Hearing for Phase I development consisting of ±134 residential units in four buildings with ±273 parking spaces; a total ±193,300 SF commercial space in 16 buildings with 1,126 parking spaces; related streets and utility infrastructure; **and Preliminary (Major) Subdivision Hearing** for a total of 16 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; SEQRA Findings for a Type 1 Action issued December 6, 2017 by the Town Board; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner. TO BE ADJOURNED***

3. 11 MANCHESTER ROAD - IGNAFFO

Public Hearing, SEQRA Review, Special Use Permit Review, and Site Plan Review for the proposed use of the third floor of the existing residence as an apartment and for the associated site improvements. 11 Manchester Road. Zoned ATC (Arlington Town Center); ± 0.1 acres; Grid # 6161-08-953768; Type II Action; *MTGLQ Investors LP, Owner.*

4. EMERGENCY ONE – 2555 SOUTH ROAD

Public Hearing, SEQRA Review, Coastal Consistency Review, and Amended Site Plan Review to amend the existing approved site plan to include a second driveway access via Hudson Harbour Drive. 2555 South Road; Zoned B-H (Highway Business) District and WD-1 (Waterfront District 1) District; ± 0.78 acres; Grid # 6060-02-994630; Type II Action; *FATM Properties LLC, Owner.*

5. LA CABANITA RESTAURANT OUTDOOR SEATING

Public Hearing, SEQRA Review, and Site Plan Review for proposed outdoor seating to include the removal of existing concrete ramp and stairs and the installation of a new landing and stairs, concrete patio and decorative retaining wall/privacy wall. 763 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.63 acres; Grid # 6161-07-738842; Type II Action; *763 Main Street LLC, Owner.*

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

C) **PLAN REVIEWS**

1. **FAITH ASSEMBLY OF GOD SUBDIVISION**
Lead Agency Intent and Preliminary Subdivision Review (Major) for a two (2) lot subdivision, resulting in the creation of three (3) lots. 254 Spackenkill Road; Zoned R-20 (Residence, Single Family 20,000 SF); 26.75 +/- acres; Grid # 6160-03-250125; Unlisted Action. *Faith Assembly of God Church, Owner.*

2. **PAULA'S PUBLIC HOUSE**
Site Plan Review for current conditions and for the addition of a shed and bocce ball court on a site with nonconforming restaurant and outdoor seating area. 2186 New Hackensack Road; Zoned R-20 (Residence, Single Family 20,000 SF) District; ± 5.2 acres; Grid # 6260-01-480676; Type II Action; *Yo-Bo Properties LLC, Owner.*

3. **SHADY BROOK TRAILER PARK**
SEQRA recirculation, Revised Site Plan and Special Use Permit Review for improvements to an existing mobile home park including connection to municipal sewer, for a final configuration of 60 homes in conformance with Town Mobile Home Park design standards. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Negative Declaration and Resolutions of Conditional Site Plan Approval and of Special Use Permit Approval adopted August 29, 2017, reapproved February 21, 2019; *67 Manchester, LLC, Owner.*

4. **FOX RUN AT FULTON AKA FAIRVIEW COMMONS**
Lead Agency Intent, Rezoning Recommendation to Town Board, and Amended Site Plan Review to modify Phase 2 of a previously approved site plan for construction of a 151 unit apartment complex and 8,500 square feet of support space in three buildings: Proposed Building A to be modified from 34,000 to 70,400 SF with additional parking, with the addition of three adjacent parcels subject to rezoning. 1-60 Campus View Court, 7-11 Rondek Road, 60 Fulton Street, Lake Street; Zoned FC (Fairview Center) District, PROD (Planned Residential Overlay District), B-N (Neighborhood Business) and R-20 (Residence Single-Family 20,000SF) District; ±15.88 acres; Grid # 6162-05-161788, -125791, 119824, and 6162-09-168737; SEQRA Negative Declaration adopted August 21, 2014, Amended (Phase 2) Site Plan approval issued June 15, 2017; *Fox Run at Fulton LLC, Owner.*

5. **DALIA SITE PLAN**
Re-approval of a Site Plan Application for four senior housing and two mixed use buildings, total ±84 dwelling units and ±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); ± 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; SEQRA Negative Declaration and Conditional Site Plan re-approval granted December 14, 2017; *Linda E. Dalia, Owner.*

6. 110 GRILL @ POUGHKEEPSIE GALLERIA

Architectural Review for proposed changes to exterior façade, entrance and patio renovations to the former Melting Pot location at the Poughkeepsie Galleria. 2001 South Road; Zoned B-SC (Business Shopping Center); ± 86.06 acres; Grid # 6159-03-273276; Type II Action; *Poughkeepsie Galleria LLC, Owner.*

D) OTHER BUSINESS

1. ONE DUTCHESS AVENUE – THE O’NEILL GROUP-DUTTON, LLC

Recommendation to the Town Board regarding a Waterfront Housing Overlay District (WHOD) Designation for development of 2 four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4 acres in the Town that is part of a larger mixed use waterfront re-development involving an approximately 14.3 acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned I-H (Heavy Industry) and WD-2 (Waterfront District 2), Grid #'s 6062-02-763508 and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O’Neill Group-Dutton LLC, and Dutchess Avenue Riverwalk, Owners.*

2. 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, May 14, 2019 at 8:00 AM