



# 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

*June 21, 2018*

*5:00 PM*

### *AGENDA*

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

1. **EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)**  
**Subdivision, Site Plan and Special Use Permit Public Hearing** for a proposed 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. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts;  $\pm$  60.87 acres; Grid #s 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195; SEQRA Findings for a Type I Action adopted March 15, 2018. *Meadow View Properties LLC, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.*
  
2. **RAYMOND AVENUE SCHOOL REDEVELOPMENT**  
**Site Plan Public Hearing and Lead Agency Consent for an Amended Application** regarding an amended application for a proposed Anchor Project use designation, for a mixed use project of  $\pm$  168 residential units and clubhouse, 110-room hotel,  $\pm$  20,842 SF commercial use, open area and  $\pm$  279 parking spaces. The site redevelopment anticipates two 3-story buildings of ground-floor commercial and residential apartments above; two 4-story residential buildings; a 5-story hotel; a one-story commercial building; a clubhouse; parking and site amenities. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District;  $\pm$  6.4 acres and  $\pm$  0.4 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. **MARIST COLLEGE MCCANN CENTER ADDITION II**  
**Site Plan Public Hearing, SEQRA Review, Waterfront Consistency Review, Site Plan Review** for the construction of a ± 64,000 gross SF addition to the north and west side of the McCann Recreation Center, including renovations to locker rooms and racquetball courts inside the existing McCann Center, demolition of the existing Fitness Center, relocation of water, sewer, gas and electric. Also, site improvements include traffic circulation, parking modifications and expansion, pedestrian access adjustment, site lighting and drainage modifications. Also requires a variance from the Town and easements from both Town and City of Poughkeepsie. 11-21 Champagnat Way, 37-41 Half Moon Walk, 5 Edvard Bech Drive; Zoned IN (Institutional) District and (WD1) Waterfront District 1; ± 16.94 acres; Grid #s 6062-02-870603, 874650, 884713; Unlisted Action; *Marist College, Owner.*
  
4. **FORSONS APARTMENTS**  
**Site Plan Public Hearing** regarding proposed Town Board rezoning to R-M (Residence, Multifamily) District, and Planning Board Site Plan approval for construction of 24 apartment units in two buildings with corresponding parking and offsite connection to Town sewer facilities. Sheafe Road; Zoned B-H (Business Highway) District; ± 4.00 acres; Grid # 6159-01-283578; Unlisted Action; *Forsons Realty Corp., Owner.*
  
5. **STEWART'S SHOPS – 85 CREEK ROAD**  
**Site Plan Public Hearing, SEQRA and Site Plan Review** for a proposed building addition of 397 SF, replacement of fueling station canopy with 130 SF of additional canopy, upgrades to gasoline sign toppers, and relocation and replacement of site monument sign. 85 Creek Road; Zoned BN (Neighborhood Business); 0.58 ± acres; Grid # 6162-02-689709; Unlisted Action; *Stewart's Ice Cream Co., Inc., Owner.*
  
6. **STEWART'S SHOPS – 1200 DUTCHESS TURNPIKE**  
**Site Plan Public Hearing and Site Plan Review** for a proposed addition of an exterior freezer and patio area, upgrades to fueling station sign toppers, improvements to an existing storage shed, and an addition of one (1) parking space. 1200 Dutchess Turnpike; Zoned BN (Neighborhood Business); 0.72 ± acres; Grid #6362-01-275751; Type II Action; *Stewart's Ice Cream, Co., Inc., Owner.*
  
7. **BANK OF AMERICA – 11 RAYMOND AVENUE**  
**Site Plan Public Hearing and Site Plan Review** of a proposed project for exterior lighting upgrades. 11 Raymond Avenue; Zoned ATC (Arlington Town Center); ± 1.93 acres; Grid # 6161-08-770792; Type II Action; *Balbo Management, Owner.*

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

**C) PLAN REVIEWS**

**1. ADAMS FAIRACRE FARMS GREENHOUSE SOLAR PANELS**

**Site Plan Review** regarding installation of a 28.776 KWp ground-mounted solar electric system consisting of 88 modules. 759 Dutchess Turnpike; ± 26.2 acres; Grid # 6262-03-454036; Type II Action; *Adams Fairacre Farms Inc., Owner.*

**2. CENTRAL HUDSON PROJECTS**

**Pre-application presentation** about several projects that will be coming before the Planning Board and other Town agencies in the coming months, located partially within the Town and partially in other towns. The projects are designed to replace damaged and deteriorated facilities, upgrade infrastructure to current standards and improve resiliency and storm hardening.

**3. FRIENDLY HONDA COMPREHENSIVE PLAN**

**Time Extension of Site Plan Completion** 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; *Dutchess Facilities Management, LLC., Owner.*

**D) OTHER BUSINESS**

**1. RECOMMENDATION TO THE TOWN BOARD**

**Planning Board to make a recommendation to the Town Board** regarding MacDonnell Heights Center (MHC) District proposed zoning amendments.

*Field Trip on Tuesday, June 19, 2018 at 8:00 AM*