



# 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

*August 16, 2018*

**5:00 PM**

### **AGENDA**

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

##### **1. FORSONS APARTMENTS**

**Site Plan Public Hearing and Site Plan Review** 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.*

##### **2. RAYMOND AVENUE SCHOOL REDEVELOPMENT**

**Site Plan Public Hearing** regarding an amended application for a proposed Anchor Project use designation, for a mixed use project of ± 168 residential units and clubhouse, 110-room hotel, ± 20,842 SF commercial use, open area and ± 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; ± 6.4 acres and ± 0.4 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**

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

**C) PLAN REVIEWS**

**1. EDMONDS TO SPENARD LOT LINE REVISION**

**Lot Line Revision Review** for a proposed conveyance of a parcel portion from Edmonds to Spenard. 361 Vassar Road and 12 Toddy Lane; Zoned R-20 (Residential 20,000 SF) District; ± 1.76 acres and ± 1.17 acres, respectively; Grid #s 6259-01-181603 and 199597, respectively; Unlisted Action; *Myron Edmonds and Laquitta Edmonds, Owners and James Spenard and Ophelia Spenard, Owners.*

**2. CAMELOT VILLAGE MOBILE HOME PARK SITE PLAN**

**Planning Board to Declare Lead Agency Intent, and Amended Site Plan Review** for a proposal to combine an existing mobile home park with an adjoining 1-acre parcel, and redevelop the 1-acre parcel for two 3,600 SF storage unit buildings for mobile home park residents, expand the existing garage, and provide a new access drive of 24-foot width located to create a fourth “leg” to the Sheafe Road/Old Post Road intersection. 589 & 621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District; ± 29.5 acres; Grid #s 6159-03-175445 and -247420; *Camelot Village NY LLC, Owner.*

**3. FOAM & WASH – 1942 SOUTH ROAD**

**Site Plan Amendment** to add seven (7) new vacuum stations with 6’0” wide concrete walk and two (2) vending stations. 1942 South Road; Zoned B-H (Highway Business); ± 2.27 acres; Grid # 6159-03-385134; Type II Action; *TGS Associates, Inc., Owner.*

**4. EMERGENCY ONE**

**Lead Agency and Site Plan Review** for construction of a new 6,200 SF single story structure and demo of the 11,000 SF existing building. 2555 South Road; Zoned HB (Highway Business) District; ± 0.67 acres; Grid # 6060-02-994630; Unlisted Action; *FATM Properties LLC, Owner.*

**5. WENDY’S – 753 MAIN STREET**

**Site Plan Approval** for a proposed Y-lane drive-thru for an existing Wendy’s restaurant. 753 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.96 acres; Grid # 6161-07-709857; Unlisted Action; *TJM & Associates, Owner.*

**6. 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 20,000 SF District); ± 5.2 acres; Grid # 6260-01-480676; Type II Action; *Yo-Bo Properties LLC, Owner.*

**7. HUDSON HERITAGE PROJECT**

**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 and five other buildings; **and Site Plan and Subdivision Review** for Phase I development consisting of 125 multi-family residential units in five buildings with 168 parking spaces; a total 193,300 SF commercial space in 13 buildings with 1,260 parking spaces; related streets and utility infrastructure; and subdivision into seven development lots and roads to be dedicated to the Town.

**D) OTHER BUSINESS**

**1. GREYSTONE APARTMENTS – 36 VIOLET AVENUE**

**Time Extension** for an approved site plan to convert the existing offices in the basement and first floor of 36 Violet Avenue into six one bedroom apartments. 36 & 42 Violet Avenue; Zoned R-M (Residence Multi-Family) District; ± 0.647 acres; Grid #s 6162-10-467608 & 6162-10-474616; Conditional Site Plan approval granted August 3, 2017; *Greystone Programs, Inc., Owner.*

**2. BEACON RESIDENTIAL - 297 VIOLET AVENUE**

**Time Extension** for a previously approved 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; Conditional Site Plan approval granted September 14, 2017; *Beacon Residential LLC, Owner.*

*Field Trip on Tuesday, August 14, 2018 at 8:00 AM*