



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 17, 2016

6:00 PM

AGENDA

A) PUBLIC HEARINGS

- 1. RIVER POINT RESIDENTIAL & WEST PARK PROFESSIONAL BUILDINGS Site Plan and Aquatic Resource Permit Hearing and Lot Line Revision Review** 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*

- 2. HUDSON VALLEY FEDERAL CREDIT UNION – 2373 South Road (former Coppola’s Restaurant) Site Plan Public Hearing** regarding site re-development for a new one-story 4,300 SF bank with drive-thru and 44 parking spaces. 2373 South Road; Zoned B-N (Neighborhood Business) District; 1.37 \pm acres; Grid # 6160-03-048168; Unlisted Action; *Antonio Coppola Owner.*

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

C) **PLAN REVIEWS**

1. HUDSON HERITAGE PROJECT

Review and actions with regard to the proposed Project for redevelopment of the former Hudson River State Hospital. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type 1 Action; *EFG/DRA Heritage LLC, Owner.*

- a) **Recommendation to the Town Board** on a referred Petition for Zoning Amendments to the Historic Revitalization Development District (HRDD) Regulations.
- b) **Review of Draft Environmental Impact Statement (DEIS) and Preparation of Comments to the Town Board.**
- c) **Review of the Development Master Plan and Preparation of Preliminary Comments to the Town Board.**

2. POUGHKEEPSIE RURAL CEMETERY NEW ACCESS DRIVE & LAND CONTOUR Planning Board to Declare Lead Agency Intent, and Site Plan and Waterfront Consistency Review regarding proposed new access drive and signal modifications at U.S. Route 9 and Sharon Drive, fill area, elimination of an existing access drive, internal road and fence modifications, in a 2.37 acre project area. 342 South Avenue; Zoned R-4A (Residence Single Family 4 Acre) District and WD2 (Waterfront District 2); ± 160.5 acres; Grid # 6061-04-905298; Unlisted Action; *Poughkeepsie Rural Cemetery, Owner.*

3. SPACKEN PARTNERS, LLC – II Planning Board to Declare Lead Agency Intent, and Site Plan, Waterfront Consistency and potential Aquatic Resource Permit Review regarding proposed rehabilitation of existing parking areas, construction of landscape areas, new site access to Route 9 and relocation of the main building entrance and parking area, in connection with re-use of an office building. 56 Enterprise Drive (2467 South Road); Zoned I-H (Heavy Industry) District; ± 23.84 acres; Grid #6060-04-922413; Unlisted Action; *Spacken Partners LLC, Owner.*

4. MID-HUDSON CENTER/MCDONALDS – 3460 NORTH ROAD Planning Board to Declare Lead Agency Intent, and Amended Site Plan Review regarding proposed modifications to drive-through facilities, parking, circulation, and site and building accessibility. 3460 North Road; Zoned FC (Fairview Center) District; ±15.07 acres; Grid #6062-02-992924; Unlisted Action; *Inland Western Poughkeepsie Mid Hudson Center LLC, Owner.*

D) OTHER BUSINESS

1. 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.*

2. BEACON RESIDENTIAL - 297 VIOLET AVENUE

Time Extension for an 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; Negative Declaration adopted June 2, 2015, conditional Site Plan approval granted December 17, 2015; *Beacon Residential LLC, Owner.*

Field Trip on Tuesday, November 15, 2016 at 8:00 AM