
AGENDA OF THE PLANNING BOARD

September 6, 2018

CONTINUED APPLICATION:

Buckingham Properties- Nelson Avenue (Grid # 6158-13-071325) Property is located in a RMU- Residential Mixed Use District. Applicant proposes a 200 unit apartment complex located on 13.42 acres. The site will be comprised of 4 four story buildings with 2 buildings of 40 units each and 2 buildings of 60 units each.

D&Z South - 2610 South Ave. (Grid #6158-18-352162) Property is located in the VM-Village Mixed Use District and is seeking the following area variances to be able to bring their property into compliance: (1)Rear yard variance from Section 151 Table 2D- required is 10' rear setback and proposed will be 5' thereby requesting a 5' variance (2) Right of Way and Road width variance from Section 151-9(B)- required is 40' Right of Way and also an 18' Road Width and proposed being 14' Row and 12' Road Width thereby requesting a variance of 26'Right of Way and 6'Road Width.

Mid Hudson Subaru 1715 Route 9 (Grid # 6158-11-504541) Amendment the original site plan application

Imperial Barber (Joseph Rabadi) -1582 Rt 9 (Grid # 6158-19-559223) Property is located in a CMU- Commercial Mixed Use District and is seeking approval for:

1. The operation of a barber shop/salon – Imperial Barber- in location that currently has the same use.
2. Sign Permit – Royal blue, single faced metal awning sign, 2ft in height x 10ft wide

NEW APPLICATIONS:

Pinnacle Properties of NY, Inc. – 2691 W. Main St. –(Grid # 6158-14-276326) Proposal to replace siding on the building.

South Avenue Deli – 2558 South Ave. (Grid # 6158-18-310029) Requesting to continue previous use as a Deli with a new owner.

Jay Diesing-Mauri Architects for Imperial Nail Salon-1572 Rt 9 (Grid # 6158-19-575182)

1. Proposal to operate a nail and massage salon.
2. Request approval for 3' x 18' internally illuminated wall sign

Ground Hog – 2701 W. Main St. (Grid # 6158-14-276356/275361/267355) Proposal to construct a 4 story mixed use building consisting of 3,000 sq ft of commercial space on the first floor and 20 residential units on the 2nd, 3rd and 4th floors.

Tinkelman Architecture- 1557 Rt 9 (Grid # 6158-19-527150) Proposal to replace sidewalks front and back, add concrete patio at rear of building, redirect drive-thru lane, resurface asphalt and add new fabric canopies.

INFORMAL REVIEW:

Alan Roscoe, PE – McDonalds at 1567 Rt 9 (Grid #6158-19-527150) Proposal to renovate the façade and improvements to existing accessible parking area and pathway to the building. Replacement of the existing drive-thru signage and menu boards.