



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

January 18, 2024

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on January 18, 2024 at 5:00 PM.

The meeting will be held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. A copy of these applications can be found on the Town's website at <https://www.townofpoughkeepsie.com/AgendaCenter>. During the public hearings, all persons in interest will be heard.

Zoom link: <https://us06web.zoom.us/j/81016127644>

Meeting ID: 810 1612 7644 and Passcode: 726842

Via telephone 1-929-205-6099, then use the meeting ID and meeting password above.

The meeting will be broadcast live on CableVision Channel 22 and Verizon Fios Channel 38.

AGENDA

A) CONTINUED/NEW PUBLIC HEARINGS

1. STRATFORD FARMS TOWNHOUSES

Amended Final Subdivision and Amended Site Plan Hearing, and Amended Architectural review, for a clustered subdivision of 26 townhouse lots, a common area lot inclusive of a private road, and amended layout and site improvements on a parent lot of \pm 6.832 acres which received conditional approvals in 2013. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *Dan Gueron, ABD Stratford LLC, Applicant and Owner.*

2. COREWOOD VENTURES OFFICES

SEQRA Review, Amended Site Plan Review, and Architectural Review for the construction of a \pm 4,445 square foot cold storage building with associated parking and loading area. 236 Van Wagner Road; Heavy Industrial (IH) Zoning District; \pm 1.47 acres; Grid # 6262-03-196343; Unlisted Action; *Corewood Ventures Inc Applicant and Owner.*

3. LANDS OF ALBANO SUBDIVISION-PEACH ROAD

Preliminary (Major) Subdivision Hearing for a proposed subdivision of one existing residential lot into three residential lots, including construction of wells, wastewater treatment systems, driveways and utilities for each new lot. 40 Peach Road; Zoned R-4A (Residence Single Family 4-Acre); 43.98 +/- acres; Grid # 6263-04-690180; Unlisted Action; *Keith A. Albano, Applicant and Owner.*

4. FAIRVIEW FIRE HOUSE – ALTERATIONS AND ADDITION

Site Plan Review and Architectural Review for proposed alterations and a ±3,400 square foot apparatus bay addition to the existing Fairview Fire District building. 258 Violet Avenue; Institutional (IN) Zoning District; ±5.24 acres; Grid #: 6163-19-545040; Unlisted Action; *Fairview Fire District, Applicant and Owner. TO BE WITHDRAWN*

5. 8 TUCKER DRIVE

SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, and Aquatic Resources Protection Permit Review for a proposed zoning district change from B-SC to I-L in order to construct a contractor's yard used for storing contractor's materials and equipment. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC, Owner. TO BE ADJOURNED*

6. 68 VAN WAGNER ROAD

SEQR Review, Site Plan and Special Use Permit Hearing for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkleman Architecture PLLC, Applicant, and Santiago Sanchez, Owner. TO BE ADJOURNED*

7. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD

Special Use Permit Review, Site Plan Review, and Architectural Review to repurpose a building, turning the existing structure into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type I Action; *South Hills Owner LLC c/o DLC Management, Applicant and Owner. TO BE ADJOURNED*

8. METRO ROOFING SUPPLY – 100 SALT POINT TURNPIKE

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the change of use for an existing building and site as a result of the changed use to building materials sales and storage. 100 Salt Point Turnpike. Light Industrial (I-L) Zoning District; ±3.05 acres; Grid # 6162-16-799485; Unlisted Action. *SRS Distribution c/o Neil Sander, Independence Engineering (Applicant c/o Applicant's Engineer) and Brian Page (Property Owner). TO BE ADJOURNED*

9. SALT POINT CENTER

SEQRA Review, Special Use Permit, Site Plan and Aquatic Resource Permit Hearing, and Architectural Review of an application for construction of three mixed-use commercial/residential buildings (one 3-stories and two 4-stories in height), total 89 units and 20,358 SF commercial use, associated parking, landscaping, walkways, utilities and stormwater treatment, and offsite improvements including a highway roundabout at the Salt Point Turnpike/Innis Avenue/Site Access intersection. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.73 acres; Grid # 6162-02-750540; Type I Action; *Jacob Wagschal, Applicant, Maturin Smith, Owner. TO BE ADJOURNED*

10. CASPERKILL SOUTH ROAD DEVELOPMENT

SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with a drive-thru. Development to include ±26 dwelling units at ±30,000 sf and ±85,400 sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane. ±5.80 acres, ±3.36 acres, and ±345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*. **TO BE ADJOURNED**

11. WASH CO CAR WASH – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review for a proposed ±4,700 square foot car wash. 2245 South Road; Zoned BH (Highway Business); ±0.91 acres; Grid # 6159-01-249880; Unlisted Action; *Splash Car Wash, Inc. (Applicant) and MCRJ Realty Corp, Inc. (Owner)*. **TO BE ADJOURNED**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. 174 INNIS AVENUE

Architectural Review for a conditionally approved proposal for additions to the existing building structure at this address. Additions are proposed for both the north and south sides of the existing structure. 174 Innis Avenue; B-N (Neighborhood Business) Zoning District; ±0.867 acres; Grid # 6162-15-723262; Unlisted Action; *Ihsan Nesheiwat c/o Gary Beck Jr., Z3 Consultants (Applicant and Owner)*.

2. EASTDALE VILLAGE – BUILDING H AND BUILDINGS I-6 TO I-10

Architectural Review of Buildings H, I-6, I-7, I-8, I-9 and I-10 (Lots 3Ea5, 3Ea1, 3Ea2, 3Ea3 and 3Ea4, respectively) as conditionally approved by the 24th Amended Site Plan and Resubdivision of Lot 3Ea. 938-950 Dutchess Turnpike and 20 Eastdale Avenue South; Zoned MHC (MacDonnell Heights Center); 1.252 acres; Grid #6262-04-777320; Type II Action; *MHTC Development, LLC, Applicant and Owner*.

3. BOUNCE / WINDOW SIGNAGE (AT THE GALLERIA MALL)

Architectural Review of vinyl window signage installation, for the south façade of the former JC Penney building facing the parking lot. 2001 South Road, Zoned B-SC (Shopping Center Business); 78.21 acres; Grid #6159-03-273276; Type II Action; *GNS Group, Ltd, Applicant; Poughkeepsie Galleria LLC, Owner*.

D) OTHER BUSINESS

1. EASTDALE VILLAGE – SUBDIVISION OF LOT 3E (with the 22ND AMENDED SITE PLAN)

Time Extension for a conditionally approved subdivision of Lot 3E (2.269 acres) into three parcels corresponding to Building I as amended into three separate buildings by the conditionally approved 22nd Site Plan Amendment. All address numbers on Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive; and at 900, 902, 904, 926, 928, 930, 932, and 949 Dutchess Turnpike; and at 15 Victory Lane and 325 Founders Way; +/- 63.455 acres located in the MHC (MacDonnell

Heights Center) Zoning District and +/- 1.38 acres located in the R-20 (Residence Single Family 20,000 SF) Zoning District; 6262-04-715370; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; 747326; -726341; -722287; -748296; -754305; -758296; -760290; -767285; -775281; -828251; Unlisted Action; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through November 17, 2022; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, Eastdale Residential IV, LLC, 27 Eastdale, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, LLC, 31-35 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, Owners.*

Field Trip on Tuesday, January 16, 2024 at 8:15 AM