



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-790-4772 Fax

NOTICE OF PLANNING BOARD

REGULAR MEETING

January 20, 2022

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on January 20, 2022 at 5:00 PM.

In accordance with Chapter 417 of the Laws of 2021 of the State of New York, the meeting will be held in a hybrid format, with the public and members of the Board 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/89654731318?pwd=dzAwMUsvRDNqeUZib0t2YzFBUUUVSdz09>
Meeting ID: 896 5473 1318 and Passcode: 294913

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. MCDONALD'S – 2585 SOUTH ROAD**
SEQRA Review, Waterfront Consistency Review, Site Plan Review, and Architectural Review for a proposed free-standing McDonald's restaurant with an accessory side-by-side drive-thru with associated landscaping, parking, and site improvements. 2585 South Road; B-SC (Shopping Center Business) Zoning District and the Waterfront District 2 (WD2) Zoning District; ±26.427 acres; Grid # 6060-02-968700; Unlisted Action; *McDonald's Corporation (Applicant) and Mid-Hudson Associates, LLC (Owner)*.

2. **VASSAR COLLEGE FACULTY APARTMENTS**
SEQR Declaration of Lead Agency Intent and Site Plan Review for proposed construction of a 51unit apartment building (four stories) with associated amenity center, solely as faculty housing, inclusive of demolition of one vacant existing residential structure, to be located adjacent to the existing Watson Faculty Apartments with access from Raymond Ave. 71-89 Raymond Avenue (Watson Road); Zoned IN (Institutional) District; Grid #6161-04-850460; ± 39.98 acres; Unlisted Action; *T.C. Development Corp., Agent of Applicant; Vassar College, Applicant and Owner.*

3. **BRAGDON SUBDIVISION – 10 CONKLIN STREET**
SEQRA Review, Waterfront Consistency Review, and Subdivision Review (Minor) for the proposed subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 10 Conklin Street; R-20 (Residence, Single-Family 20,000 Square Foot) Zoning District and the Waterfront District 1 (WD1) Zoning District; ±1.56 acres; Grid # 6057-07-577875; Unlisted Action; *Sara Bragdon (Applicant & Owner).*

4. **42 AND 44 LAGRANGE AVE AMENDED SITE PLAN AND SPECIAL USE PERMIT**
SEQRA Review, Amended Site Plan and Special Use Permit Hearing for an application to amend an approved site plan and special use permit for a mixed-use development at 44 Lagrange Avenue consisting of a restaurant (ground floor) and three one-bedroom dwellings (second floor), with shared parking located at 42 Lagrange Avenue with an existing 2-family dwelling: Proposed revisions are related to 44 Lagrange Avenue building elevation raised by 3 feet, including new ADA handicap ramp, revised building access walks, steps and plantings. 42 and 44 Lagrange Avenue; Zoned ATC (Arlington Town Center); Grid #6161-12-899671 and -905673; ± 0.17 and ± 0.08 acres; Unlisted Action (SEQRA Negative Declaration for an uncoordinated review adopted 4/30/2020 and as amended 11/18/2021); *INP Real Estate LLC, Applicant and Owner.*

5. **POUGHKEEPSIE PLAZA – 2586-2600 SOUTH ROAD**
SEQRA Review, Amended Site Plan Review, and Architectural Review for exterior renovations as they relate to an existing tenant space. Proposed exterior renovations include removal of an existing loading dock platform and roof, minor parking reconfiguration in order to maintain existing parking counts, and exterior façade alterations. 2586-2600 South Road; B-SC (Shopping Center Business) Zoning District; ±14.56 acres; Grid # 6160-01-057740; Type II Action; *Mauri Architects, PC (Applicant Architect) and Robert Mehlich, Poughkeepsie Plaza Mall, LLC (Owner).*

6. **ARLINGTON FARMS – MALABAR REALTY LLC**
SEQRA Review, Special Use Permit and Site Plan Review, and Architectural Review for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 ± acre; Grid # 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015,

conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner. TO BE ADJOURNED*

7. STEWARTS SHOP – 2245 SOUTH ROAD

Special Use Permit Review, Site Plan Review, and Architectural Review for the construction of a new 3,696 square foot Stewart’s Shop and a 2,440 square foot self-service gasoline canopy and fueling area. 2245 South Road; Zoned B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart’s Ice Cream, Co., 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. 9 LAGRANGE AVENUE

SEQRA Review, Special Use Permit Review, and Site Plan Review for (1) the conversion of the existing two-family residence into three apartments; (2) the expansion of the second floor of the existing two-family residence; and (3) the replacement of the existing detached garage structure with a new two-car garage to include a second floor apartment, for a total of four (4) apartments on the property. 9 Lagrange Avenue; ATC (Arlington Town Center) Zoning District; ±0.17 acres; Grid # 6161-12-827713; Unlisted Action; *Mauri Architects, PC (Applicant’s Architect) and D & A Poughkeepsie, LLC (Owner).*

2. CENTRAL HUDSON KM TRANSMISSION LINE REPLACEMENT

SEQRA Review, Site Plan Review, and Floodplain Development Permit Review to replace an existing electric transmission line, known as the “KM Line” at 69 kilovolts (kV) within an existing public utility right-of-way that traverses in a northwest direction from the border of the Myers Corners Substation on Myers Corners Road (Town of Wappinger), to the area just west of Victor Lane (Town of Poughkeepsie). The total length of the proposed replacement project is approximately ±2.8 miles, with ±1.7 miles within the Town of Wappinger and ±1.1 miles within the Town of Poughkeepsie. Within the Town of Poughkeepsie, all parcels along this utility corridor are located in the R-20 (Residential, Single-Family 20,000) Zoning District; Within the Town of Wappinger, parcels along this utility corridor are located in the Airport Industry District, GB (General Business) District, R-40 (One-Family Residential District), R-80 (One-Family Residential District); and COP (Conservation Office Park) District; ±37.5-acre right-of-way; There are 59 parcels along this utility corridor; Type 1 Action; *Central Hudson Gas & Electric Corp., Applicant and Owners.*

3. STORE SPACE

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the proposed development of a three (3)-story climate controlled self-storage building with a footprint of ± 41,257 square feet with related parking, utilities, landscaping, and stormwater management. 5-16 Budget Drive and 6 Violet Avenue (Town of Poughkeepsie); I-H (Heavy Industrial) Zoning District (Town of Poughkeepsie); Parker Avenue (City of Poughkeepsie); G-RM, Mixed-Use Residential (City of Poughkeepsie); ±2.93 acres, ±1.31 acres, and ±0.77 acres; Grid #'s 6162-10-463586 (Town), 6162-10-436570 (Town), and 6162-48-428562 (City); Type 1 Action; Storage Cap Poughkeepsie, LP (*Applicant*) and Barbara Mesuda, Inc. (*Owner*).

4. WILTSE ESTATES LOT 19 SUBDIVISION

SEQR and Preliminary (Major) Subdivision Review for a proposed subdivision of Wiltse Estates Subdivision Lot #19 with existing dwelling and septic system, to create three new residential lots, and a utility easement over Lot #54 to access central sewer, subject to sewer tenancy approval by the Town Board. 29 Wiltse Lane; Zoned R-20 (Residence Single Family 20,000 SF); ± 10.4 acres; Grid # 6262-04-610315 & 603278; Unlisted Action; *Celeste Wiltse-Vumbico and Mark Vumbico, Owner(s)*.

5. ROGERS LOT LINE REVISION

SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review for two (2) lots. Lot 1 to be amended from ±1.452 acres to ±1.184 acres and Lot 2 to be amended from ±0.444 acres to ±0.712 acres. 18 and 20 Main Street New Hamburg. R-NH (Residence, New Hamburg) Zoning District; ±1.896 acres, total; Grid #'s 6057-07-559817 (18 Main Street) and 6057-07-570814 (20 Main Street); Type II Action; *Christopher Rogers and Carolina Rogers (18 Main Street) and Francis Rogers and Nancy Rogers (20 Main Street), Owners*.

6. BARTOLUCCI-CURATOLO LOT LINE REVISION

Lot Line Revision Review for a proposal to merge property at 33 Willowbrook Heights with properties at 46 & 50 Lorraine Boulevard and adjust lot lines. 46 Lorraine Boulevard, 50 Lorraine Boulevard, and 33 Willowbrook Heights; Zoned R-20 (Residence Single Family 20,000 SF); ± 0.58 acres, 1.01 acres, and 0.61 acres respectively; Grid # 6259-03-036457, 6259-03-016479, 6259-03-043467; Type II Action; *Thomas J. Curatolo Jr. and Lynne Bartolucci, Trustees (46 Lorraine); Raymond A. Bartolucci and Lynne Curatolo-Bartolucci, Owners (50 Lorraine); Thomas J. Curatolo Jr. and Lynne Bartolucci-Curatolo, Trustees (33 Willowbrook); Owners*.

Field Trip on Tuesday, January 18, 2022 at 8:00 AM