



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**February 15, 2024**

**5:00 PM**

**(Revised 2/12/2024; 2/14/2024)**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on February 15, 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/82597814864>

Meeting ID: 825 9781 4864 and Passcode: 450570

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. 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)*.

#### **2. STRATFORD FARMS TOWNHOUSES**

**Amended Final Subdivision and Amended Site Plan Hearing, and 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 ± 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. TO BE ADJOURNED*

**3. MARIST COLLEGE – ST. ANN’S RENOVATION**

**SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review** for interior and exterior renovations to the St. Ann’s structure on the Marist College campus. The proposal would enable the structure to serve as an event space for events hosted by the Marist College President and provide a three-bedroom apartment for the Marist College President’s family. Specific renovations include a first floor addition to provide an expanded meeting space, enclosing the existing porch, providing a full basement with a full two-story expansion at the rear of the building, and constructing a new two-car detached garage. 129 John Winslow Drive; Institutional (IN) Zoning District and Water District 1 (WD-1) Zoning District; ± 25.67 acres; Grid #: 6062-02-873997; Unlisted Action; *Marist College (Applicant and Owner).*

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

**SEQRA Review, Rezoning recommendation to the Town Board, Site Plan Hearing and Architectural review** of a site plan application for construction of a multifamily dwelling (four-family residence) on a former single-family house lot, subject to Town Board approval of site rezoning from the R-20 (Residence Single Family 20,000 SF) District to the R-M (Residence Multifamily) District. 297 Violet Avenue; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 0.445 acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential LLC, Applicant and Owner.*

**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. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.**

**SEQR Review, and Preliminary (Major) Subdivision Hearing** for a proposed subdivision of two vacant parcels into four single-family parcels and an open space lot, inclusive of a Town road, connection to Town water and sewer services, a clustered lot layout, stormwater facilities and other improvements. Sunset Avenue and Sunset Avenue-rear; Zoned R-20 (Residence Single Family 20,000 SF); 4.54 +/- acres and 0.15 +/- acre; Grid # 6162-05-085925 & -092918; Unlisted Action; *Habitat for Humanity of Dutchess County, Applicant and Owner. TO BE ADJOURNED*

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. FITNESS SHOWROOM – 70A OVEROCKER ROAD**

**SEQRA Review, Site Plan and Special Use Permit Review and Architectural Review** for construction of a new one-story, 31,200 SF warehouse building including new loading dock, landscaping and lighting. 70A Overocker Road; Zoned I-H (Heavy Industry) District; ± 6.65 acres; Grid # 6261-01-344666; Unlisted Action; *Mauri Architects, P.C., Applicant, PDSV Development, LLC, Owner.*

**2. DUTCHESS MAXI STORAGE II – 18 CREEK ROAD**

**SEQRA Declaration of Intent to be Lead Agency, Site Plan and Special Use Permit Review** for proposed use of an existing mixed-use contractor storage and equipment building and construction of additional contractor storage and equipment repair use buildings. 18 Creek Road; Zoned I-H (Heavy Industry) District; 2.676 ± acres; Grid # 6162-02-667548; Unlisted Action; *DMS Morganview Realty LLC, Applicant and Owner.*

**3. DUNKIN DONUTS – 2265 SOUTH ROAD**

**Architectural Review** for façade improvements to an existing building; new paint; refacing of existing awnings, installation of a new prefabricated canopy at the drive-thru window; replacing of existing signage and drive-thru elements per new Dunkin branding. 2265 South Road; Highway Business (B-H) Zoning District; ±1.26 acres; Grid # 6159-01-206922; Type II Action; Neptune Donuts, LLC (DBA Dunkin’) (Applicant) and Vieira Sardinha Realty LLC (Owner).

**D) OTHER BUSINESS**

**1. VASSAR COLLEGE ADMISSIONS BUILDING - TREE REMOVAL REQUEST**

**Authorization for tree removal** prior to signature of a conditionally approved site plan for the new 18,685 +/- SF Admissions and Career Education (ACE) building on the north side of the campus near Collegeview Avenue, new College entrance at the intersection of Collegeview Avenue and Fairmont Avenue, walkways, landscaping, lighting, removal of 9 of 13 tennis courts, and revisions to surrounding on-site and street parking. 124 Raymond Avenue; Grid #6261-03-100450; *Vassar College, Applicant & Owner.*

**2. TOWN CODE AMENDMENT – ANIMAL SERVICES**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, to revise certain provisions related to animal services.

**3. HUDSON HERITAGE – TIME EXTENSIONS**

**a) Time Extension of Hudson Heritage Subdivision Section 1**, for resubdivision of Lots 3, 4, & 5 into thirteen (13) parcels amending Hudson Heritage Subdivision Section 1 to be a total of fifteen (15) parcels, and the underlying Hudson Heritage Preliminary Subdivision Plat for 155.90 acres to be filed in three Sections.

Zoned HRDD (Historic Revitalization Development District); +/- 155.9 acres; Grid #s 6163-03-016059, -946011, -027019, -967013, -960057 and -011149, respectively located at 56-64 Winslow Gate Road, 15-55 Winslow Gate Road, 10-50 Winslow Gate Road, Winslow Gate Road, 63 Winslow Gate Road, and 3532 North Road; Town Board as SEQR Lead Agency, Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019, as determined to be consistent through September 21, 2023; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

**b) Time Extension** of Hudson Heritage project amended site plan and subdivision approvals of August 18, 2022 as extended to March 19, 2024.

**4. PROPOSED LOCAL LAW – TEMPORARY MORATORIUM ON LARGE-SCALE BATTERY ENERGY STORAGE SYSTEMS (BESS)**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law “Imposing a Temporary Town-Wide Moratorium on Development of Large Scale Battery Energy Storage System Installations Within the Town of Poughkeepsie.”

*Field Trip on Tuesday, February 13, 2024 at 8:15 AM*