



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

February 16, 2023

5:00 PM

(Revised 2/9/2023)

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on February 16, 2023 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/84056107329?pwd=eHVodVN0MEU3cU1lV1BzSEVyWGFWZz09>

Meeting ID: 840 5610 7329 and Passcode: 649550

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. FAITH ASSEMBLY OF GOD – CASPERKILL

SEQRA Review, Lot Line Revision Review, and Amended Site Plan Review for the transferring of ± 2.70 acres from Faith Assembly to Casperkill. The application also includes parking modifications and improvements, enabling parking closer to the sanctuary space. 25 Golf Club Lane (Faith Assembly) and 110 Golf Club Lane (Casperkill); R-2A (Residence, Single-Family 2-Acre) Zoning District; ± 26.75 acres and ± 345.42 acres, respectively; Grid: # 6160-03-250125 and 6159-02-503995, respectively; Unlisted Action; *Faith Assembly of God and Casperkill-I, LLC c/o Kevin Marrinan (Applicants and Owners)*.

2. 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**

3. 76 IRELAND DRIVE EXTENSION – DISH WIRELESS

SEQRA Review and Site Plan Hearing for a proposed site plan application to add three (3) antennas and related equipment to an existing lattice tower, and a five (5) foot by seven (7) foot lease area with (1) cabinet, within a tower compound serving two tower facilities and multiple carriers. 76 Ireland Drive Extension; I-H (Heavy Industrial) Zoning District; +/- 0.34 acre of 2.38 acre tower lease area, 5.38 acre parent parcel; Grid #6261-02-536543 (parent parcel); Unlisted Action; *Derek Picinic, Agent OBO Crown Castle-DISH Network LLC, Applicant, and HGP Realty Corp, Owner*. **TO BE ADJOURNED**

4. ALLSPACE SELF-STORAGE FACILITY EXPANSION

SEQR Review, Special Use Permit and Site Plan Hearing for a proposed expansion of an existing self-storage facility by eight new self-storage structures, by redesign of internal site access and development of an adjacent, vacant parcel, subject to Town Board zoning amendment. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned I-L (Light Industry) District and R-M (Residence Multifamily) District, respectively; 15.741 acres; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Type I Action; *Page Park Associates LLC, Applicant and Owners*. **TO BE ADJOURNED**

5. BP4 - WESTERLY HOUSE

SEQRA Review, Site Plan and Special Use Permit Hearing, and Architectural Review for a proposed four-story multi-family structure for 20 residential units and parking on a site with an existing structure (#45 Springside Ave.). The proposal includes a driveway easement through a commonly owned single-family residential lot; and a stormwater easement through an adjacent Arlington Heights Homeowners Association lot. 45 Springside Avenue; Zoned Arlington Town Center (ATC); ±1.548 acres; Grid #6161-08-791929; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four LLC, Owner*. **TO BE ADJOURNED**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. WASH CO CAR WASH – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review for a proposed ±5,400 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. 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 with non-retail uses and dwelling units above; and two (2) retail and restaurant buildings, one of which proposes 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)*.

3. ERIE MATERIALS, INC. – 657 SHEAFE ROAD

SEQRA Declaration of Lead Agency Intent, Site Plan and Architectural Review for a proposed change of use to a building material sales and storage facility, inclusive of outdoor storage yard and accessory storage structure, revised parking and building additions. 657 Sheafe Road; Zoned B-H (Highway Business) District; 3.63 acres; Grid #6159-01-278549; Unlisted Action; *Tinkelman Architecture, PLLC, Applicant, and Valley Christian Church, Owner.*

4. JUNIORS BAR AND TAVERN - 1126 DUTCHESS TURNPIKE

SEQRA Declaration of Lead Agency Intent, Site Plan and Special Use Permit Review, and Architectural Review for a proposed bar/tavern on the site of a former 1,600 SF hair salon, inclusive of modified parking, trash storage and rear patio. 1126 Dutchess Turnpike; Zoned B-N (Neighborhood Business) District; 1.336 acres; Grid #6362-01-127629; Unlisted Action; *4Ks Real Estate LLC, Applicant and Owner.*

D) OTHER BUSINESS

1. 18 CREEK ROAD

Request for a Site Plan Approval Waiver pursuant to §210-150 E. 18 Creek Road; Zoned I-H (Heavy Industry) District; +/- 2.8 acres; Grid # 6162-02-667548; Request by Scott Bryant, P.E. (DMS/Morganview Realty, LLC) received November 10, 2022. Supplemental letter received December 7, 2022. ***ITEM HAS BEEN REMOVED FROM THE AGENDA AT THE REQUEST OF THE APPLICANT***

2. CAMELOT VILLAGE MOBILE HOME PARK – AMENDED SITE PLAN II

Time Extension for the combining of two (2) previously approved storage buildings into one (1) larger ±9,450 square foot building. 589-621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District and WD1 (Waterfront District 1) District; ± 29.8 acres; Grid # 6159-03-175445; *Camelot Village NY LLC, Owner.*

Field Trip on Tuesday, February 14, 2023 at 8:15 AM