



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

February 17, 2022

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on February 17, 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/87620277423?pwd=M3JPbIR4ZndLZUVNWHdOdk2cktKQT09>
Meeting ID: 876 2027 7423 and Passcode: 777339

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

A.1. VASSAR COLLEGE FACULTY APARTMENTS

SEQR Review, Site Plan Hearing, and Architecture Review for proposed construction of a 40 unit 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.*

- A.2. HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing** for proposed amendments per ongoing field changes and revised tenant preferences/needs. No increase in building square footage is proposed. Lot 17 is to be subdivided from Lot 4. 3532 North Road (U.S. Route 9) and Winslow Gate Road; Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-03-016059, 6163-03-027019, 6163-04-960057, 6163-04-946011, and 6163-04-967013; Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*
- A.3. EASTDALE VILLAGE 17TH SITE PLAN AMENDMENT SEQRA Review, Amended Site Plan Hearing, Lot Line Revision and Architectural Review** for proposed amendments to the Eastdale Village project. The amendments consist of an enlarged Building F revised from a bank to ambulatory surgery center, reduced size Building O2 of mixed residential over commercial use, other building size and use adjustments, stormwater and parking modifications, and a Lot Line Revision between Ortega Lot and Lot 9W to accommodate modified buildings; no changes in total bedrooms, dwelling units, or commercial square footage for the site are proposed. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and at 900, 902, 904 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); Grid #s 6262-04-715370; -739356; -746361; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726341; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -777320; -783300; -753293; -771284; -726314; -722318; -828251; ± 63.461 acres; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, 27 Eastdale, 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, 13 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, and Eastdale Avenue North Cottages, LLC, Owners.*
- A.4. 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).*
- A.5. 900 DUTCHESS TURNPIKE – AP PACKAGING Amended Site Plan Public Hearing** for a discussion and proposed amendment of a Site Plan approved 4/15/21 for reuse of a portion of a 353,000+/- SF building for manufacturing space for AP Packaging Headquarters. Proposed amendments include adding four silos for storage of resin, adding a chiller and pad, modifying an elevated crosswalk, removing speed humps, and removing a dumpster enclosure. 900 Dutchess Turnpike; Zoned I-H (Heavy Industrial) District; Grid #6262-04-830160; ± 58.3 acres; Type II Action; *AP Packaging c/o KARC Planning Consultants, Inc. (Applicant), AP Packaging Corp. (Owner).*

A.6. VERIZON WIRELESS MICRO COMMUNICATIONS FACILITY

SEQRA Review, Site Plan Review, and Architectural Review for the proposed installation and operation of a small cell facility. The facility includes the installation of an antenna on the roof of an existing building. 9-11 Raymond Avenue; Zoned ATC (Arlington Town Center); ± 1.93 acres; Grid # 6161-08-770792; Unlisted Action; *Verizon Wireless of the East LP d/b/a Verizon Wireless (Applicant) and 9-11 Raymond Avenue, LLC (Owner)*.

A.7. 511 HAIGHT AVENUE

SEQRA Review and Site Plan Review for the proposed demolition of an existing hot tub and existing shed in order to construct five (5) new parking spaces at the rear of the existing building. Site changes also include the construction of two (2) accessible parking spaces on the west side of the existing building. 511 Haight Avenue; Arlington Town Center (ATC) Zoning District; ±0.16 acres; Grid # 6161-08-833780; Unlisted Action; *Diane and Stephen Morgan, Applicants and Owners*.

A.8. ARLINGTON FARMS – MALABAR REALTY LLC

SEQR Review, Special Use Permit, Site Plan 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 #s 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*

A.9. STEWART'S SHOPS – 2245 SOUTH ROAD

Special Use Permit Review and Site Plan 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 BH (Highway Business); ±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

C.1. 4 BOWER ROAD – MINOR SUBDIVISION

SEQRA Review and Preliminary Subdivision Review (Minor) for the proposed subdivision of one lot into two (2) lots. Two lots to be served by public water and private sewer. 4 Bower Road; R-4A (Residence, Single-Family 4 Acre) Zoning District; ±57.1 acres; Grid # 6263-04-925009; Unlisted Action; *Sean Gottschalk (Applicant) and Douglas Nieters (Owner)*.

D) OTHER BUSINESS

D.1. GREYSTONE DAYHAB

Time Extension of a conditionally approved site plan to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned R-M (Residence, Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, INC, Owner.*

Field Trip on Tuesday, February 15, 2022 at 8:00 AM