



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

May 18, 2023

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on May 18, 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/82583584311>

Meeting ID: 825 8358 4311 and Passcode: 384720

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. VASSAR COLLEGE ADMISSIONS BUILDING

SEQRA Review and Site Plan Hearing for proposed construction of a 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; Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Type I Action; *Vassar College, Applicant & Owner*.

2. MID-HUDSON REGIONAL HOSPITAL – ENTRANCE WORK

SEQRA Review and Amended Site Plan Review for the restoration and improvements to the existing North Road hospital entrance pavement, walks and curbs along the driveway extending from the entry at North Road into the parcel. Additional site work to include restoration of the existing helipad pavement and associated stabilization and site maintenance at this area of the parcel. Institutional (IN) Zoning District; 241 North Road; ±24.59; Grid: #'s 6162-09-072632; Type II Action; *Westchester County Health Care Corporation (Applicant and Owner)*.

3. **EASTDALE VILLAGE - 22ND AMENDED SITE PLAN AND SUBDIVISION OF LOT 3E**
SEQRA Review, Major Subdivision and Amended Site Plan Hearing for a proposed 22nd Amended Site Plan and Lot 3E Subdivision for the Eastdale Village project. The proposal consists of separating approved mixed use Building I into three separate mixed use 2-story buildings I1, I2/I3, and I4/I5, offset by programmatic changes in Buildings H and J; subdividing Lot 3E (2.269 acres) into three corresponding parcels; amending the use of Building L4 from restaurant to retail; enlarging the footprint of Building P while maintaining unchanged commercial SF; and vicinity parking revisions with a net addition of 44 spaces; with no changes to overall Eastdale Village commercial square footage, residential units, or bedrooms. 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.*
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).* **TO BE ADJOURNED**
5. **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**
6. **ALLSPACE SELF-STORAGE FACILITY EXPANSION**
SEQR Review, Rezoning Recommendation to the Town Board, Special Use Permit and Site Plan Hearing, and Aquatic Resource Permit review 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**
7. **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 and site improvements on a parent lot of ± 6.832 acres which received conditional approvals in 2013. Proposed amendments are inclusive of a proposed Town road rather than a previously approved private road, among other modifications. 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*

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. EASTDALE VILLAGE – AMBULATORY SURGERY CENTER (BUILDING F)

Amended Site Plan and Architectural Review for a proposed front entry canopy addition near the northwest corner of the Ambulatory Surgical Center (Building F), consisting of modifications to previously approved architecture, and to the drive-aisle layout of the previous conditionally approved 20th Site Plan Amendment. 325 Founders Way; Zoned MHC (MacDonnell Heights Center); +/- 1.17 acres; Grid #s 6262-04-769361; SEQR determination of consistency 07/21/2022 with prior SEQRA Findings for a Type I Action as amended September 17, 2020; *MHTC Development, LLC, Applicant and Owner.*

2. FARMHOUSE PROPERTY, LLC – MAJOR LAND CONTOUR PERMIT

SEQRA Review and Major Land Contour Permit Review to place fill material in order to create a site suitable for development in the future. 3509 North Road; R-2A (Residence, Singly-Family) and WD-1 (Coastal Zone Boundary) Zoning Districts. ±2.99 acres; Grid #: 6063-04-897027; Unlisted Action; *Farmhouse Property, LLC (Applicant and Owner).*

D) OTHER BUSINESS

1. PRESENTATION: FAIRVIEW FIRE HOUSE – ALTERATIONS AND ADDITION

SEQR Review and Site Plan Review for proposed alterations, and a 3,400 sf. apparatus bay addition, to the 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).*

2. TOWN CODE AMENDMENT – FOOD TRUCKS

Respond to a referral from the Town Board for a recommendation on a proposed local law establishing a new Chapter 114 of the Town Code to regulate food trucks within the Town of Poughkeepsie.

3. ONE DUTCHESS AVENUE

Time Extension for an approved development for two (2) four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4-acres in the Town that is part of a larger mixed-use waterfront re-development involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned WHOD (Waterfront Housing Overlay District) and WD-2 (Waterfront District 2), Grid #s: 6062-02-755495, 6062-02-768525, 6062-02-781496, and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O'Neill Group-Dutton LLC, Owner.*

4. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

Time Extension for the approved new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *CHG & E Corp., Owners.*

5. CENTRAL HUDSON KM TRANSMISSION LINE REPLACEMENT

Time Extension for the approved replacement of 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*

Field Trip on Tuesday, May 16, 2023 at 8:15 AM