



# 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

*May 19, 2022*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on May 19, 2022 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/88042907633?pwd=d2FKUlpld0VxOHJ0bk9TNmxSemxtQT09>

Meeting ID: 880 4290 7633 and Passcode: 988953

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

- 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  $\pm 2.8$  miles, with  $\pm 1.7$  miles within the Town of Wappinger and  $\pm 1.1$  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.*

**2. GUARDIAN SELF-STORAGE – LOVE ROAD**

**SEQRA Review, Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review** for a proposed 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner).*

**3. JULIET CAFÉ & BILLIARDS**

**Site Plan Hearing** for proposed renovation of an existing vacant restaurant and enlarged rear outdoor seating area for Juliet's Café and Billiards. 825 Main Street; Zoned ATC (Arlington Town Center); ±0.75 acre; Grid #6161-08-885821; Type II Action; *Z&T Galazka Corp. (Applicant) and TC Partners LLC (Owner).*

**4. EASTDALE VILLAGE 18<sup>TH</sup> SITE PLAN AMENDMENT AND LOT LINE REVISION SEQRA Review and Amended Site Plan Hearing**

for proposed amendments to the Eastdale Village project. The amendments consist of revised parking behind buildings L and P. 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 900, 902, 904 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); ± 63.461 acres; Grid #s 6262-04-715370; - 739356; - 746391; - 696343; -724392; -758382; -768412; -777377; -769391; - 743328; -742330; -750324; -726341; -713324; -740312; -738315; -732317; -776348; -803278; - 814309; -770320; -783300; -753293; and -771284; 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 February 17, 2022; *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.*

**5. VASSAR COLLEGE HOUSING RENOVATIONS-79 RAYMOND AVENUE & 170 COLLEGE AVENUE**

**Site Plan Hearing** for proposed renovation of an existing five-bedroom faculty house at 79 Raymond Avenue including interior renovations, exterior deck expansion and a sidewalk to existing parking; and proposed renovation of an existing four-bedroom faculty house at 170

College Avenue including exterior and interior building renovations, addition of a fifth bedroom, and a new 5-car parking area and connecting sidewalks with access from Deans Lane (private road). 79 Raymond Avenue and 170 College Avenue; Zoned IN (Institutional) District; ±38.98 acres; Grid #6161-08-850460 (lease parcels -0006 and -0003); Type II Action; *Vassar College (Applicant and Owner)*.

**6. DELAVERGNE AVENUE SUBDIVISION (MAJOR)**

**SEQRA Review and Preliminary Major Subdivision Review** for a major subdivision, as proposed, to include one (1) existing residential lot and five (5) new residential building lots. Infrastructure proposals include extending public water and public sewer and the development of a new road to be dedicated to the Town. 40 Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±4.16 acres; Grid #'s: 6158-01-164655 (Town of Poughkeepsie) and 6158-09-173629 (Village of Wappingers Falls); Unlisted Action; *Adam Broder (Applicant) and Markly Wilson & Gonul Wilson (Owners)*.

**7. 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**

**8. 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*. **TO BE ADJOURNED**

**9. 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 # 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**

**10. 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. Applicant has requested that the application be withdrawn from consideration.*

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

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. FOX RUN AT FULTON - BUILDING A AMENDED SITE PLAN**

**Discussion** of proposed field changes to landscaping, pedestrian connections, and usable open space in connection with anticipated Building A occupancy and recently commenced development of the adjoining Dutchess County Rail Trail. The site plan approved 12/17/2020 amended site conditions for Building A on a site of three buildings previously approved at Fox Run (a/k/a Fairview Commons), as follows: 1) Change the quantity and bedroom mix of apartments to be only 1-2 bedroom units (from 57 units with 142 bedrooms total, to 69 units with 97 bedrooms total); 2) Increase non-residential building area inclusive of additional roof terrace(s), conference room and study area, storage and maintenance, and; 3) Add a basement floor and change the building exterior appearance; 4) Incremental changes to site parking, grading, utilities, lighting, landscaping, and access. 10-35 Campus View Court; Zoned FC (Fairview Center) District with a Planned Residential Overlay District (PROD) designation; ± 15.940 acres; Grid #6162-05-161788; SEQRA Negative Declaration issued 12/17/20 by the Planning Board as lead agency; *Fox Run at Fulton LLC, Owner.*

**D) OTHER BUSINESS**

**1. STORE SPACE – ARCHITECTURAL DISCUSSION**

**Architectural Review Discussion** 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, Gateway 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*).

2. **BP3 SPRINGSIDE DEVELOPMENT-TIME EXTENSION**  
**Time Extension** of an approved amended site plan for a 5-story mixed use building consisting of 1st floor commercial/retail space of 7,028 SF, 28 residential apartments on floors above, a parking lot and on-street parking. Springside Avenue; Zoned ATC (Arlington Town Center); ±1.277 acres; Grid # 6161-08-821910; SEQR Negative Declaration (Unlisted Action) adopted 08/20/2020; *Built Parcel Three LLC, Owner.*
  
3. **ZONING TEXT AMENDMENT (RE: TATTOO PARLORS) IN THE ARLINGTON TOWN CENTER (ATC) DISTRICT AND THE HIGHWAY BUSINESS (B-H) DISTRICT**  
**Respond to referral from the Town Board** for a recommendation on a proposed zoning text amendment to §210-22 (ATC District), §210-35 (b-H District), and §210-74 (Home Occupations) related to Tattoo Parlors.
  
4. **TOWN CODE AMENDMENT - RE: OUTDOOR MUSIC**  
**Respond to referral from the Town Board** for a recommendation on a proposed code amendment to add a Chapter 145 "Outdoor Music" and to amend Chapter 210 (Zoning) to allow restaurants in the Highway Business (B-H) and Arlington Town Center (ATC) Districts with permitted outdoor dining to have outdoor music.

*Field Trip on Tuesday, May 17, 2022 at 8:00 AM*