



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

July 20, 2023

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on July 20, 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/85852963535>

Meeting ID: 858 5296 3535 and Passcode: 174996

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. 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)*.

2. 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)*.

3. MIDHUDSON 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)*.

4. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD

SEQRA Review, Advisory Report to the Town Board for a Zoning District Text Amendment, 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)*.

5. 174 INNIS AVENUE

SEQRA Review, Site Plan Review, and Architectural Review for proposed additions to the existing building structure at this address. Additions are proposed for both the north and south sides of the existing structure. 174 Innis Avenue. B-N (Neighborhood Business) Zoning District; ±0.867 acres; Grid # 6162-15-723262; Unlisted Action; *Ihsan Nesheiwat c/o Gary Beck Jr., Z3 Consultants (Applicant and Owner)*.

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. 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. 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. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.

Pre-application discussion, SEQR Declaration of Lead Agency Intent, and Preliminary (Major) Subdivision Review for a proposed cluster subdivision of one or two undeveloped parcels into a five single-family parcels, an open space lot, a road, associated improvements, and connection to Town water and sewer services. 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 (tentative); *Habitat for Humanity of Dutchess County, Applicant and Owner.*

2. LANDS OF ALBANO SUBDIVISION-PEACH ROAD

Pre-application discussion, SEQR Declaration of Lead Agency Intent, and Preliminary (Major) Subdivision Review for a proposed subdivision of one existing residential lot into three residential lots, including construction of wells, wastewater treatment systems, driveways and utilities for each new lot. 40 Peach Road; Zoned R-4A (Residence Single Family 4-Acre); 43.98 +/- acres; Grid # 6263-04-690180; Unlisted Action; *Keith A. Albano, Applicant and Owner.*

3. REED ROAD – LOT LINE REVISION

SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review for the complete adjustment of lot lines between two (2) adjoining parcels. 11 Reed Road and 15 Reed Road. Residence, Single-Family 4 Acre (R-4A) Zoning District. ±1.152 acres and ±1.092 acres, respectively. Type II Action; *Reed Innovation Center, (Applicant and Owner).*

4. VASSAR COLLEGE INN & INSTITUTE – SIGNAGE

Amended Site Plan Review to add signage for the grounds and building identification to the approved Vassar College Inn & Institute for the Liberal Arts Site Plan. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; SEQRA Negative Declaration adopted 4/15/21, Site Plan approved 8/19/21; *Vassar College, Applicant and Owner.*

5. FRIENDLY HONDA SHOWROOM – ARCHITECTURAL REVIEW

Architectural Review for proposed architectural changes to the existing building and showroom. 1143 Dutchess Turnpike. B-H (Highway Business) Zoning District; ±2.40 acres; Grid # 6362-01-128675; Type II Action; *Dutchess Facilities Management, LLC c/o Eric Kahn, Friendly Honda (Applicant and Owner)*.

6. AP PACKAGING – ROOF HEIGHT MODIFICATION (900 DUTCHESS TURNPIKE)

Architectural Review of a proposal to increase the height of an approximately 1485 SF roof area of a 381,718 SF roof to accommodate additional manufacturing equipment. 900 Dutchess Turnpike; Zoned I-H (Heavy Industrial) District; Grid #6262-04-830160; ± 58.3 acres; Type II Action; *AP Packaging Corp., Applicant and Owner*.

D) OTHER BUSINESS

1. DUTCHESS LAND CONSERVANCY - PLAN BEE FARM BREWERY APPLICATION TO NYS DEPT. OF AGRICULTURE AND MARKETS FARMLAND PROTECTION IMPLEMENTATION GRANTS PROGRAM, ROUND 19

The Dutchess Land Conservancy has requested that the Planning Board authorize the Chairman to submit a letter of support on behalf of the Board for its application to the NYS Department of Agriculture and Markets for a grant to help purchase the development rights on the Plan Bee Farm Brewery property

2. TOWN CODE AMENDMENT – CANNABIS RETAIL DISPENSARIES AND TOBACCO STORES

Respond to a referral from the Town Board for a recommendation on a proposed local law amending Chapter 210 (Zoning) to provide regulations for the establishment of cannabis retail dispensaries and tobacco stores in the Town.

3. HUDSON HERITAGE SUBDIVISION - SECTIONS 2 AND 3

Time Extension for Hudson Heritage Major Subdivision Sections 2 and 3, as conditionally approved August 20, 2020. Section 2 would consist of nine (9) lots and Right-of-Way Parcel A (Hudson Heritage Drive). Section 3 would consist of three (3) lots and Right-of-Way Parcel C (Paint Shop Road). 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; SEQRA Findings for a Type 1 Action issued December 6, 2017 by the Town Board; and Planning Board approval of SEQRA Findings, Modified Development Master Plan, Preliminary Subdivision and Phase I Site Plan on June 4, 2019; Amended Phase I Site Plan approval on April 16, 2020, Final Major Subdivision approval on April 30, 2020, Amended Final Subdivision Section 1 approval on July 16, 2020, and Amended Conditional Final Subdivision Section 2 & 3 approval on August 20, 2020; *EFG Saber Heritage SC LLC, Owner*.

4. FRIENDLY HONDA AMENDED COMPREHENSIVE SITE PLAN

Time Extension for a previously approved site plan for comprehensive building and site improvements throughout an existing motor vehicle sales and service facility, as amended 2018 to designate Phases I and II. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 +/- acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. SEQRA Negative Declaration dated June 21,

2012, Site Plan approved July 19, 2012, Amended Site Plan approved June 21, 2018; *JMC Site Development Consultants, LLC on behalf of Dutchess Facilities Management, LLC., Owner.*

5. VERIZON STORE ADDITIONAL RETAIL EXPANSION

Time Extension of Amended Site Plan conditional approval granted 10/18/2018 and reapproved 9/23/21 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Applicant and Owner.*

Field Trip on Tuesday, July 18, 2023 at 8:15 AM