



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*July 21, 2022*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on July 21, 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/85091380072?pwd=Mkw4QURpZ3JOVVFNSGdNVWw2dG1rdz09>  
Meeting ID: 850 9138 0072 and Passcode: 426951

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. HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing, and Amended Architectural Review** 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.*

2. **MOBIL STATION – MID HUDSON CENTER**  
**SEQRA Review, Amended Site Plan and Special Use Permit Hearing and Architectural Review** for renovation of an existing 3,110 SF gasoline service station and convenience store, with the addition of a Dunkin Donuts and drive-through access and accompanying site improvements. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acres; Grid # 6062-02-992924; Type II Action; *CPD NY Energy Corp. (Applicant), TFS Midhudson LLC (Owner)*.
3. **EASTDALE VILLAGE - LOT LINE REVISION 9Wa-9Wb REAPPROVAL**  
**Amended SEQRA Review and Lot Line Revision** for proposed reapproval of a Lot Line Revision between Ortega Lot and Lot 9W (proposed Lots 9Wa and 9Wb) on the west side of the Eastdale Village project, previously approved concurrently with the 17<sup>th</sup> Amended Site Plan to accommodate an enlarged Building F revised from a bank to ambulatory surgery center, and reduced size Building O2 of mixed residential over commercial use. 315 Founders Way (fka 949 Dutchess Turnpike) and 325 Founders Way; Zoned MHC (MacDonnell Heights Center); Grid #s 6262-04-776348 and -769361; 1.387 acres (of 66.25+/- acres project); 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 June 16, 2022; *MHTC Development, LLC, Applicant and Owner*.
4. **EASTDALE VILLAGE 20<sup>TH</sup> SITE PLAN AMENDMENT & SUBDIVISION OF LOT 2E**  
**SEQRA Review, Minor Subdivision and Amended Site Plan Hearing** for proposed subdivision of Lot 2E into two lots, one for the Ortega House and one for Townhouse Buildings 12-15, and the 20<sup>th</sup> Amended Site Plan to support the proposed subdivision, with no physical changes proposed. All addresses at 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, 15 Victory Lane; and 325 Founders Way; Zoned MHC (MacDonnell Heights Center); +/- 66.25 acres; Grid #s 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; and -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 June 16, 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*.
5. **STORAGE DEPOT EXPANSION – PAGE PARK**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (Applicant and Owner)*.

6. **ALLSPACE SELF-STORAGE FACILITY EXPANSION**  
**Discussion, Site Plan and Special Use Permit 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 Owner.*
7. **244 BOARDMAN ROAD – DISH NETWORK 5G**  
**Site Plan Review and Architectural Review** to add three (3) antennas, six (6) remote radio heads (RRH), one (1) overvoltage protection device (OVP), one (1) hybrid cable connection to an existing tower. A five (5) foot by seven (7) foot lease area for a proposed equipment platform within an existing equipment compound area is also proposed. 244 Boardman Road; Institutional (IN) Zoning District; ±34.17 acres; Grid # 6260-03-146453; Unlisted Action; Derek Picinic, Agent, on behalf of Crown Castle – Dish Network, LLC (*Applicant*) and Poughkeepsie Day School (*Owner*). **TO BE ADJOURNED**
8. **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**
9. **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**
10. **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**
11. **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)*. **TO BE ADJOURNED**

**12. 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)*. **TO BE ADJOURNED**

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**  
*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. SOTO-PALERMO – LOT LINE REVISION**

**SEQRA Review and Lot Line Revision Review** for the transfer of ± 2,403 square feet or ± 0.0552 acres from 18 W Dogwood Drive to 15 E Dogwood Drive. 18 W Dogwood Drive and 15 E Dogwood Drive. Residence, Single-Family 20,000 Square Foot (R-20) Zoning District. 0.521 acres (18 W Dogwood Drive) and 0.27 acres (15 E Dogwood Drive); Grid #'s 6060-04-965094 and 6060-04-980092, respectively. Type II Action; *Candido Palermo and Patricia Palermo (18 W Dogwood Drive), Owner, and Alejandro Soto and Lisa Soto (15 E Dogwood Drive), Applicant and Owner.*

**2. 824-826 MAIN STREET**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the renovation of a vacant building to accommodate two (2) store front commercial/retail occupancies, two (2) two-bedroom apartments and one (1) bedroom apartment with on-site parking facilities. The structure is already connected to municipal water and sewer. The proposal includes upgrading the water service with a new connection to the Town water main. 824-826 Main Street; Zoned ATC (Arlington Town Center); ± 0.27 acres; Grid # 6161-08-876800; Unlisted Action; *824-826 Main Street, LLC c/o Dan Petrizzo (Applicant and Owner).*

**D) OTHER BUSINESS**

**1. BARTOLUCCI-CURATOLO LOT LINE REVISION**

**Lot Line Revision Re-approval** for an expired approval to merge property at 33 Willowbrook Heights with properties at 46 & 50 Lorraine Boulevard and adjust lot lines. 46 Lorraine Boulevard, 50 Lorraine Boulevard, and 33 Willowbrook Heights; Zoned R-20 (Residence Single Family 20,000 SF); ± 0.58 acres, 1.01 acres, and 0.61 acres respectively; Grid # 6259-03-036457, 6259-03-016479, 6259-03-043467; Type II Action; *Thomas J. Curatolo Jr. and Lynne Bartolucci, Trustees (46 Lorraine); Raymond A. Bartolucci and Lynne Curatolo-Bartolucci, Owners (50 Lorraine); Thomas J. Curatolo Jr. and Lynne Bartolucci-Curatolo, Trustees (33 Willowbrook); Owners.*

**2. STRATFORD FARMS TOWNHOUSES**

**Time Extension** of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

**3. FOAM & WASH – 2629 South Road**

**Time Extension** for the demolition of an existing restaurant building and construction of a new 7,666 sf car wash and dog wash building. 2629 South Road. Zoned Highway Business (B-H) District; ± 1.66 acres; Grid # 6160-01-005822; Unlisted Action; *Third Rock Realty LLC, Owner.*

**4. ZONING TEXT AMENDMENT - ELECTRIC VEHICLE (EV) CHARGING STATIONS**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, to include provisions for Electric Vehicle (EV) Charging Stations.

*Field Trip on Tuesday, July 19, 2022 at 8:00 AM*