



# Town of Poughkeepsie

## Planning Department

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Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*August 18, 2022*

**5:00 PM**  
(Revised 8/16/2022)

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on August 18, 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/89478452205?pwd=TIVHdzF1R1Rja1VMTmlhZW9WMWQwQT09>  
Meeting ID: 894 7845 2205 and Passcode: 910001

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. **VERIZON WIRELESS – WINSLOW GATE ROAD**  
**SEQRA Review, Site Plan Review, and Architectural Review** for the installation and operation of a small cell facility including a new ±40-foot utility pole and 10 foot x 10 foot equipment area. 10-50 Winslow Gate Road; Historic Revitalization Development District (HRDD) Zoning District. ±24.3 acres; Grid # 6163-03-027019; Unlisted Action; *Verizon Wireless of the East LP d/b/a Verizon Wireless (Applicant) and EFG/Saber Heritage SC, LLC (Owner).*
  
3. **244 BOARDMAN ROAD – DISH NETWORK 5G**  
**Site Plan Review and Architectural Review** to add three (3) antennas, six (6) remote radio heads (RRHs), 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*).
  
4. **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).*
  
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. **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.*

**7. ALLSPACE SELF-STORAGE FACILITY EXPANSION**

**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. TO BE ADJOURNED*

**8. 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 I Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner). TO BE ADJOURNED*

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

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. SALT POINT CENTER**

**SEQRA Declaration of Lead Agency Intent, Site Plan and Architectural review**, regarding a proposal for a construction of one 3-story commercial building, and two 4-story residential buildings (38 units each), and associated parking and stormwater treatment. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.73 acres; Grid # 6162-02-750540; Type I Action; *Jacob Wagschal, Applicant, Maturin Smith, Owner. REMOVED FROM AGENDA AT THE REQUEST OF THE APPLICANT*

**2. VASSAR COLLEGE – TENNIS COURTS**

**SEQRA Declaration of Lead Agency Intent and Site Plan Review** for proposed construction of eight new tennis courts with bleachers outside of Walker Field House and the Athletics Building of Vassar College, including modification of an adjoining access road and parking. 54-124 Raymond Avenue (28 Sunset Lake Drive); Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Unlisted Action; *Vassar College, Applicant & Owner.*

**3. BP4 – WESTERLY HOUSE**

**SEQRA Declaration of Lead Agency Intent, Site Plan, Special Use Permit and Architectural Review** for a proposed four-story multi-family structure for 20 residential units

with on-site parking, and road access via easement over another lot. 45 Springside Avenue; Zoned Arlington Town Center (ATC); ±1.548 acres; Grid #6161-08-791929; Unlisted Action; *Built Parcel Four LLC, Applicant and Owner.*

**4. SOBOL – 3432-3456 NORTH ROAD**

**Architectural Review** for the installation of a garage-style door at the front of the existing building and other façade changes. 3432-3456 North Road; Fairview Center (FC) Zoning District; ±9.71 acres; Grid # 6062-02-990867; Type II Action; *SoBol c/o Ameritech Concepts, Inc. (Applicant) and TFS MidHudson, LLC c/o Angelo Balbo (Owner).*

**5. VERIZON STORE RETAIL EXPANSION**

**Architectural Review and Time Extension** of 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.*

***D) OTHER BUSINESS***

***No Other Business this month.***

*Field Trip on Tuesday, August 16, 2022 at 8:00 AM*