



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

September 21, 2023

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on September 21, 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/84515510585>

Meeting ID: 845 1551 0585 and Passcode: 974604

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 –RESUBDIVISION OF LOTS 3-5 (WINSLOW GATE RD.), OF HUDSON HERITAGE SECTION 1**
SEQR and Development Master Plan Consistency Review, Preliminary and Final Major Subdivision Review for proposed resubdivision of three lots (#3-5) of the Hudson Heritage Section 1 Subdivision into thirteen (13) parcels. The proposed application amends Hudson Heritage Subdivision Section 1 to be a total of 15 parcels, and the underlying Hudson Heritage Preliminary Subdivision Plat for 155.90 acres to be filed in three Sections. Zoned HRDD (Historic Revitalization Development District); +/- 155.9 acres; Grid #s 6163-03-016059, -946011, -027019, -967013, -960057 and -011149, respectively located at 56-64 Winslow Gate Road, 15-55 Winslow Gate Road, 10-50 Winslow Gate Road, Winslow Gate Road, 63 Winslow Gate Road, and 3532 North Road; Zoned HRDD (Historic Revitalization Development District); +/- 155.9 acres; Town Board as SEQR Lead Agency, Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

2. **HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY**
SEQR Review, Site Plan and Special Use Permit Hearing proposed to legalize the existing use of an animal rescue/sanctuary and to expand additional kennels and training services. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Type 1 Action. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*
3. **IBM – QUANTUM SYSTEM II BUILDING 414**
SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review for a permanent drive, loading dock, pads for chillers and generators at Building 414, along with the associated site lighting, grading, and internal site sidewalk connections at Building 414. 2455 South Road; Heavy Industrial (IH) Zoning District; ±180.09 acres; Grid #: 6060-04-840280; Unlisted Action; *IBM Corp (Applicant and Owner).*
4. **RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT – AMENDED SITE PLAN**
SEQRA Review, Development Master Plan consistency review, and Amended Site Plan Hearing, for proposed amendments to the April 15, 2021 approved amended Raymond Avenue School Development Anchor Project site plan, consisting of site modifications to add stormwater practices on the rear of two adjoining parcels at 35 and 37 Raymond Avenue; and modifications to the site open space area, landscaping, utilities and other development features. Zoned ATC (Arlington Town Center) District; 17 Anya Court, 21 Raymond Avenue, Raymond Avenue, 35 Raymond Avenue, and 37 Raymond Avenue; Grid #s 6161-12-745724; -755735; -778745; and -778723 (subtotal 6.8 acres); and added parcels -785720 and -787714 (subtotal 0.52 acre); SEQR Negative Declaration for a Type I Action adopted 4/15/21; *Arthur May Redevelopment, LLC (Applicant), Arthur May Redevelopment, LLC and 37 Raymond Ave, LLC (Owners).*
5. **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**
6. **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**
7. **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 or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with 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).* **TO BE ADJOURNED**

8. 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*

9. 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). TO BE ADJOURNED*

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

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). TO BE ADJOURNED*

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. VERTICAL BRIDGE – 2 PENDELL ROAD

SEQRA Review, Site Plan Review, and Architectural Review for installation of a wireless telecommunications facility comprising a 150-foot high monopole, 6,084 SF fenced compound, supportive ground equipment, AT&T antenna and three other carriers for future collocation; to replace one of two existing AM radio towers. 2 Pendell Road; Zoned R-M (Residential Multi-Family) District; ± 9.83 acres; Grid # 6162-02-615714; Unlisted Action; *Vertical Bridge CC FM, LLC (Applicant), and Peak Broadcasting of Fresno c/o Townsquare Radio, LLC (Owner). ITEM WAS WITHDRAWN FROM THE AGENDA AT THE REQUEST OF THE APPLICANT ON 9/13/2023.*

2. 822 MAIN STREET

SEQRA Review, Special Use Permit Review, and Site Plan Review for the renovation of an existing two-story vacant building and site to accommodate four (4) two-bedroom apartments with on-site parking. 822 Main Street; ATC (Arlington Town Center) Zoning District; ±0.126 acres; Grid # 6161-08-870800; *160 Union Street, LLC, Owner.*

3. COTTON WAY – LOT LINE REVISION RE-APPROVAL

Re-Approval for the transfer of ± 464 square feet or ± 0.011 acres from 11 Cotton Way to 14 Cotton Way. 11 and 14 Cotton Way. Residence, Single-Family 4-acre (R-4A) Zoning District. ±0.758 acres (11 Cotton Way) and ±0.346 acres (14 Cotton Way); Grid #'s 6262-02-844986 and 6262-02-830983, respectively. Type II Action; *Lloyd B. Cotton (11 Cotton Way), Owner, and PJ One Enterprises LLC (14 Cotton Way), Applicant and Owner.*

D) OTHER BUSINESS

1. WILTSE ESTATES – LOT 19

Time Extension of a conditionally approved final subdivision of Wiltse Estates Subdivision Lot #19 with existing dwelling and septic system, to create three new residential lots, and a utility easement over Lot #54 to access central sewer, subject to sewer tenancy approval by the Town Board. 29 Wiltse Lane and Edwin Road; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 10.4 acres; Grid # 6262-04-610315 & -603278; Unlisted Action; *Celeste Wiltse, Applicant and Owner*.

2. SAVONA'S REAR DINING AREA

Time Extension for a conditionally approved Site Plan for construction of a rear dining patio of 575 square feet with a seating capacity of 39 persons maximum. 1 Collegeview Avenue; ATC (Arlington Town Center) Zoning District; ±0.44 acre; Grid # 6161-12-823675; Type II Action; *Tinkelman Architecture, PLLC (Applicant) and College Properties LLC (Owner)*.

3. GUARDIAN SELF-STORAGE – LOVE ROAD

Time Extension for a conditionally approved 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)*.

4. 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, September 19, 2023 at 8:15 AM