



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*September 23, 2021*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on **September 23rd 2021** at 5:00 PM.

The meeting will be held in a hybrid format, with the public able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone, pursuant to the Governor's Executive Order 202.1. 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/86291028951?pwd=VStzOVNhR0RUTUN4citjOXVTczc3UT09>

Meeting ID: [862 9102 8951](#) and Passcode: [793781](#)

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. SOUTH HILLS COMMONS

**Site Plan Review and Architectural Review** for a proposed zoning district change from R-20 to R-M in order to construct four (4) multifamily, two-story buildings, containing six (6) units each, for a total of 24 units. The application includes merging the parcels under review. Route 9D and Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±5.50 acres and ±1.04 acres; Grid #'s: 6158-01-261673 and 6158-01-237655, respectively; Unlisted Action; *John Tremblay, Owner and MidHudson Development Corp, Applicant.*

2. **DEPARTMENT OF CORRECTIONS – 20 MANCHESTER RD.**  
**Site Plan Hearing and Architectural Review** for a proposed  $\pm$  1,250 SF addition as an amendment to a previous conditionally approved site plan for conversion of a  $\pm$  21,600 SF building from [super]market to office use. 20 Manchester Road; Zoned ATC (Arlington Town Center) District; Grid #6161-12-965745;  $\pm$  2.95 acres; Type II Action; *John Page, Jr. - 20 Manchester LLC, Applicant and Owner.*
  
3. **DUNKIN DONUTS – VASSAR RD.**  
**SEQRA Review, Special Use Permit and Site Plan Hearing and Architectural Review** regarding an application submitted by ABDD Capital for proposed redevelopment of an existing 2,845 SF office building (former bank) into an approximately 2,948 SF Dunkin Donuts restaurant with drive-through, associated site septic system modifications, changes to parking, and discontinued use of an existing Dunkin Donuts restaurant at 35 Vassar Rd. 40, 46 & 48 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center);  $\pm$  4.65 acres; Grid #s 6260-03-495219, 497247 & 495227; Unlisted Action; *ABDD Capital, Applicant, and Red Oaks Dutchess Realty LLC, Owner*
  
4. **VERTICAL BRIDGE – 20 TUCKER DRIVE**  
**SEQRA Review, Aquatic Resources Permit Review, Amended Site Plan Review, and Architectural Review** for the replacement of an existing 336.8-foot-tall guyed AM tower with a new 336.8-foot-tall three-legged self-supporting AM lattice tower that will be centered at the exact same location. The proposal also includes the construction of a temporary crane access road to be fully removed or reduced and landscaped as an auxiliary service point to the facility. 20 Tucker Drive; Heavy Industrial (I-H) Zoning District;  $\pm$  9.77 acres; Grid # 6262-03-170145; *Vertical Bridge REIT, LLC, Applicant and Clear Channel Broadcasting, Inc., Owner.*
  
5. **8 TUCKER DRIVE**  
**SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, Aquatic Resources Protection Permit Review, and Architectural 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, and a 30,000 square foot building. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District;  $\pm$ 11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant.*
  
6. **NESHEIWAT SUBDIVISION FKA WILTSE LOT 53**  
**SEQRA Review and Preliminary (Minor) Subdivision Hearing** for a proposed subdivision of 51 Edwin Road (a/k/a Lot 53 of Filed Map 10510A, Wiltse Estates Subdivision, filed 01/05/2005) into two lots to support single family residential homes. 51 Edwin Road; R-20 (Residence, Single-Family 20,000 SF) Zoning District;  $\pm$  1.80 acres; Grid # 6262-04-604276; Unlisted Action; *Marwan Nesheiwat, Applicant, and JJ Equity Holdings LLC, Owner.*

7. **EASTDALE VILLAGE 15<sup>TH</sup> SITE PLAN AMENDMENT**  
**SEQRA Review, Amended Site Plan Hearing and Architectural Review** for a 15<sup>th</sup> Amended Site Plan application for the Eastdale Village project. It includes modifications and a change of use to include an inn in mixed use Building E1 at the intersection of Eastdale Avenue North and Dutchess Turnpike; and architecture for Buildings E1-E3. No changes in total bedrooms, dwelling units or commercial square footage is proposed site-wide. This application involves all address numbers on Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Elizabeth Lane, Eastdale Avenue South and Parkside Drive; and at 900, 902, 904 and 949 Dutchess Turnpike, and 15 Victory Lane; tax lot numbers 6262-04-715370; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726341; -713324; -740312; -738315; -732317; -776348; and -820277; Zoned MHC (MacDonnell Heights Center) District; ± 63.461 acres. 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 July 15, 2021. *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, 27 Eastdale, LLC, 31-35 Eastdale, LLC, 39 Eastdale, LLC, 43 Eastdale, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, and Rossi Eastdale, LLC, Owners.*

8. **ARLINGTON FARMS – MALABAR REALTY LLC**  
**SEQRA Review, Special Use Permit and Site Plan Review, 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*

9. **STEWARTS SHOP – 2245 SOUTH ROAD**  
**Special Use Permit Review, Site Plan Review, and Architectural 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 B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart's Ice Cream, Co., Inc., Owner. TO BE ADJOURNED*

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

**C) PLAN REVIEWS**

1. **EASTDALE VILLAGE 14<sup>TH</sup> SITE PLAN AMENDMENT-EV CHARGING STATIONS**  
**Amended Site Plan Review** for an update to the conditionally approved 14<sup>th</sup> Site Plan Amendment, proposing installation of Electric Vehicle Charge Stations within the project bounds to meet current and future demand for Electric Vehicle (EV) charging. This application involves

tax lot numbers 6262-04-715370; 739356; 746391; 696343; 724392; 758382, 768412; 777377; 769361; 743328; 742330; 750324; 726341; 713324; 740312; 738315; 732317; 776348; 820277; 25, 27, 31, 32, 34, 35, 36, 38, 39, 42, 43, 44, 45, 46, 48, and 50 Eastdale Avenue North; 10, 15, 20, 35, and 55 Otto Way; 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Hillside Drive; 10, 20, 30, 40, and 50 Town Center Drive; 900, 902, 904 and 949 Dutchess Turnpike; 1, 2, 3, 5, 7, 9, 11, 13, 15 and 28 Eastdale Avenue South; 15 Victory Lane; 29, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60 Parkside Drive; ± 63.461 acres. The properties are located in the MHC (McDonnell Heights Center) Zoning District. 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 July 15, 2021. *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, 27 Eastdale Avenue LLC, 31-35 Eastdale Avenue LLC, 39 Eastdale Avenue LLC, 43 Eastdale Avenue LLC, 45 Eastdale Avenue LLC, Premier Eastdale, LLC, and Rossi Eastdale LLC, Owners.*

**2. MCDONALD’S – 2585 SOUTH ROAD**

**Lead Agency Intent, SEQRA Review, Waterfront Consistency Review, Site Plan Review, and Architectural Review** for a proposed free-standing McDonald’s restaurant with an accessory side-by-side drive-thru with associated landscaping, parking, and site improvements. 2585 South Road; B-SC (Shopping Center Business) Zoning District and the Waterfront District 2 (WD2) Zoning District; ±26.427 acres; Grid # 6060-02-968700; Unlisted Action; *McDonald’s Corporation (Applicant) and Mid-Hudson Associates, LLC (Owner).*

**3. TACO BELL – 2275 SOUTH ROAD**

**Amended Site Plan Review and Architectural Review** for a proposed cosmetic improvements to an existing restaurant being converted to a Taco Bell. 2275 South Road; B-H (Highway Business) Zoning District; ±1.39 acres; Grid # 6159-01-194942; Type II Action; *Muy Brands, LLC, Owner*

**4. 44 LAGRANGE AVE – SHARED PARKING**

**SEQRA Review, Amended Site Plan and Special Use Permit Review** for an application to amend an approved site plan and special use permit for a mixed-use development at 44 Lagrange Avenue (commercial use and 3 dwelling units) with shared parking located at 39 Lagrange Avenue, to relocate the shared parking to 42 Lagrange Avenue. 42 and 44 LaGrange Avenue; Zoned ATC (Arlington Town Center) District; Grid #6161-12-899671 and -905673; ± 0.17 and ± 0.08 acres; SEQRA Negative Declaration for an Unlisted Action adopted 4/30/2020; *INP Real Estate LLC, Applicant and Owner.*

**5. HUDSON HERITAGE - BUILDING M (AKA CVS #11460)**

**Architectural Review** for a proposed construction of a CVS store, for Building M on Lot 3 of the Hudson Heritage Major Subdivision and Amended Site Plan. 25 Winslow Gate Road (formerly 3532 North Road); Zoned HRDD (Historic Revitalization Development District); Grid #6063-04-946011; ± 7.25 acres; Type II Action; *TM Crowley & Associates, Applicant, and EFG/Saber Heritage SC, LLC, Owner.*

**6. VERIZON STORE RETAIL EXPANSION 2018-2021**

**Site Plan Reapproval and Architectural Review** of an expired conditionally approved amended site plan granted 10/18/2018, 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; B-SC (Business Shopping Center) Zoning District; ±0.68 acres; Grid # 6261-01-119864; SEQR Negative Declaration for an Unlisted Action adopted 10/18/2018; *Franco Fidanza and Planet Wings Poughkeepsie, Applicant and Owner.*

**D) OTHER BUSINESS**

**1. WELLS FARGO – 1863 SOUTH RD**

**Time Extension** for a conditionally approved site plan for exterior lighting upgrade: Replacing pole heads, replacing wall/canopy light fixtures, adding new wall/canopy light fixtures and new light poles. 1863 South Road; Zoned B-H (Highway Business) District; Grid # 6158-01-402888; Type II Action; *Happy Boy Pizza, Owner.*

**2. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT**

**Recreation Fees** – applicant proposes to offset a portion of the required recreation fees by improving and dedicating a portion of Lot #4 as public open space for passive recreation by Town residents. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; Grid #s 6161-12-755735 (± 6.38 acres) and 6161-12-784726 (± 0.43 acre); Type I Action; *Arthur May Redevelopment, LLC, Owner, (f/k/a Paz Management, Inc.).*

**3. PROPOSED COMPREHENSIVE PLAN UPDATE**

**Respond to referral from the Town Board** for review and recommendation on the proposed Comprehensive Plan Update pursuant to NYS Town Law §272-a (5).

*Field Trip on Tuesday, September 21, 2021 at 8:00 AM*