



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**October 19, 2023**

**5:00 PM**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on October 19, 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/88509678402>

Meeting ID: 885 0967 8402 and Passcode: 301962

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 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)*.

**2. SALT POINT CENTER**

**SEQRA Review, Special Use Permit, Site Plan and Aquatic Resource Permit Hearing, and Architectural review** of an application for construction of three mixed-use commercial/residential buildings (one 3-stories and two 4-stories in height), total 89 units and 20,358 SF commercial use, associated parking, landscaping, walkways, utilities and stormwater treatment, and offsite improvements including a highway roundabout at the Salt Point Turnpike/Innis Avenue/Site Access intersection. 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.*

**3. METRO ROOFING SUPPLY – 100 SALT POINT TURNPIKE**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the change of use for an existing building and site as a result of the changed use to building materials sales and storage. 100 Salt Point Turnpike. Light Industrial (I-L) Zoning District; ±3.05 acres; Grid # 6162-16-799485; Unlisted Action. *SRS Distribution c/o Neil Sander, Independence Engineering (Applicant c/o Applicant's Engineer) and Brian Page (Property Owner).*

**4. 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).*

**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. 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**

**8. 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**

**9. 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. TO BE ADJOURNED*

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

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. LAKE VIEW LUXURY APARTMENTS**

**SEQRA Review, Coastal Consistency Review, Advisory Report to the Town Board for Proposed Zoning District Change from B-H to R-M, Minor Subdivision Review, Site Plan Review, Erosion and Sediment Control Permit Review, Aquatic Resources Permit Review, and Architectural Review** for a multi-family residential development to include ±36 apartments. Development to include an on-site accessory office building, gym, and laundry facility. Current Zoning District: Highway Business (B-H) Zoning District; Proposed Zoning District (subject to Town Board approval): Residence, Multifamily (R-M) Zoning District; 2609-2627 South Road; ±14.93 acres; Grid #: 6060-02-950800; Type 1 Action; *Cameron Poughkeepsie LLC (Current Property Owner) and George Grishaj (Prospective Property Owner and Applicant).*

**2. BEACON RESIDENTIAL – 297 VIOLET AVENUE**

**SEQRA Declaration of Lead Agency Intent, Rezoning recommendation to the Town Board, Site Plan and Architectural review** of a site plan application for construction of a multifamily dwelling (four-family residence) on a former single-family house lot, subject to Town Board approval of site rezoning from the R-20 (Residence Single Family 20,000 SF) District to the R-M (Residence Multifamily) District. 297 Violet Avenue; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 0.445 acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential LLC, Applicant and Owner.*

**3. 1837-1839 SOUTH ROAD – ARCHITECTURAL REVIEW**

**Architectural Review** for proposed façade changes to an existing building on this parcel. 1837-1839 South Road. B-H (Highway Business) Zoning District; ±2.80 acres; Grid # 6158-01-418838; Type II Action; *1839 South Road LLC (Applicant and Owner).*

**4. CENTER PLAZA FAÇADE RENOVATIONS – 4 TAFT AVENUE**

**Architectural Review** for proposed renovation to the exterior of the building for aesthetics. 4 Taft Avenue; ATC (Arlington Town Center) Zoning District; ±1.09 acres; Grid # 6161-081-932814; Type II Action; *Video Treats, Inc., Applicant and Owner.*

**D) OTHER BUSINESS**

**1. TOWN CODE AMENDMENT – SEASONAL SALES**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law amending Chapter 76 entitled “Community Events, Outdoor” to delete references to seasonal sales, and amending Chapter 210 entitled “Zoning” to include provisions for seasonal sales.

**2. EASTDALE VILLAGE – SUBDIVISION OF LOT 3E (with the 22ND AMENDED SITE PLAN**

**Time Extension** for a conditionally approved subdivision of Lot 3E (2.269 acres) into three parcels corresponding to Building I as amended into three separate buildings by the conditionally approved 22nd Site Plan Amendment. All address numbers on 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; and at 15 Victory Lane and 325 Founders Way; +/- 63.455 acres located in the MHC (MacDonnell Heights Center) Zoning District and +/- 1.38 acres located in the R-20 (Residence Single Family 20,000 SF) Zoning District; 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; -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 November 17, 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.*

**3. CHILDREN’S HOME OF POUGHKEEPSIE – MODULAR LEARNING CENTER**

**Time Extension** for the approved construction of a ±5,740 square foot temporary modular learning center. 10 Children’s Way (mailing address) 36 Children’s Way (parcel address); Residence, Single-Family 20,000 Square Foot (R-20) Zoning District; ± 24.4 acres; Grid # 6162-05-192927; Unlisted Action; *Children’s Home of Poughkeepsie c/o John Bray, Applicant and Owner.*

**4. SHEAFE MANOR MHP**

**Time Extension** for an approved: realignment of a property line between two existing mobile home parks; the widening and paving of existing roadways within Sheafe Manor; providing improved circulation and maneuverability throughout by connecting Camelot Road through to Sheafe Manor Road thereby eliminating the existing dead end; providing eighteen (18) overflow parking spaces; replacing existing fencing; and placing four (4) previously approved, but not built, homes in Sheafe Manor. 589-621 Sheafe Road; 567 Sheafe Road; R-MH (Residence, Mobile Home) Zoning District; ±29.5 acres and ±9.0 acres, respectively; Grid #'s: 6159-03-175445 and 6159-03-165380, respectively; Unlisted Action; *August Associates, Inc. (Applicant and Owner) and Camelot Village NY, LLC (Owner).*

**5. ONE DUTCHESS AVENUE**

**Time Extension** for an approved development for two (2) four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4-acres in the Town that is part of a larger mixed-use waterfront re-development involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned WHOD (Waterfront Housing Overlay District) and WD-2 (Waterfront District 2), Grid #s: 6062-02-755495, 6062-02-768525, 6062-02-781496, and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O’Neill Group-Dutton LLC, Owner.*

**6. LEAD AGENCY NOTIFICATION FROM THE TOWN BOARD – SCHATZ PROPERTY REDEVELOPMENT**

The Town of Poughkeepsie Town Board received a Petition from Fairview Avenue JV LLC for amendments to the Town Zoning Code and Map, as well as to enter into a PILOT agreement pursuant to the New York Private Housing Finance Law, both in connection with a proposed environmental cleanup and redevelopment of the former Schatz Bearing Corporation property located at 60, 68-70 Fairview Avenue in the Town of Poughkeepsie. On October 11, 2023, the Town Board sent a notice of its intent to serve as the Lead Agency under SEQRA for the review of the proposed Schatz Property Redevelopment.

*Field Trip on Tuesday, October 17, 2023 at 8:15 AM*