



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

October 20, 2022

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on October 20, 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/87469505067?pwd=VEF2TFA0OFExMHFZTlZ2Qm9uNGEzUT09>

Meeting ID: 874 6950 5067 and Passcode: 822152

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. MOBIL STATION – MID HUDSON CENTER

**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)*.

#### 2. GUARDIAN SELF-STORAGE – LOVE ROAD

**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)*.

#### 3. VERTICAL BRIDGE – AM TOWER REPLACEMENT – 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 250-foot monopole 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; ± 9.77 acres; Grid # 6262-03-170145; *Vertical Bridge CC FM, LLC (Applicant) and iHeartMedia + Entertainment, Inc., successor in interest to Clear Channel Broadcasting, Inc. (Owner)*.

**4. WILTSE ESTATES LOT 19 SUBDIVISION**

**Final (Major) Subdivision Hearing** for a proposed 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, Negative Declaration adopted June 16, 2022; *Celeste Wiltse, Applicant and Owner*.

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

**SEQRA Review, Site Plan Review, and Architectural Review** for the 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*.

**6. 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**

**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**

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

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. PEDERSON FILL PERMIT**

**Declaration of SEQR Lead Agency Intent, and Land Contour Permit, Aquatic Resource Permit and Erosion Sediment Control Permit review** for an application to place fill on an existing site of three lots, including demolition of an existing house. 244, 246 and 248 Innis Avenue; Zoned SPC (Salt Point Center) District; +/- 0.745 acres; Grid #s 6162-15-748465, -745459 and -748453; Unlisted Action; *Kenneth Pedersen, Applicant and Owner*.

**2. 1984 SOUTH ROAD – SITE RESTORATION**

**Declaration of SEQR Lead Agency Intent, and Land Contour Permit review** for an application to excavate, process and dispose of construction and demolition (C&D) debris as directed by court order, and to place suitable

material in the excavation. 1984 South Road; Zoned B-H (Highway Business) District; +/- 8.83 acres; Grid # 6159-03-413250; Unlisted Action; *Stan Scheinberg LLC c/o Alexandra Downey, Applicant and Owner.*

**3. 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).*

**4. FAITH ASSEMBLY OF GOD – CASPERKILL**

**SEQRA Review, Lot Line Revision Review, and Amended Site Plan Review** for (1) the proposed lot line revision transferring ±2.70 acres from Faith Assembly to Casperkill. The application also includes parking modifications and improvements, enabling parking closer to the sanctuary space. 25 Golf Club Lane (Faith Assembly) and 110 Golf Club Lane (Casperkill); R-2A (Residence, Single-Family 2-Acre) Zoning District and Crown Heights Center Overlay (CHCO) Zoning District; ±26.75 acres and ±345.42 acres, respectively; Grid: # 6160-03-250125 and 6159-02-503995, respectively; Unlisted Action; *Faith Assembly of God and Casperkill-I, LLC c/o Kevin Marrinan (Applicants and Owners).*

**5. 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.*

**6. HUDSON HERITAGE – BLOCK M, BUILDING L AND BUILDING D ARCHITECTURAL REVIEWS**

**Architectural Review** for the public amenity area along Winslow Gate Road at Building M, for changes to Building L resulting from the addition of two tenant spaces, and changes to Building D resulting from the addition of one tenant space. 25 and 35 Winslow Gate Road (formerly 3532 North Road); Zoned HRDD (Historic Revitalization Development District); Grid #6163-04-946011; +/- 156 acres; Type II Action; *EFG/Saber Heritage SC, LLC, Applicant and Owner.*

**D) OTHER BUSINESS**

**1. EASTDALE VILLAGE**

**Time Extension** of Special Use Permit approval and Site Plan approval periods prescribed for construction of the project. 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; 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 21, 2022; *MHTC Development, LLC, Applicant, on behalf of all project site Owners.*

*Field Trip on Tuesday, October 18, 2022 at 8:15 AM*