



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*October 21, 2021*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on **October 21, 2021** at 5:00 PM.

In accordance with Chapter 417 of the Laws of 2021 of the State of New York, the meeting will be held in a hybrid format, with the public and members of the Board 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/83705008874?pwd=MkUvVHh3VGJVdXAuVjgzdnJhajkvZz09>

Meeting ID: [837 0500 8874](#) and Passcode: [037944](#)

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. 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; ± 1.80 acres; Grid # 6262-04-604276; Unlisted Action; *Marwan Nesheiwat, Applicant, and JJ Equity Holdings LLC, Owner.*

2. **68 VAN WAGNER ROAD**  
**SEQR Review, Site Plan and Special Use Permit Hearing** for a proposed a new first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road, and associated site modifications, on a site with a previous commercial use. 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.*
3. **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; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; Lepore Real Estate Holdings, LLC, Applicant. ***TO BE ADJOURNED***
4. **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***
5. **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. **HUDSON HERITAGE – LOT 2 AMENDED SITE PLAN**  
**Discussion** of an amended site plan for modification of Building G, a 40,000 SF medical office building (on Lot 2), into seven smaller, separate buildings based on tenant preferences, with the same amount of building area and parking spaces. 3532 North Road (US Route 9) Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-04-960057 & 6163-04-946011; *EFG/Saber Heritage SC, LLC, Applicant and Owner.*

**D) OTHER BUSINESS**

**1. CREEK ROAD APARTMENTS**

**Time Extension** for a previously approved site plan proposing 31 apartments in one building of three-story height. 84-92 Creek Road; Zoned R-M (Residence Multifamily) District; ± 5.18 acres; Grid # 6162-02-735705; *JPJR Holdings, LLC, Owner.*

**2. PROPOSED EXTENSION OF CHAPTER §210-109.1**

**Recommendation to the Town Board** regarding the proposed extension of the 2020 amendment to Chapter 210 Zoning, that created a new section, 109.1, to allow temporary outdoor dining facilities and sidewalk seating, in response to the COVID 19 crisis in an effort to reduce the health and economic impacts of the crisis on Town residents, visitors, food service employees and food service establishments by encouraging social distancing, walking and the support of local businesses.

*Field Trip on Tuesday, October 19, 2021 at 8:00 AM*