



Town of Poughkeepsie Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

November 17, 2022

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on November 17, 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/83446780327?pwd=VDNPSkIvTTRYTWVDL05NS1EzMzVyZz09>

Meeting ID: 834 4678 0327 and Passcode: 463393

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. ALLSPACE SELF-STORAGE FACILITY EXPANSION**
SEQR Review, Special Use Permit and Site Plan Hearing and Aquatic Resource Permit Review 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 Owners*.
- 2. STORAGE DEPOT EXPANSION – PAGE PARK**
Special Use Permit Review, Site Plan Review, and Architectural Review for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (Applicant and Owner)*.

3. **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.*

4. **SHEAFE MANOR MHP**
SEQRA Review, Waterfront Consistency Review, Lot Line Revision Review, Special Use Permit Review, and Site Plan Review for the 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. **9 LAGRANGE AVENUE**
SEQRA Review, Special Use Permit Review, and Site Plan Review for the conversion of the existing two-family residence into four apartments and the replacement of the existing detached garage structure with a new two-car garage with storage space. 9 Lagrange Avenue; ATC (Arlington Town Center) Zoning District; ±0.17 acres; Grid # 6161-12-827713; Unlisted Action; *Mauri Architects, PC (Applicant’s Architect) and D & A Poughkeepsie, LLC (Owner).*

6. **EASTDALE VILLAGE 21ST SITE PLAN AMENDMENT**
SEQRA Review, Amended Site Plan and Special Use Permit Hearing and Architectural Review for a proposed 21st Amended Site Plan for the Eastdale Village project, consisting of revisions to Building E1 from a 1-3 story inn and restaurant with retail, to a mixed-use 2-story building of two restaurants under three apartments with no basement and an outdoor dining area; reclassification of uses in Buildings B3 and L8 to medical office; and landscaping and fencing adjustments; with no proposed changes to commercial square footage nor to residential units, bedrooms or square footage within Eastdale Village. All addresses 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, 15 Victory Lane; 325 Founders Way; and 925 Dutchess Turnpike; MHC (MacDonnell Heights Center) Zoning District, +/- 66.583 acres; R-20 (Residence Single-Family 20,000 SF) Zoning District, +/- 1.379 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; -828251; -693311; 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 July 21, 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.*

7. **76 IRELAND DRIVE EXTENSION – DISH WIRELESS**
SEQRA Review and Site Plan Hearing for a proposed site plan application to add three (3) antennas and related equipment to an existing lattice tower, and a five (5) foot by seven (7) foot lease area with (1) cabinet, within a tower compound serving two tower facilities and multiple carriers. 76 Ireland Drive Extension; I-H (Heavy Industrial) Zoning District; +/- 0.34 acre of 2.38 acre tower lease area, 5.38 acre parent parcel; Grid #6261-02-

536543 (parent parcel); Unlisted Action; *Derek Picinic, Agent OBO Crown Castle-DISH Network LLC, Applicant, and HGP Realty Corp, Owner.*

8. 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**

9. ARLINGTON FARMS – MALABAR REALTY LLC

SEQR Review, Special Use Permit, Site Plan 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 #s 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**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. 1984 SOUTH ROAD – SITE RESTORATION

SEQR Review 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.*

D) OTHER BUSINESS

1. POUGHKEEPSIE DAY SCHOOL ACQUISITION AND DEVELOPMENT FOR TOWN FACILITIES

The Town Board has declared its intent to serve as Lead Agency under SEQR for the environmental review of this Unlisted Action. Additionally, it wishes to determine that the oversight of the development of the Poughkeepsie Day School site should be conducted by the Town Board and be exempt from local land use approvals pursuant to *Matter of County of Monroe v. City of Rochester, 72 N.Y.2d 338, 533 N.Y.S.2d 702*

Field Trip on Tuesday, November 15, 2022 at 8:15 AM