



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*November 18, 2021*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on **November 18, 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/83160159407?pwd=OWFhVE5WNWhFUEdHZDk3Ui9IOTFMQT09>  
Meeting ID: 831 6015 9407 and Passcode: 363307

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. 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); ± 4.65 acres; Grid #s 6260-03-495219, 497247 & 495227; Unlisted Action; *ABDD Capital, Applicant, and Red Oaks Dutchess Realty LLC, Owner.*

2. **MCDONALD’S – 2585 SOUTH ROAD**  
**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. **EASTDALE VILLAGE 16<sup>TH</sup> SITE PLAN AMENDMENT**  
**SEQRA Review, Amended Site Plan Hearing and Architectural Review** for a 16<sup>th</sup> Amended Site Plan application for the Eastdale Village project. It proposes modifications to site amenities; Buildings E2, E3, K1, I and S-2; refuse enclosures and curbing; and in-ground utilities. Site-wide there are no proposed changes in commercial square footage, residential units or bedrooms, however there is an increase in 130 SF residential. 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; -769361; -743328; -742330; -750324; -726341; -713324; -740312; -738315; -732317; -776348; -820277; ± 63.461 acres. The properties are located in the MHC (McDonnell Heights Center) 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 September 23, 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*.
  
4. **44 LAGRANGE AVE – SHARED PARKING**  
**SEQRA Review, Amended Site Plan and Special Use Permit Hearing** for an application to amend the previously approved site plan and special use permit for a mixed-use development at 44 Lagrange Avenue consisting of a commercial use (restaurant) on the ground level and three one-bedroom dwelling units on the second floor. The approved site plan/special use permit that was granted in June 2020 included a covenant to locate shared off-street parking at 39 Lagrange Avenue for the residential use of 44 Lagrange Avenue. The applicant is seeking to eliminate the shared parking at 39 Lagrange avenue and relocate it 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. **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**

6. **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**

7. **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. **BRAGDON SUBDIVISION – 10 CONKLIN STREET**  
**SEQRA Review, Waterfront Consistency Review, and Subdivision Review (Minor)** for the proposed subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 10 Conklin Street; R-20 (Residence, Single-Family 20,000 Square Foot) Zoning District and the Waterfront District 1 (WD1) Zoning District; ±1.56 acres; Grid # 6057-07-577875; Unlisted Action; *Sara Bragdon (Applicant & Owner)*.

**D) OTHER BUSINESS**

*Field Trip on Tuesday, November 16, 2021 at 8:00 AM*