



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

January 19, 2023

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on January 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/88274990377?pwd=b2dJNGZCenVIYTlrUkY1bWtvUmxWQT09>

Meeting ID: 882 7499 0377 and Passcode: 731148

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 HEARING

1. 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; ±1.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC (Owner)*. **TO BE ADJOURNED**

2. 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*. **TO BE ADJOURNED**

4. ALLSPACE SELF-STORAGE FACILITY EXPANSION

SEQR Review, Special Use Permit and Site Plan 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 Owners. TO BE ADJOURNED*

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY

SEQR Declaration of Lead Agency Intent, Recommendation to Town Board on Zoning Amendments, and Special Use Permit, Site Plan and Lot Line Revision Review proposed to legalize existing use of an animal rescue/sanctuary, subject to Town Board approval of zoning map and text amendments. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Unlisted Action. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*

D) OTHER BUSINESS

1. 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.*

2. HUDSON HERITAGE – WINSLOW GATE RESUBDIVISION-SECTION 1, LOTS 3-5

SEQR and Development Master Plan Consistency Review, Preliminary Major Subdivision Hearing for proposed resubdivision of three lots (#3-5) of the Hudson Heritage Section 1 Subdivision into nine (9) lots, including one lot subject to Town Board open development area approval. Zoned HRDD (Historic Revitalization Development District); +/- 30.52 acres; Grid # 6163-03-016059, 6163-03-027019 and 6163-04-946011; Town Board as SEQR Lead Agency, Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

3. 18 CREEK ROAD

Request for a Site Plan Approval Waiver pursuant to §210-150 E. 18 Creek Road; Zoned I-H (Heavy Industry) District; +/- 2.8 acres; Grid # 6162-02-667548; Request by Scott Bryant, P.E. (DMS/Morganview Realty, LLC) received November 10, 2022. Supplemental letter received December 7, 2022.

4. STRATFORD FARMS TOWNHOUSES

Time Extensions of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

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