



# Town of Poughkeepsie Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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## **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**March 16, 2023**

**5:00 PM**

**(Revised 3/13/2023)**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on March 16, 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/88216540455?pwd=S2lWYnhCSHphRUpmM1JSQmV0WWJPZz09>

Meeting ID: 882 1654 0455 and Passcode: 168175

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. STRATFORD FARMS TOWNHOUSES**

**Amended Final Subdivision and Amended Site Plan Hearing and Amended Architectural review**, for a clustered subdivision of 26 townhouse lots, a common area lot and site improvements on a parent lot of ± 6.832 acres which received conditional approvals in 2013. Proposed amendments are inclusive of a proposed Town road rather than a previously approved private road, among other modifications. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *Dan Gueron, ABD Stratford LLC, Applicant and Owner.*

#### **2. ALLSPACE SELF-STORAGE FACILITY EXPANSION**

**SEQR Review, Rezoning Recommendation to the Town Board, 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.*

**3. HAIFA HOLDINGS, LLC – 819 MAIN STREET**

**Re-approval** for the approved construction of a 13,862 SF, three story mixed-use building with 4,377 SF of commercial space on the first floor and a total of 12 residential units on the upper floors. 819 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.51 acres; Unlisted Action; Grid # 6161-08-871823; *Haifa Holdings, LLC, Owner.*

**4. 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**

**5. 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**

**6. BP4 - WESTERLY HOUSE**

**SEQRA Review, Site Plan and Special Use Permit Hearing, and Architectural Review** for a proposed four-story multi-family structure for 20 residential units and parking on a site with an existing structure (#45 Springside Ave.). The proposal includes a driveway easement through a commonly owned single-family residential lot; and a stormwater easement through an adjacent Arlington Heights Homeowners Association lot. 45 Springside Avenue; Zoned Arlington Town Center (ATC); ±1.548 acres; Grid #6161-08-791929; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four 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. CASPERKILL SOUTH ROAD DEVELOPMENT**

**SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review** for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail with non-retail uses and dwelling units above; and two (2) retail and restaurant buildings, one of which proposes a drive-thru. Development to include ±26 dwelling units at ±30,000 sf and ±85,400 sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf

Club Lane. ±5.80 acres, ±3.36 acres, and ±345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type I Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*. **ITEM HAS BEEN REMOVED FROM THE AGENDA AT THE REQUEST OF THE APPLICANT**

2. **VASSAR COLLEGE ADMISSIONS BUILDING**  
**SEQRA Declaration of Lead Agency Intent and Site Plan Review** for proposed construction of a new Admissions and Career Education (ACE) building, walkways, landscaping/lighting, new College entrance at the intersection of Collegetown Avenue and Fairmont Avenue, removal of 9 of 13 tennis courts, and revisions to surrounding parking, in a project area of +/- 7.32-acres. 124 Raymond Avenue; Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Type I Action; *Vassar College, Applicant & Owner*.
3. **FERRARI & SONS OFFICE – 195 VAN WAGNER ROAD**  
**SEQRA Review and Amended Site Plan Review** for the placement of river rock on site where prior approval proposed grass. 195 Van Wagner Road; I-H (Heavy Industrial) Zoning District; ±0.52 acres; Grid # 6262-03-059282; Type II Action; *Ferrari & Sons Construction Management, LLC, Applicant and Owner*.

**D) OTHER BUSINESS**

1. **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.
2. **TOWN CODE AMENDMENT – SHORT-TERM RENTALS (STR's)**  
**Respond to referral from the Town Board** for a recommendation on a proposed local law adding a new Chapter 168.1 entitled “Short-Term Rentals” to the Town Code; and amending Chapter 210, entitled “Zoning”, to include related provisions for “Short-Term Rentals” in §§ 210-9, 210-55B, 210-92(O)(2), and adding a §210-105.1.
3. **EASTDALE VILLAGE - LOT LINE REVISION OF LOT 12W/LANDS OF AGRO (with the 19TH SITE PLAN AMENDMENT)**  
**Time Extension** for a conditionally approved lot line revision of Lot 12W and Lands of Agro associated with the conditionally approved 19th Amended Site Plan for the Eastdale Village project, consisting of a revised stormwater management facility from an underground facility to an aboveground stormwater pond, addition of 1.38 acres adjoining land to the project for that purpose, and other modifications. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and 900, 902, 904, 925, 926, 928, 930, 932 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); + 63.461 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; and -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 February 17, 2022; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, 27 Eastdale, 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, 13 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, and Charles and Christine Agro, Owners*.
4. **EASTDALE VILLAGE – LOT 2E SUBDIVISION (with the 20TH SITE PLAN AMENDMENT)**  
**Time Extension** for a conditionally approved subdivision of Lot 2E into two lots, one for the Ortega House and one for Townhouse Buildings 12-15, associated with the 20th Amended Site Plan to support the proposed

subdivision, with no physical changes proposed. 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; 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 June 16, 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.*

**5. GREYSTONE DAYHAB**

**Time Extension** of a conditionally approved site plan to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned R-M (Residence, Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, INC, Owner.*

**6. WILTSE ESTATES – LOT 19**

**Time Extension** of a conditionally approved final 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; *Celeste Wiltse, Applicant and Owner.*

**7. VERIZON STORE RETAIL EXPANSION 2018-2021**

**Time Extension** of Amended Site Plan conditional approval granted 10/18/2018 and reapproved 9/23/21 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Applicant and Owner.*

*Field Trip on Tuesday, March 14, 2023 at 8:15 AM*