



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*March 17, 2022*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on March 17, 2022 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/85351890903?pwd=QzIyQm4zUTJLOURxbkM1SHFwdmc0dz09>  
Meeting ID: 853 5189 0903 and Passcode: 411469

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. 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)*.

2. **MCDONALD’S – 2585 SOUTH ROAD**  
**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. **GUARDIAN SELF-STORAGE – LOVE ROAD**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review** for a proposed 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner)*.
  
4. **VASSAR COLLEGE-KENYON HALL PARKING LOT**  
**SEQR Review and Site Plan Public Hearing** for proposed construction of ± 42 parking spaces and associated walks, landscaping and lighting on a gravel parking/staging area of ± 0.65 acre north of Kenyon Hall. 124 Raymond Avenue; Zoned I-N (Institutional) District; 255.89 acres; Grid # 6261-03-100450; Unlisted Action; *Vassar College, Applicant and Owner*.
  
5. **STORE SPACE SELF-STORAGE**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the proposed development of a three (3)-story climate controlled self-storage building with a footprint of ± 41,257 square feet with related parking, utilities, landscaping, and stormwater management. 5-16 Budget Drive and 6 Violet Avenue (Town of Poughkeepsie); I-H (Heavy Industrial) Zoning District (Town of Poughkeepsie); Parker Avenue (City of Poughkeepsie); G-RM, Gateway Mixed-Use Residential (City of Poughkeepsie); ±2.93 acres, ±1.31 acres, and ±0.77 acres; Grid #'s 6162-10-463586 (Town), 6162-10-436570 (Town), and 6162-48-428562 (City); Type 1 Action; Storage Cap Poughkeepsie, LP (*Applicant*) and Barbara Mesuda, Inc. (*Owner*).
  
6. **WILTSE ESTATES LOT 19 SUBDIVISION**  
**SEQR Review and Preliminary (Major) Subdivision Hearing** for a proposed 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. **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 # 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*
  
8. **STEWART’S SHOPS – 2245 SOUTH ROAD**  
**Special Use Permit Review and Site Plan 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 BH (Highway Business); ±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. **MARIST COLLEGE DYSON CENTER ADDITION**  
**Re-Approval** for a previously approved complete renovation of the existing Dyson Center involving an addition to the south face of the existing structure and the addition of a full floor, resulting in a 4-story 107,351 gross square foot building. 1 John Winslow Drive; Zoned IN (Institutional) and WD-1 (Water District-1); ± 20.28 acres; Grid #6062-02-890825; Unlisted Action; *Marist College, Owner.*
  
2. **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).*

3. **DELAVERGNE AVENUE SUBDIVISION (MAJOR)**  
**SEQRA Review and Preliminary Major Subdivision Review** for a major subdivision, as proposed, to include one (1) existing residential lot and six (6) new residential building lots. Infrastructure proposals include extending public water and public sewer and the development of a new road to be dedicated to the Town. 40 Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±4.16 acres; Grid #'s: 6158-01-164655 (Town of Poughkeepsie) and 6158-09-173629 (Village of Wappingers Falls); Unlisted Action; *Adam Broder (Applicant) and Markly Wilson (Owner)*.
  
4. **SOUTH HILLS COMMONS**  
**Tree Removal Permit Review** for a conditionally-approved project to construct four (4) multifamily, two-story buildings, containing six (6) units each, for a total of 24 units. Route 9D and Delavergne Avenue; R-M (Residence, Multifamily) Zoning District; ±6.54 acres; Grid #'s: 6158-01-261673 and 6158-01-237655; *Mid Hudson Development Corp, (Applicant and Owner)*.
  
5. **RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT**  
**Tree Felling waiver and Time Extension**, regarding Amended Site Plan and Final Subdivision approvals as conditionally approved April 15, 2021. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; Grid #s 6161-12-755735 (± 6.38 acres) and 6161-12-784726 (± 0.43 acre); SEQR Negative Declaration for a Type I Action adopted 4/15/21; *Arthur May Redevelopment, LLC, Owner, (f/k/a Paz Management, Inc.)*.
  
6. **CHUCK E. CHEESE – 1895 SOUTH ROAD**  
**Architectural Review** for facade improvements for an existing Chuck E. Cheese restaurant. 1895 South Road; Zoned SHC (South Hills Center) District; ± 72.62 acres; Grid # 6158-01-297959; Type II Action; *Nathan Payeur, Parkway Construction (Applicant Contractor) and South Hills Improvements, LLC (Owner)*.

*Field Trip on Tuesday, March 15, 2022 at 8:00 AM*