



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

April 20, 2023

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on April 20, 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/82843342369?pwd=MFZWU2UvbHdpZDBpLzF6Y201YkxLUT09>

Meeting ID: 828 4334 2369 and Passcode: 317607

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. JUNIORS BAR AND TAVERN - 1126 DUTCHESS TURNPIKE

SEQRA Review, Site Plan and Special Use Permit Hearing, and Architectural Review for a proposed bar/tavern on the site of a former 1,600 SF hair salon, inclusive of modified parking, trash storage and rear patio. 1126 Dutchess Turnpike; Zoned B-N (Neighborhood Business) District; 1.336 acres; Grid #6362-01-127629; Unlisted Action; *4Ks Real Estate LLC, Applicant and Owner.*

2. FAITH ASSEMBLY OF GOD – CASPERKILL

Lot Line Revision Review and Amended Site Plan Review for the transferring of ±2.70 acres from Faith Assembly to Casperkill. The application also includes parking modifications and improvements, enabling parking closer to the sanctuary space. 25 Golf Club Lane (Faith Assembly) and 110 Golf Club Lane (Casperkill); R-2A (Residence, Single-Family 2-Acre) Zoning District; ±26.75 acres and ±345.42 acres, respectively; Grid: # 6160-03-250125 and 6159-02-503995, respectively; Unlisted Action; *Faith Assembly of God and Casperkill-I, LLC c/o Kevin Marrinan (Applicants and Owners).*

3. **VASSAR COLLEGE ADMISSIONS BUILDING**
SEQRA Review and Site Plan Hearing for proposed construction of a new +/-18,685 SF Admissions and Career Education (ACE) building on the north side of the campus near Collegeview Avenue, new College entrance at the intersection of Collegeview Avenue and Fairmont Avenue, walkways, landscaping, lighting, removal of 9 of 13 tennis courts, and revisions to surrounding on-site and street parking. 124 Raymond Avenue; Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Type I Action; *Vassar College, Applicant & Owner.*
4. **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 (43 Springside Ave.); and a stormwater easement through an adjacent Arlington Heights Homeowners Association lot. 45 & 43 Springside Avenue; Zoned Arlington Town Center (ATC) and Residence Single Family 20,000 SF (R-20); ±1.548 acres & 0.40 acre; Grid #6161-08-791929 and -797913; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four LLC, Owner.*
5. **ERIE MATERIALS, INC. – 657 SHEAFE ROAD**
SEQRA Review, Site Plan Hearing and Architectural Review for a proposed change of use to a building material sales and storage facility, inclusive of outdoor storage yard and accessory storage structure, revised parking and building additions. 657 Sheafe Road; Zoned B-H (Highway Business) District; 3.63 acres; Grid #6159-01-278549; Unlisted Action; *Tinkelman Architecture, PLLC, Applicant, and Erie Materials, Inc., Property Buyer (in contract).*
6. **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**
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.* **TO BE ADJOURNED**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. **SALT POINT CENTER**
SEQRA Review, Site Plan and Architectural discussion and review of conceptual revisions, regarding an application for construction of one 3-story commercial building, and two 4-story residential buildings (38 units each), and associated parking and stormwater treatment. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.73 acres; Grid # 6162-02-750540; Type I Action; *Jacob Wagschal, Applicant, Maturin Smith, Owner.*

2. COTTON WAY – LOT LINE REVISION

SEQRA Review and Lot Line Revision Review for the transfer of ± 464 square feet or ± 0.011 acres from 11 Cotton Way to 14 Cotton Way. 11 and 14 Cotton Way. Residence, Single-Family 4-acre (R-4A) Zoning District. ±0.758 acres (11 Cotton Way) and ±0.346 acres (14 Cotton Way); Grid #'s 6262-02-844986 and 6262-02-830983, respectively. Type II Action; *Lloyd B. Cotton (11 Cotton Way), Owner, and PJ One Enterprises LLC (14 Cotton Way), Applicant and Owner.*

3. 68 VAN WAGNER ROAD

SEQR Declaration of Lead Agency Intent, Site Plan and Special Use Permit Review for for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkelman Architecture PLLC, Applicant, and Santiago Sanchez, Owner.*

D) OTHER BUSINESS

1. SAVONA’S REAR DINING AREA

Time Extension for a conditionally approved Site Plan for construction of a rear dining patio of 575 square feet with a seating capacity of 39 persons maximum. 1 Collegeview Avenue; ATC (Arlington Town Center) Zoning District; ±0.44 acre; Grid # 6161-12-823675; Type II Action; *Tinkelman Architecture, PLLC (Applicant) and College Properties LLC (Owner).*

2. TOWN CODE AMENDMENT – CANNABIS RETAIL DISPENSARIES AND TOBACCO STORES

Respond to a referral from the Town Board for a recommendation on a proposed local law amending Chapter 210 (Zoning) to provide regulations for the establishment of cannabis retail dispensaries and tobacco stores in the Town.

Field Trip on Tuesday, April 18, 2023 at 8:15 AM