



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### **NOTICE OF PLANNING BOARD**

## **REGULAR MEETING**

*(Revised 6/15/2023)*

**June 15, 2023**

**5:00 PM**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on June 15, 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/87099142734>

Meeting ID: 870 9914 2734 and Passcode: 628552

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. 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 lease area on parent parcel of 5.38 acres; Grid #6261-02-536543 (parent parcel); Unlisted Action; *Derek Picinic, Agent OBO Crown Castle-DISH Network LLC, Applicant, and HGP Realty Corp, Owner.*

#### **2. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY**

**SEQR Review, Site Plan and Special Use Permit Hearing, and Lot Line Revision or Merger Review** proposed to legalize the existing use of an animal rescue/sanctuary and additional veterinary and kennel services, subject to Town Board approval of zoning text amendments. 9 & 15 Barnes Drive; Zoned R-20 (Residence

Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Type 1 Action. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*

**3. 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.*

**4. 68 VAN WAGNER ROAD**

**SEQR Review, Site Plan and Special Use Permit Hearing** 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.*

**5. ERIE MATERIALS, INC. – 657 SHEAFE ROAD**

**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. ALLSPACE SELF-STORAGE FACILITY EXPANSION**

**Site Plan, Special Use Permit and Aquatic Resource Permit Hearing, and Architectural 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. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned R-M (Residence Multifamily) District; 15.741 acres; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Type I Action; *Page Park Associates LLC, Applicant and Owners.*

**7. 174 INNIS AVENUE**

**SEQRA Review, Site Plan Review, and Architectural Review** for proposed additions to the existing building structure at this address. Additions are proposed for both the north and south sides of the existing structure. 174 Innis Avenue. B-N (Neighborhood Business) Zoning District; ±0.867 acres; Grid # 6162-15-723262; Unlisted Action; *Ihsan Nesheiwat c/o Gary Beck Jr., Z3 Consultants (Applicant and Owner).*

**8. 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**

**9. 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. TO BE ADJOURNED*

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

1. **EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD**  
**SEQRA Review, Advisory Report to the Town Board for a Zoning District Text Amendment, Special Use Permit Review, Site Plan Review, and Architectural Review** to repurpose a building, turning the existing structure into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type I Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner).*
2. **METRO ROOFING SUPPLY – 100 SALT POINT TURNPIKE**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the change of use for an existing building and site as a result of the changed use to building materials sales and storage. 100 Salt Point Turnpike. Light Industrial (I-L) Zoning District; ±3.05 acres; Grid # 6162-16-799485; Unlisted Action. *SRS Distribution c/o Neil Sander, Independence Engineering (Applicant) and Brian Page (Owner).*
3. **REED ROAD – LOT LINE REVISION**  
**SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review** for the complete adjustment of lot lines between two (2) adjoining parcels. 11 Reed Road and 15 Reed Road. Residence, Single-Family 4 Acre (R-4A) Zoning District. ±1.152 acres and ±1.092 acres, respectively. Type II Action; *Reed Innovation Center, (Applicant and Owner).*
4. **FRIENDLY HONDA SHOWROOM – ARCHITECTURAL REVIEW**  
**Architectural Review** for proposed architectural changes to the existing building and showroom. 1143 Dutchess Turnpike. B-H (Highway Business) Zoning District; ±2.40 acres; Grid # 6362-01-128675; Type II Action; *Dutchess Facilities Management, LLC c/o Eric Kahn, Friendly Honda (Applicant and Owner).*

**D) OTHER BUSINESS**

1. **TOWN CODE AMENDMENT – ANIMAL SERVICES**  
**Respond to a referral from the Town Board** for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, to include provisions related to animal services.
2. **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 19<sup>th</sup> 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 May 18, 2023; *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.*

**3. EASTDALE VILLAGE - SUBDIVISION OF LOT 2E (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 May 18, 2023; *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.*

**4. STORE SPACE – VIOLET AVENUE**

**Time Extension** for an approved 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; I-H (Heavy Industrial) Zoning District; ±4.24 acres; Grid # 6162-10-463586; Storage Cap Poughkeepsie LP (*Applicant and Owner*).

*Field Trip on Tuesday, June 13, 2023 at 8:15 AM*