



# *Town of Poughkeepsie*

## *Planning Department*

1 Overocker Road  
Poughkeepsie, NY 12603

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### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

*June 17, 2021 at 5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on June 17, 2021, at 5:00 PM.

Due to continuing concerns with COVID-19, the meeting will be held in a hybrid format, with the public able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone, pursuant to the Governor's Executive Order 202.1. 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://zoom.us/j/96772004217?pwd=bTVUeWRweVlxL1B5OGw4TWVnbmxmdz09>

Meeting ID: [967 7200 4217](#) and Passcode: [721522](#)

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**

- 1. ROLL CALL**
- 2. STATEMENT OF COMPLIANCE BY THE CHAIR**
- 3. AGENDA ITEMS**
  - A) CONTINUED/NEW PUBLIC HEARINGS**

**1. VASSAR INN & INSTITUTE**

**Site Plan Public Hearing and Architectural Review** for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (±195 seats) and restaurant with outdoor dining (±120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; SEQRA Negative Declaration for a Type I Action adopted 4/15/21; *Vassar College, Owner. TO BE ADJOURNED*

**2. STEWARTS SHOP – 2245 SOUTH ROAD**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural 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 B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart's Ice Cream, Co., Inc., Owner. TO BE ADJOURNED*

**3. ARLINGTON FARMS – MALABAR REALTY LLC**

**SEQRA Review, Special Use Permit and Site Plan Review, 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*

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

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. MANOR HILL COMMUNITY PROJECT**

**SEQRA Review, Rezoning Recommendation to the Town Board, and Site Plan, Special Use Permit and Aquatic Resource Permit Reviews** for a proposed manufactured home community comprised of 18 lease lots, subject to Town Board rezoning to the R-MH (Residence, Mobile Home) District. The project includes a new access road from North Grand Avenue into the existing Manor Hill Mobile Home Park, and water and sewer services via connection to existing Town facilities. 246 North Grand Avenue; Zoned R-20 (Residence Single-Family 20,000 SF) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

**2. NINE MALL PLAZA FAÇADE RENOVATION**

**Architectural Review** for proposed exterior façade renovations to include removal of existing standing seam metal roof and demolition of existing peaked roof elements. 1810 South Road; Zoned BSC (Business Shopping Center) District; ± 10.0 acres and ± 1.74 acres; Grid #s 6158-01-484850 and 6158-02-506817, respectively; *Nine Mall Investors LLC, Owner.*

**D) OTHER BUSINESS**

**1. STRATFORD FARMS TOWNHOMES**

**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 # 6362-01-320922. SEQRA Negative Declaration, Subdivision and Site Plan Approvals on file; *ABD Stratford LLC, Owner.*

*Field Trip on Tuesday, June 15, 2021 at 8:00 AM*