



# *Town of Poughkeepsie*

## *Planning Department*

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
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### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

*October 15, 2020 at 5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on October 15, 2020 at 5:00 PM.

At this time, the Town of Poughkeepsie is permitting in-person participation by members of the public so long as social distancing measures are being followed, inclusive of, but not limited to, wearing a mask and sitting six (6) feet away from other in-person meeting participants. Due to compliance with these measures, very limited seating will be available and, as such, though in-person participation is permissible at this time, the Town still strongly encourages remote participation via videoconferencing and telephone. The Governor's Executive Order 202.55 extends the suspension of the requirements of the Open Meetings Law through November 3, 2020, so the Boards and the public will be permitted to attend meetings via videoconferencing or telephone through that date. Some of the Board members will be participating remotely and there will not be an opportunity for the public to participate from those locations. During the public hearings, all persons in interest will be heard. All persons in interest are encouraged to check the Town Meetings webpage and/or contact the Planning Department at 845-485-3657 in order to confirm the meeting access and location details held in this notice.

The Planning Board meeting will be accessible to the public via the web-based media platform called Zoom. Information about using Zoom is on the Town Meeting webpage:

<https://www.townofpoughkeepsie.com/meetings/index.html>.

The Planning Board meeting materials are available on the Town's website at

[www.townofpoughkeepsie.com/planning/agenda/planning.pdf](http://www.townofpoughkeepsie.com/planning/agenda/planning.pdf).

Zoom Direct link:

<https://zoom.us/j/99747211452?pwd=WWhsbnRBUktMWWpDQmhfYWwxTnN5UT09>

Meeting ID: 997 4721 1452 and Password: 240386

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**

**Click anywhere on the project descriptions to view documents submitted to the Planning Board.**

A) **CONTINUED/NEW PUBLIC HEARINGS**

1. **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.*
2. **EASTDALE VILLAGE - 11<sup>th</sup> ASP, Special Use Permit and Lot 13Wb Subdivision**  
**SEQRA Consistency Review, and Subdivision, Amended Site Plan and Special Use Permit Hearing** for a proposed Subdivision approval of Lot 13Wb into three lots to accommodate ownership of attached mixed-use buildings; 11<sup>th</sup> Amended Site Plan approval in support of the proposed Subdivision, a new Building O2 with reallocated commercial and residential uses and emergency access change, parking changes, additional Maintenance Shed Y-2, minor building updates and various utility improvements; and extension of Special Use Permit approval to Building O2 and Lot ORT. Subdivision proposed for 31, 35, 39 and 43 Eastdale Avenue North; Amended Site Plan proposed for 15, 35 and 55 Otto Way, 4 – 26 Hillside Drive, 10 – 40 Town Center Drive, 25 - 50 Eastdale Avenue North, 949 Dutchess Turnpike and Dutchess Turnpike; Zoned MHC (MacDonnell Heights Center); ± 64.461 acres; Grid # 6262-04-715370, -739356, -746391, -696343, -724392, -768412, -777377, -769391, -743328, -742330, -750324, -726341, -713324, -740312, -738315, -732317, -776348, -758382 and -820277; SEQRA Findings for a Type I Action adopted March 15, 2018 as amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through September 17, 2020. *MHTC Development, LLC, Premier Eastdale, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Rossi Eastdale LLC, and Industrial Retro, LLC, Owners.*
3. **LOCUST GROVE CROSSINGS – 2736-2738 South Road**  
**Site Plan Review and Architectural Review** for the development of a 32-unit multifamily development in four (4) buildings, eight units per building, with associated parking. The proposed buildings will be two (2) stories at 5,275 square feet per floor. 2736-2738 South Road;

Zoned RM (Residence, Multifamily) District; ± 2.68 acres; Grid # 6161-03-078100; Unlisted Action; *Tara Maguire, Owner. TO BE ADJOURNED*

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**  
*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. EASTDALE VILLAGE – DOG PARK PAVILION (GAZEBO Y-1)**

**Architectural Review** for the proposed Dog Park Pavilion, indicated as Gazebo Y-1 on the 10<sup>th</sup> Amended Site Plan (Lot 4W), on the northwest side of Eastdale Village. 50 Eastdale Avenue North; Zoned MHC (MacDonnell Heights Center); ±3.570 acres; Grid # 6262-04-696343; Type II Action; *Premiere Eastdale, LLC, Owner.*

**2. SOUTH HILLS COMMONS**

**SEQRA Review and Site Plan Review** for a proposed zoning district change from R-20 to R-M in order to construct two (2) multifamily buildings; one two-story building with 12 units and one two-story building with 13 units. The application includes merging the parcels under review. Route 9D and Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±5.50 acres and ±1.04 acres; Grid #'s: 6158-01-261673 and 6158-01-237655, respectively; Unlisted Action; *John Tremblay, Owner and MidHudson Development Corp, Applicant.*

**3. DELAVERGNE AVENUE SUBDIVISION**

**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. WELLS FARGO – 1863 SOUTH ROAD**

**Site Plan Review** for exterior lighting upgrade: Replacing pole heads, replacing wall/canopy light fixtures, adding new wall/canopy light fixtures and new light poles. 1863 South Road; Zoned B-H (Highway Business) District; ± 0.91 acre; Grid # 6158-01-402888; Type II Action; *Happy Boy Pizza, Owner.*

5. **ONE DUTCHESS AVENUE**

**SEQRA Review and Site Plan Review** of the proposed development for two (2) four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4-acres in the Town that is part of a larger mixed-use waterfront re-development involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned WHOD (Waterfront Housing Overlay District) and WD-2 (Waterfront District 2), Grid # 6062-02-763508. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O'Neill Group-Dutton LLC, Owner.*

D) **OTHER BUSINESS**

1. **IDOM EQUITIES, INC. (MODI-23 DAVIS AVENUE)**

**Time Extension** of a conditionally approved Minor Subdivision of one lot with conditional Special Use Permit and Site Plan approvals for two existing buildings, into two lots to separate the buildings. 23 Davis Avenue; Zoned ATC (Arlington Town Center); SEQR Negative Declaration (Unlisted Action) adopted 4/30/20; ± 1.64 acres; Grid # 6161-12-879739; *Idom Equities Inc., Owner.*

2. **DALIA SITE PLAN**

**Time Extension** of a signed Site Plan for four senior housing and two mixed use buildings, total ±84 dwelling units and ±10,124 SF non-residential. 35 Violet Avenue; Zoned R-20 (Residence, Single Family 20,000 SF) and SHOD (Senior Housing Overlay District); ± 7.01 acres; Grid #6162-10-427650; SEQR Negative Declaration (Unlisted Action) adopted 5/16/19; *Linda E. Dalia, Owner.*

3. **MAZDA EXPANSION – 2309 ROUTE 9**

**Time Extension** of a conditionally approved Special Use Permit and Site Plan to expand the existing Mazda Route 9 motor vehicle sales and service facility by a ±7,550 SF building expansion and to accommodate new inventory and parking areas. 2309 Route 9; Zoned B-H (Highway-Business) and R-M (Residential Multi Family) Districts; ± 13.89 acres; Grid #s 6160-03-132019 and 100001; SEQRA Negative Declaration (Unlisted Action) adopted 9/19/19; *Danielle Associates LLC and Elgen Associates Inc., Owners.*

4. **CENTERPOINT COMMERCIAL DEVELOPMENT**

**Time Extension** of a conditionally approved Site Plan for proposed construction of a ±4,860 square foot building for tenant retail business and restaurant uses (no drive-through) with associated parking, utility connections, landscaping and lighting improvements, on a site with an existing 11,265 SF retail pharmacy. 3350 Route 9 North; Zoned B-N (Neighborhood Business) District; ± 2.37 acres; Grid # 6062-02-973599; SEQRA Negative Declaration (Unlisted Action) adopted 11/21/19; *Marist Centerpoint LLC, Owner.*

*Field Trip on Tuesday, October 13, 2020 at 8:00 AM*