



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-790-4772 Fax

NOTICE OF PLANNING BOARD

REGULAR MEETING

September 17, 2020 at 5:00 PM

(Revised 9/15/2020)

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on September 17, 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 October 4, 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.

Zoom Direct link: <https://zoom.us/j/97974494269?pwd=N3ZQZEt5eUpsc21ZeXkxTS9RZUpDZz09>
Meeting ID: 979 7449 4269 and Password: 920803

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. EASTDALE VILLAGE 10th SPA

SEQRA Consistency Review and Amended Site Plan Hearing for a proposed 10th (Tenth) Amended Site Plan proposing to: Enlarge the project site area by 4.6 acres adjacent land zoned MHC, increasing allowable residential density from 353 to 380 dwelling units; Increase commercial uses by 40,000 SF and an additional 20 residential units over commercial; Add a fourth story to Buildings 16-18, inclusive of a zoning variance; Increase and revise parking spaces and land banked parking; Modify the project Development Program of uses; Modify utilities, landscaping and lighting. Eastdale Avenue North, 20, 22 & 50 Eastdale Avenue North, 10-50 Town Center Drive, 10-35 Otto Way, Hillside Drive, Elizabeth Lane, 949 Dutchess Turnpike and 2 & 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); ± 64.461 acres; 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -786243, -892195, -769361, -743328, -742330, -750324, -726341, -713324, -740312, -738314, -732317 and -776348 (west of Dutchess Turnpike); and 6262-04-820277, -929217 and -786243 (east of Dutchess Turnpike); Prior SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through April 30, 2020. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC and Industrial Retro, LLC, Owners.*

2. FOAM & WASH – 1942 SOUTH ROAD

Amended Site Plan Hearing to modify an existing car wash and motor vehicle service facility by demolishing an existing motor vehicle service addition to accommodate a new car wash queuing pattern; and to convert existing motor vehicle service area to office space. 1942 South Road; Zoned B-H (Highway Business) District; ± 2.27 acres; Grid # 6159-03-385134; Type II Action; *TGS Associates, Inc., Owner.*

3. 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*

4. **ARLINGTON FARMS/MALABAR REALTY**
SEQR Review, Special Use Permit and Site Plan Hearing 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 #s 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner.*

5. **11 WILTSE LANE (WILTSE ESTATES LOT 55) SUBDIVISION**
SEQR Review and Preliminary Subdivision Hearing for subdivision of existing residential lot into two single family residential lots each with house, driveway, connection to municipal sewer and water and necessary grading. 11 Wiltse Lane, Zoned R-20 (Residential Single Family 20,000 SF); ± 1.67 acres; Grid # 6262-04-623260; Unlisted Action; *Alexey Nechaev & Maria Dvurechenskaya, Owner.*

6. **DUTCHESS DODGE INVENTORY PARKING – AMENDED SITE PLAN**
SEQRA Review and Amended Site Plan Review for the reconfiguration of the proposed parking spaces as previously approved by the Planning Board in August 2019. The proposed reconfiguration to be installed in two (2) phases; 2285 South Road; BH (Highway Business) Zoning District; ±5.84 acres; Grid # 6159-01-155954; Unlisted Action; *DD 22852514 LLC, Owner.*

7. **MERCURY GRAND (f/k/a/ Best Western) HOTEL RENOVATION**
Amended Site Plan Review for pool area and ramp renovations; patio alteration on east side of building; below grade grease interceptor addition and revised landscaping plan. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, Owner.*

8. **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 BUILDINGS 12-18 ARCHITECTURAL REVIEW**
Architectural Review of Buildings 12-18 (on Lot 1E). Eastdale Avenue South and Parkside Drive; Zoned MHC (MacDonnell Heights Center); Grid #6262-04-820277; Type II Action; *MHTC Development, LLC, Owner.*
- 2. HUDSON HERITAGE MONUMENT/DIRECTIONAL SIGNS**
Site Plan and Architectural Review of monument and directional signage at Hudson Heritage. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); Part of Grid #6163-03-011149; Type II Action; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*
- 3. NESHEIWAT DENTAL, P.C.**
Architectural Review for conversion of interior of building to a dental office, including parking striping and markings, addition of a site sign and conversion of drive thru to interior building space. 16 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center) District; ± 0.56 acres; Grid # 6260-04-511305; Type II Action; *Hez Corp., Owner.*

D) OTHER BUSINESS

- 1. CHABAD LUBAVITCH – 63 VASSAR ROAD**
Time Extension of a conditionally approved Site Plan for a one-story, 2,285 SF addition to an existing structure for religious organization and worship and related parking expansion, previously approved in 2009 and expired. 63 Vassar Road; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 2.44 acres; Grid # 6260-04-566185; Unlisted Action; *Chabad Lubavitch of the Mid-Hudson, Owner.*
- 2. GREYSTONE DAYHAB**
Time Extension of a conditionally approved site plan to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned R-M (Residence, Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, INC, Owner.*
- 3. PAULA’S PUBLIC HOUSE**
Time Extension of a conditionally approved site plan for a lawful nonconforming restaurant use inclusive of a 625 SF outdoor dining area, a new proposed bocce ball court (since deleted from the proposal) and a storage shed. 2186 New Hackensack Road; Zoned R-20 (Residence 20,000 SF District); ± 5.2 acres; Grid # 6260-01-480676; Type II Action; *Yo-Bo Properties LLC, Owner.*

4. CAPOLINO SUBDIVISION – 655 Vassar Road

Time Extension for an approved subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 655 Vassar Road; Zoned R20 (Residence, Single Family 20,000 sf) District; ± 2.53 acres; Grid # 6159-04-651113; Unlisted Action; *Guido Capolino*.

5. AMENDMENT TO TOWN CODE CHAPTER 210-29 ROMNSCD

Recommendation to the Town Board regarding an amendment to Town Code Chapter 210-29 Red Oaks Mill Neighborhood Services Center District with respect to drive-in and drive through facilities in this district.

Field Trip on Tuesday, September 15, 2020 at 8:00 AM