



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

May 21, 2020 at 5:00 PM

****THIS MEETING WILL BE HELD ONLINE AND TELEPHONICALLY ONLY****

**THERE WILL BE NO IN-PERSON PARTICIPATION BY THE BOARD OR THE PUBLIC
TOWN HALL WILL NOT BE OPEN**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on May 21, 2020 at 5:00 PM.

Until further notice, in accordance with Governor Cuomo's Executive Order 202.1 and subsequent executive orders which prohibit non-essential public gatherings of any size, all meetings of the Planning Board will be held via videoconference utilizing the Zoom platform. Some or all of the Board members will be participating remotely and there will not be an opportunity for the public to participate from those locations. However, the public is welcome to view the videoconference contemporaneously and participate in the public hearings by logging in to the Zoom platform via computer or smartphone using the information below. There is also an option to listen and participate by telephone. Those joining the meeting by telephone only will not have access to any materials that are shared on the screen during the meeting unless they simultaneously watch the meeting on one of the cable channel broadcasts. The meeting will be recorded and the recording will be posted on the Town website. A written transcript of the meeting also will be made available at a later date. Meeting materials are available on the Town's website at www.townofpoughkeepsie.com/planning/agenda/planning.pdf.

Zoom Direct link: <https://zoom.us/j/94968008742?pwd=VINObXJVY2cwQTFmWnYyT3FmV3I2dz09>

Via the Zoom website or application ("app"): **Meeting ID: 949 6800 8742 Password: 652989**

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. FOAM & WASH CAR WASH

SEQRA Review, Coastal Consistency Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the demolition of an existing restaurant building and construction of a new 7,666 sf car wash and dog wash building. 2629 South Road. Zoned Highway Business (B-H) District; ± 1.66 acres; Grid # 6160-01-005822; Unlisted Action; *Third Rock Realty LLC, Owner.*

2. LOCUST GROVE CROSSINGS – 2736-2738 South Road

SEQRA Review, 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*

3. BP3 SPRINGSIDE DEVELOPMENT

SEQRA Review, Site Plan and Special Use Permit Hearing and Architectural Review for a proposed four-story mixed use building consisting of ±8,501 SF first-floor commercial / retail space and 22 residential units on stories two through four (7 units, 9,919 SF per floor); site and on-street parking. Springside Avenue; Zoned ATC; ± 1.277 acres; Grid # 6161-08-821910; Unlisted Action; *Built Parcel Three LLC, Owner.*

4. NESHEIWAT DENTAL, P.C.

Site Plan Hearing and 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.*

B) CLOSED/SUSPENDED PUBLIC HEARINGS

1. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

SEQRA Review and Site Plan Review for a proposed new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

2. VASSAR INN & INSTITUTE

SEQRA and Site Plan Review, Zoning Text Amendment Recommendation to the Town Board 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; Type I Action; *Vassar College, Owner.*

Note: The Public Hearing for this project was scheduled to continue at the March Planning Board meeting that was canceled due to the COVID-19 pandemic. As a result, the next Public Hearing will need to be noticed as a new Public Hearing. It will be scheduled for a future Planning Board meeting and public notice will be provided.

C) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

D) PLAN REVIEWS

1. EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)

Discussion and SEQRA Declaration of Lead Agency Intent 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. HUDSON HERITAGE - BURGER KING

Architectural Review for exterior elevations of proposed Burger King Restaurant at Hudson Heritage (pending Lot #4, 24.31 acres); 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. MARRIOTT COURTYARD - 2641 SOUTH ROAD

Architectural Review for proposed façade re-imaging improvements limited to repainting, application in limited areas of new siding products and application of architectural features finished in painted EIFS at specific points of building access; removal of existing attached Porte Cochere and replacement with a free-standing Porte Cochere assembly to complement the prototype re-imaging. 2641 South Road; Zoned OR (Office Research) District; ± 4.5 acres; Grid #6060-02-999863; Type II Action; *Pizzagalli Properties LLC, Owners.*

E) OTHER BUSINESS

1. SOUTH ROAD CROSSINGS

Time Extension for an approved minor subdivision with creation of an ODA (Open Development Area) and the construction of five (5) new buildings including a five (5) story hotel, bank, two (2) retail sites and a retail/coffee shop with associated landscaping and parking. 2611-2629 South Road; Zoned BH (Business Highway) District; ± 17.45 acres; Grid # 6060-02-950800; Unlisted Action; *Cameron Poughkeepsie LLC, Owner.*

2. ARLINGTON FARMS – MALABAR REALTY LLC

Time Extension of an approved site plan for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF) with a gas canopy and four gas pumps. 798 Dutchess Turnpike and 219 Overocker Road; Zoned B-H (Highway-Business) District; 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015; *Malabar Realty, LLC, Owner.*

Field Trip on Tuesday, May 19, 2020 at 8:00 AM