



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

January 15, 2026

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on January 15, 2026, 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/81163797764>

Meeting ID: 811 6379 7764 and Passcode: 912252

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. 822 MAIN STREET

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the renovation of an existing two-story vacant building and site to accommodate four (4) two-bedroom apartments with associated improvements. Improvements include providing site access, an area for snow storage, and space to accommodate parking requiring agreements between adjoining parcels. 822 Main Street, 824-826 Main Street, 529 Haight Avenue and Haight Avenue; ATC (Arlington Town Center) Zoning District; ±0.126 acres, ±0.27 acres, ±0.121 acres and ±0.123 acres, respectively; Grid # 6161-08-870800, 6161-08-876800, 6161-08-875785, and 6161-08-872785, respectively; Type II Action. *822 Main Street LLC c/o Danny Petrizzo (Applicant and Owner).*

2. 328 NORTH GRAND AVENUE

SEQRA Review, Site Plan Review and Architectural Review for the reuse of two existing buildings on the site for equipment storage and to establish a contractor's yard for a landscaping business. 328 North Grand Avenue; Residence, Single-Family 4-Acre (R-4A) Zoning District; ±5.37 acres; Grid #: 6262-01-107727; Unlisted Action; *80 Washington Square Properties, LLC (Applicant and Owner).*

3. **SELF-STORAGE AT THE SHOPPES AT SOUTH HILLS – 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 the Burlington building, turning the existing ±80,275 square foot building 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 1 Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner)*.
4. **51 VASSAR ROAD**
SEQRA Review, Site Plan Review, and Architectural Review for the redevelopment of a parcel to include construction of a ±10,640 square foot building for retail use. 51 Vassar Road; Red Oaks Mill Neighborhood Services Center (ROMNSC) Zoning District; ±4.58 acres; Grid #: 6260-04-565213; Unlisted Action; *Calito Development Group, LLC c/o Matt Eucalito (Applicant) and Oak Mill Plaza LLC c/o Vincent Destaso (Owner)*.
TO BE ADJOURNED
5. **MANOR HILL COMMUNITY PROJECT**
SEQRA Review, Rezoning Recommendation to the Town Board, and Site Plan, Special Use Permit and Aquatic Resource Permit Hearing for a proposed manufactured home community comprised of 14 lease lots on a vacant 5.53-acre parcel, subject to Town Board rezoning to the R-MH (Residence, Mobile Home) District. Access is proposed from the existing Manor Hill Mobile Home Park at 179 Van Wagner Road, with new access for emergency purposes only on North Grand Avenue. The project proposes connection of sewer and water services to existing Town facilities, inclusive of a new Town sewer main. 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*. **TO BE ADJOURNED**
6. **ROUTE 9D – ELECTRIC VEHICLE FACILITY**
SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the construction of a ± 20,500 square foot electric vehicle repair facility with associated parking. Route 9D; ±4.39 acres; Grid #: 6158-01-390820; Highway Business (B-H) Zoning District; Type 1 Action; *O'Connor Management LLC (Applicant) and Socker Spring Park LLC (Owner)*. **TO BE ADJOURNED**
7. **CHICK-FIL-A – 2550 SOUTH ROAD**
SEQRA Review, Amended Site Plan Review, and Architectural Review for a proposed quick-serve restaurant with a dual lane drive-thru. The proposed activity includes demolition of the former IHOP building structure and the construction of a new ±5,400 square foot restaurant. 2550 South Road. ±1.96 acres (primary parcel under review); Grid #: 6160-01-041616 (primary parcel under review); for circulation and parking purposes: 6160-01-027668; 6160-01-075610; 6160-01-047553; 6160-01-025534; Shopping Center Business (B-SC) Zoning District; Unlisted Action; *Chick-fil-A, Inc c/o John Martinez (Applicant); and 402 Carlisle Realty LLC; Halper, Emanuel B. Trustee; and Knapp, Ronald Trustee (Owners)*. **THE PUBLIC HEARING FOR THIS PROJECT HAS BEEN ADJOURNED WITHOUT A DATE. THE PUBLIC HEARING WILL BE RENOTICED FOR A FUTURE DATE IF/WHEN THE APPLICATION RETURNS TO THE PLANNING BOARD.**
8. **INWOOD AVENUE TOWNHOUSES**
Preliminary Subdivision and Site Plan Hearing, potential Aquatic Resource Permit Hearing, and Architectural Review for a proposed ±76-unit clustered subdivision of duplex townhouses and common area, clubhouse, recreation amenities and open space; 81-89 Inwood Avenue; ±33.62 acres; Zoned R-20 (Residence, Single-Family 20,000 SF) District; Grid # 6163-03-218012; SEQRA Negative Declaration for a Type I Action adopted January 16, 2025; *Robert J. Flower (Applicant), Brodi Construction, LLC (Owner)*. **THE PUBLIC HEARING FOR THIS PROJECT HAS BEEN ADJOURNED WITHOUT A DATE. THE PUBLIC HEARING WILL BE RENOTICED FOR A FUTURE DATE IF/WHEN THE APPLICATION RETURNS TO THE PLANNING BOARD.**

9. VERTICAL BRIDGE – 2 PENDELL ROAD

SEQRA Review, Site Plan Hearing, and Architectural Review for installation of a wireless telecommunications facility comprising a 150-foot high monopole, 1,121 SF fenced compound with supportive ground equipment, AT&T antenna and three future carriers. 2 Pendell Road; Zoned R-M (Residential Multi-Family) District; ± 9.83 acres; Grid # 6162-02-615714; Unlisted Action; *Vertical Bridge CC FM, LLC (Applicant), Peak Broadcasting of Fresno c/o Townsquare Radio, LLC (Owner)*. **THE PUBLIC HEARING FOR THIS PROJECT HAS BEEN ADJOURNED WITHOUT A DATE. THE PUBLIC HEARING WILL BE RENOTICED FOR A FUTURE DATE IF/WHEN THE APPLICATION RETURNS TO THE PLANNING BOARD.**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. VASSAR COLLEGE – PRENTISS FIELDS

SEQRA Review and Site Plan Review for work proposed for existing athletic fields. Work includes the replacement of one existing grass field with a newly designed turf field and upgrading a second existing grass field. Additional improvements include the expansion of an existing athletic fields parking lot and installation of amenities, including fencing, a storage shed for athletic and maintenance equipment, a scoreboard, site lighting, and bleachers with a press box. Institutional (IN) Zoning District; ± 57 acres; 334 Hooker Avenue; Grid # 6161-04-740465; Unlisted Action; *Vassar College c/o Maryann Pilon (Applicant and Owner)*.

D) OTHER BUSINESS

1. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.

Time Extension of a conditionally approved clustered subdivision of two vacant parcels into five new single-family parcels, a proposed Town road, connection to Town water and sewer services, stormwater facilities and other improvements. Sunset Avenue and Sunset Avenue-rear; Zoned R-20 (Residence Single Family 20,000 SF); 4.54 +/- acres and 0.15 +/- acre; Grid # 6162-05-085925 & -092918; SEQRA Negative Declaration for an Unlisted Action adopted 10/17/2024; *Habitat for Humanity of Dutchess County, Applicant and Owner*.

2. ACQUISITION OF A PORTION OF THE POUGHKEEPSIE DAY SCHOOL PROPERTY FOR USE AS A TOWN HALL AND RECREATION FACILITY

The Town Board has declared its intent to serve as Lead Agency under SEQR for the environmental review of this Unlisted Action.

Field Trip on Tuesday, January 13, 2026 at 8:15 AM