



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

June 26, 2025

(Revised 6/24/2025; 6/26/2025)

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on June 26, 2025, 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/85886753427>

Meeting ID: 858 8675 3427 and Passcode: 155917

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. THE WOODS AT CLIFFDALE SUBDIVISION – REVISED LOT #6

SEQR Review, Amended Final Subdivision Hearing for proposed amended final subdivision approval for The Woods at Cliffdale Subdivision (08/21/2009 Filed Map 12263) Revised Lot #6, to amend the previously approved clustered subdivision development plans for Lot #6 to allow for a revised house location with reduced perimeter setback and no change to lot lines. Cliffdale Court and Spackenkill Road; Zoned R-20 (Residence Single-Family 20,000 SF) Zoning District; 3.15 acres; Grid # 6260-03-121342. Unlisted Action; *Rieger Homes, Inc.* (Applicant), *CSB NY Properties, LLC* Owner).

2. MARIST UNIVERSITY – MCCANN CENTER AMENDED SITE PLAN

Coastal Consistency Review and Amended Site Plan Review for the construction of an NCAA Division 1 throwing events area, to include discus, hammer, shot put, and javelin. The throwing events area will be used as a practice area. Site work is proposed to consist of concrete or all-weather surfaced areas for throwing, interconnected by concrete walkways and spectator bleacher areas with decorative fencing for access control. 11-

21 Champagnat Way; Institutional (IN) Zoning District and Water District 1 (WD-1) Zoning District; ±16.71 acres; Grid #: 6062-02-870603; Type II Action; *Marist University f/k/a Marist College (Applicant and Owner)*.

3. **EASTDALE VILLAGE – 27th AMENDED SITE PLAN AND BUILDING H SPECIAL USE PERMIT SEQR Review, Rezoning Recommendation to the Town Board, Site Plan and Special Use Permit Hearing, and Architectural Review** for a 27th Amended Site Plan and Building H Special Use Permit for Eastdale Village, consisting of obtaining additional residential density from rezoning 1.38 acres of Lot 12W (West Side) from the R-20 District to the MHC District (subject to Town Board approval); and proposed modifications to Building H (East Side) to convert it from mixed use (commercial and residential) to multi-family use with an added four dwelling units. All address numbers for Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way, and 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 949 and 950 Dutchess Turnpike, Poughkeepsie, NY; +/- 67.63 acres total; located in the MHC (MacDonnell Heights Center) Zoning District; and +/- 1.38 acres located in the R-20 (Residence Single Family 20,000 SF) Zoning District; Tax lot numbers 6262-04-715370 and 32 others (see Application); Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as amended through April 17, 2025; *MHTC Development, LLC (Applicant), on behalf of 29 property Owners*.
4. **7 SPRINGSIDE AVENUE RENOVATION Special Use Permit and Site Plan Hearing, and Architectural Review** for proposed conversion of an existing single-family home and attached 3-car garage into a mixed-use multifamily property for four (4) dwelling units (total 12 bedrooms) and one office of +/-176 SF, with a total 7 parking spaces. The existing home will be enlarged and remain as a single dwelling unit, three additional units will be built on top of the garage, and a portion of the garage will be converted into a single-tenant office. 7 Springside Avenue; Zoned ATC (Arlington Town Center); 0.15 acre; Grid # 6161-07-710881; Type II Action; *Jessica Ramos, Applicant; Women of All Trades, LLC, Owner. TO BE ADJOURNED*
5. **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*
6. **160 SALT POINT TURNPIKE SEQRA Review, Rezoning Recommendation to the Town Board, Site Plan Hearing and Architectural Review** for proposed conversion of a ±5,698 SF office building to multi-family residential use for six (6) dwelling units, parking, playground and greenspace, subject to Town Board rezoning to the R-M (Residence, Multifamily) District. 160 Salt Point Turnpike; Zoned B-N (Neighborhood Business) District; ±2.0 acres; Grid #6162-02-953737; Unlisted Action; *Michael A. Fakhoury (Applicant), 160 Salt Point, LLC (Owner). TO BE ADJOURNED*
7. **INWOOD AVENUE TOWNHOUSES Preliminary Subdivision and Site Plan Review, potential Aquatic Resource Permit Review, and Architectural Review** for a proposed ±76-unit clustered subdivision of duplex townhouses and common area, clubhouse, recreation amenities and open space, subject to proposed rezoning by the Town Board; 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). TO BE ADJOURNED*
8. **SPARK CAR WASH – 826 DUTCHESS TURNPIKE SEQRA Review, Special Use Permit and Site Plan Hearing, and Architectural Review** for proposed removal and construction of a new ± 4,860 SF car wash facility and related improvements inclusive of vacuums, parking, stormwater, utility infrastructure and access. 826 Dutchess Turnpike; Zoned B-H (Highway Business) District;

±1.319 acres; Grid # 6262-04-615055; Unlisted Action; *Spark Car Wash, LLC (Applicant) and Parker Homes, LLC (Owner)*. **TO BE ADJOURNED**

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)*. **TO BE ADJOURNED**

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

C) PLAN REVIEWS

1. NYS DISTRIBUTION SERVICES – 900 DUTCHESS TURNPIKE

SEQRA Review and Amended Site Plan Review for the proposed internal alterations to portions of the first floor of the existing building to be utilized for cannabis manufacturing and distribution, as well as office/administrative purposes. 900 Dutchess Turnpike; I-H (Heavy Industrial) Zoning District; ±58.31 acres (whole parcel); ±45,650 square feet (applicant); Grid # 6262-04-830160; Unlisted Action; *NYS Distribution Services Inc. (Applicant) and Poughkeepsie Industrial Park, LLC (Owner)*. **APPLICATION TO BE REMOVED FROM THE AGENDA**

2. STRATFORD FARMS 3 LOT SUBDIVISION

Pre-application discussion, SEQR Review, and Preliminary (Major) Subdivision Review for a proposed three-lot subdivision of a 1.10-acre lot, previously approved for a detention pond and utility area by 2003 Filed Map 11639 Subdivision Plat for Stratford Farms, a clustered subdivision of 134 single-family lots and townhouse parcel of 51 bedrooms. Kensington Lane Lot 56; Zoned R-4A (Residence Single Family, 4 acre) District; 1.104 acres; Grid # 6362-01-184915. Unlisted Action; *ABD Stratford, LLC (Applicant and Owner)*.

3. GIACOMO'S – 1 SPACKENKILL ROAD

Architectural Review for proposed exterior alterations to an existing restaurant building to include new façade materials, signage, and an increase to the building roof height. 1 Spackenkill Road; Highway Business (B-H) Zoning District; ± 0.11 acres. Grid # 6160-03-015452; Type II Action; *Atrani LLC (Applicant and Owner)*. **APPLICATION TO BE REMOVED FROM THE AGENDA AT THE REQUEST OF THE APPLICANT**

D) OTHER BUSINESS

1. VASSAR COLLEGE BARTLETT ADMISSIONS CENTER – MULTIPLE SITE MODIFICATIONS

Discussion of items proposed by Field Change #6 based on site construction activities as well as changes requested by the Campus to enhance the project. 124 Raymond Avenue; Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; SEQRA Negative Declaration for a Type I Action adopted 05/18/2023; *Vassar College, Applicant & Owner*.

2. TOWN CODE AMENDMENT – WIRELESS TELECOMMUNICATIONS FACILITIES

Respond to a referral from the Town Board for a recommendation on a proposed local law to amend Chapter 210 of the Town Code Entitled 'Zoning' to include provisions that establish regulations for wireless telecommunications facilities, and to amend the title of Chapter 185.

3. LOCAL LAW – TEMPORARY MORATORIUM ON NEW ADULT USE CANNABIS RETAIL DISPENSARIES

Respond to a referral from the Town Board for a recommendation on a proposed local law to impose a temporary town-wide Moratorium on New Adult Use Cannabis Retail Dispensaries within the Town of Poughkeepsie.

Field Trip on Tuesday, June 24, 2025 at 8:15 AM