



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**July 18, 2024**

**5:00 PM**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on July 18, 2024, 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/82827729630>

Meeting ID: 828 2772 9630 and Passcode: 064073

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. EASTDALE VILLAGE – 26<sup>TH</sup> AMENDED SITE PLAN – BUILDING J**  
**SEQRA Review, Amended Site Plan Hearing, and Architectural Review** for a proposed 26<sup>th</sup> Amendment to the Eastdale Village Site Plan, seeking amended site plan and architectural review approvals for a modifications to Building J with associated grading, utility, landscape and lighting changes. All address numbers on Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive; and at 926, 928, 930, 932, 938, 940, 942, 944, 946, 949, and 950 Dutchess Turnpike; and at 325 Founders Way; +/- 66.20 acres 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; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769361; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; -747326; -726341; -742287; -748296; -754305; -758296; -760290; -767285; -775281; and -828251; 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 conditionally amended through December 21, 2023; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, Eastdale Residential IV, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, LLC, 23 Eastdale Avenue, LLC, 27 Eastdale Avenue, LLC, 31-35 Eastdale Avenue, LLC, 32 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale Avenue, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, 928-932 Dutchess Turnpike, LLC, DASC Eastdale, LLC, Owners.*

**2. 825 MAIN STREET**

**SEQRA Review, Site Plan Review, and Architectural Review** for the retrofitting of an existing building to include a work-share space, a Fed-Ex drop-off, and mailboxes. 825 Main Street; ATC (Arlington Town Center) Zoning District; ±0.75 acres; Grid # 6161-08-885821; Type II Action; *TC Partners LLC, (Applicant and Owner).*

**3. CENTRAL BARK POUGHKEEPSIE**

**Site Plan and Special Use Permit Hearing and Architectural Review** for a proposed dog daycare facility including boarding, grooming, training and market. 15 Burnett Boulevard; B-SC (Shopping Center Business) Zoning District; ± 11.33 acres; Grid # 6261-01-161946; Type II Action; *New York Dogworks, Inc. (Applicant) and Capstone Plaza 44 LLC (Owner).*

**4. WANHUB WAREHOUSE – 675 DUTCHESS TURNPIKE**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the proposed reuse of an existing ±28,000 square foot building as a fulfillment warehouse. 675 Dutchess Turnpike; I-L (Light Industrial) Zoning District; ±4.05 acres; Grid # 6261-01-228963; Type II Action; *Redl Real Estate, LLC.*

**5. LANDS OF ALBANO SUBDIVISION-PEACH ROAD**

**SEQR Review and Minor Subdivision Hearing** for a proposed subdivision of one existing residential lot, as revised from two new residential lots to one new lot, including connection to municipal water service and construction of a wastewater treatment system, driveway and utilities for the new lot. 40 Peach Road; Zoned R-4A (Residence Single Family 4-Acre); 43.98 +/- acres; Grid # 6263-04-690180; Unlisted Action; *Keith A. Albano, Applicant and Owner.*

**6. METRO ROOFING SUPPLY – 100 SALT POINT TURNPIKE**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the change of use for an existing building and site as a result of the changed use to building materials sales and storage. 100 Salt Point Turnpike. Light Industrial (I-L) Zoning District; ±3.05 acres; Grid # 6162-16-799485; Unlisted Action. *SRS Distribution c/o Neil Sander, Independence Engineering (Applicant c/o Applicant's Engineer) and Brian Page (Property Owner).*

**7. 8 TUCKER DRIVE**

**SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, Floodplain Permit Review, and Aquatic Resources Protection Permit Review** for a proposed zoning district change from B-SC to I-L in order to construct a contractor's yard used for storing contractor's materials and a compost area. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC (Owner).* **TO BE ADJOURNED**

**8. 68 VAN WAGNER ROAD**

**SEQR Review, Site Plan and Special Use Permit Hearing** for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkleman Architecture PLLC, Applicant, and Santiago Sanchez, Owner.* **TO BE ADJOURNED**

**9. CASPERKILL SOUTH ROAD DEVELOPMENT**

**SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review** for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with a drive-thru. Development to include  $\pm 26$  dwelling units at  $\pm 30,000$  sf and  $\pm 85,400$  sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane.  $\pm 5.80$  acres,  $\pm 3.36$  acres, and  $\pm 345.41$  acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*. **TO BE ADJOURNED**

**10. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD**

**Special Use Permit Review, Site Plan Review, and Architectural Review** to repurpose a building, turning the existing structure 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;  $\pm 72.62$  acres; Grid # 6158-01-297959; Type I Action; *South Hills Owner LLC c/o DLC Management, Applicant and Owner*. **TO BE ADJOURNED**

**11. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.**

**SEQR Review, and Preliminary (Major) Subdivision Hearing** for a proposed clustered subdivision of two vacant parcels into six 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; Unlisted Action; *Habitat for Humanity of Dutchess County, Applicant and Owner*. **TO BE ADJOURNED**

**12. 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 18 lease lots, subject to Town Board rezoning to the R-MH (Residence, Mobile Home) District. The project includes a new access road from North Grand Avenue into the existing Manor Hill Mobile Home Park, and water and sewer services via connection to existing Town facilities. 246 North Grand Avenue; Zoned R-20 (Residence Single-Family 20,000 SF) District;  $\pm 5.53$  acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner*. **TO BE ADJOURNED**

**13. MARIST COLLEGE – RUNNING TRACK AND TURF FIELD**

**SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review** for the construction of a NCAA, Division 1, competition level, eight lane all-weather track with field event capabilities. The project further includes a turf field capable of supporting football, soccer, lacrosse, and other field sports within the track interior. The proposal involves the partial removal and repurposing of an existing natural turf field currently used as a practice facility. The existing softball field and appurtenances will remain. The proposal further includes competition level lighting of the track and turf field together with all necessary appurtenant features for a complete operation. Two  $\pm 453$  square foot comfort station buildings are also proposed. 41-45 John Winslow Drive and 49-69 John Winslow Drive; Institutional (IN) Zoning District and Water District 1 (WD-1) Zoning District;  $\pm 6.9$  acres and  $\pm 12.67$  acres, respectively; Grid #s: 6062-02-832910 and 6062-02-891913, respectively; Type I Action; *Marist College (Applicant and Owner)*. **TO BE ADJOURNED**

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. INWOOD AVENUE TOWNHOUSES**

**SEQRA Review, Recommendation to Town Board for a Zoning Map Amendment, 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; Residential Single-Family 2-Acre (R-2A) Zoning District; Grid # 6163-03-218012-0000; Type I Action; *Robert J. Flower (Applicant), Brodi Construction, LLC (Owner).*

**2. DUTCHESS KIA**

**Amended Site Plan and Architectural Review** for proposed architectural alterations to the existing building, addition of a new sidewalk/ADA ramp on the north side, and a new free standing sign to replace the existing one. 2285-2291 South Road; Zoned B-H (Highway Business) District; ± 5.44 acres; Grid # 6159-01-155954; Type II Action; *Paul S. Pilon, R.A., S&P Architects, Applicant; DD 22852541 LLC, c/o Sean Mulcahy, Owner.*

**D) OTHER BUSINESS**

**1. GUARDIAN SELF-STORAGE – LOVE ROAD**

**Time Extension** for a conditionally approved 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner).*

*Field Trip on Tuesday, July 16, 2024 at 8:15 AM*