



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

February 10, 2026
Eric Hollman, Planner

D.2. STRATFORD FARMS TOWNHOMES

Time Extension for a conditionally approved amended subdivision and amended site plan, for a clustered subdivision of 26 townhouse lots, a common area lot inclusive of a private road, and amended layout and site improvements on a parent lot of \pm 6.832 acres. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *Dan Gueron, ABD Stratford LLC, Applicant and Owner.*

The Planning Board granted conditional final (major) subdivision and conditional site plan approval for the Stratford Farms Townhouses application as amended on March 21, 2024. The approvals were respectively extended forward to March 16, 2026.

The applicant requests two 90-day time extensions.

Staff recommends that a time extension be granted as follows:

“I move that the Planning Board grant two (2) 90-day time extensions for conditional final (major) subdivision approval and for conditional site plan approval from March 16, 2026, forward to September 12, 2026.”

ABD STRATFORD LLC

January 12, 2026

Mr. Carl Whitehead, Planning Board Chairman
and the Poughkeepsie Planning Board Members
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, New-York 12603

Sent via email

RE: Stratford Farms Townhomes

Stratford Drive Grid # 14-6362-01-320922

Dear Chairman Weisman and the Poughkeepsie Planning Board Members:

The project has previously been reviewed by the Board and an Conditional Final (Major) Subdivision and Conditional Final Site Plan approvals were granted by the Planning Board on March 21, 2024 for 26 individual Townhomes lots, a common area lot and site improvements on a +/- 6.832 acre parent lot within a previously approved 185 lot subdivision, (Zones R-4A, residence single family, 4 acre; 6.832 +/- acres; SEQRA negative declaration, subdivision and site approval on file).

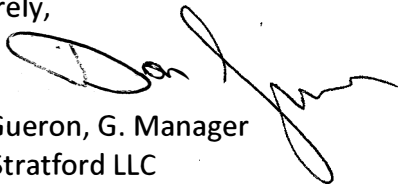
We currently need to respond to comments of all reviewing departments and agencies listed in the Planning Board decision and conditions of approval dated 3/22/2024.

I also advise the Board that:

- (a) All permits and approvals issued in conjunction with the project are valid and will be so through the term of the requested extension;
- (b) That there has been no change in any relevant statute, rule or regulation that would affect the subdivision since its last approval;
- (c) That there have been no intervening changes in the physical or environmental setting of the project land or nearby lands that would affect the project.

We wanted to thank the Board for their cooperation and for granting us the previous approvals and request the Board to continue their cooperation by granting us an additional two (2) 90-day time extensions. The current extension is expiring 3/16/2026

Sincerely,



Dan Gueron, G. Manager
ABD Stratford LLC