



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

March 19, 2026

5:00PM

DECISION AGENDA

This meeting was 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. Members of the board were present in person.

Attendance for this meeting:

Chairman Carl Whitehead	Present via Zoom
Member Peter Fanelli	Present
Member Nicole Gemmati	Present
Member Steven Levasseur	Present
Member Sharon McSween	Present
Member Rocco Romeo	Present
Member Sid Siddam	Present
Member Robert Simpson, Alt.	Absent
Member Michael Treybich, Alt.	Absent

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. ROUTE 9D – TESLA 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)*.

A motion was made to open the public hearing.

Moved: Nicole Gemmati
Seconded: Sharon McSween
Carried: 7-0

A motion was made to adjourn the public hearing to April 16, 2026.

Moved: Nicole Gemmati
Seconded: Sharon McSween
Carried: 7-0

A motion was made that the Planning Board defer action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies, including, but not limited to, the following:

1. Town Planning Department comments dated March 13, 2026.
2. NYS Department of Transportation comments dated March 10, 2026.
3. Town Water Department comments dated March 10, 2026.
4. Town Engineering Department comments dated March 9, 2026.
5. Town Zoning Department comments dated March 9, 2026.
6. Town Building Department comments dated March 9, 2026.
7. New Hamburg Fire Department comments dated March 9, 2026.
8. Town Traffic Engineer (JMC) comments dated March 9, 2026.
9. Town Police Department review.
10. DC Department of Health review.
11. Planning Board comments.
 - a. Members asked for confirmation and clarification about the battery isolation zone area. Member Fanelli noted that based on a radius of 50 feet, this means an area of 7,800 square feet is required for battery isolation. He asked if this area has been identified on the site plan?
 - i. Related, there was a question about how more than one battery requiring isolation is going to be managed. Please explain.
 - b. Members reinforced that data provided should reflect Tesla repair facilities.
 - c. Members asked about incidents, including fires, with respect to vehicle battery life – new versus old batteries.
 - d. Members asked about repair facilities in New York State – location? size of parcel/facility?
 - e. Planning Board counsel to coordinate with Applicant counsel about discussed/requested information.
 - i. Member Gemmati asked about preparing a site-specific emergency plan document.
 - f. Planning staff to confirm with New Hamburg Fire Department about whether there is any additional equipment required by their department to manage emergency response.
 - g. Member Gemmati stated that all parking on site should be limited to striped parking areas only.

Moved: Sharon McSween
Seconded: Rocco Romeo
Carried: 7-0

B) PLAN REVIEWS

THERE ARE NO PLAN REVIEWS THIS MONTH

C) OTHER BUSINESS

1. 231 NORTH ROAD – PARKING

Time Extension for the previously approved consolidation of three parcels for development of a parking area to support an existing commercial building. Residence, Single-Family 20,000 Square Foot (R-20) Zoning District (Town of Poughkeepsie) and Medium Low-Density Residence (R-2) Zoning District (City of Poughkeepsie); 231 North Road (Town), Washington Street (City), and 207 Washington Street (City); ± 1.00 acres (Town), ± 0.09 acres (City), and ± 0.88 acres (City), respectively; Grid #s: 6162-09-025557 (Town), 6162-45-022536 (City), and

6162-45-034532 (City), respectively. Unlisted Action. *Eric Baxter (Applicant) and Amanda of Dutchess LLC (Owner)*.

A motion was made that the Planning Board grant one (1) 90-day time extension for the 231 North Road – Parking application, moving the current approval expiration date from March 19, 2026, to June 17, 2026.

Moved: Nicole Gemmati
Seconded: Sharon McSween
Carried: 7-0

2. 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)*.

A motion was made that the Planning Board grant two (2) 90-day time extensions for the Guardian Self Storage – Love Road application, moving the current approval expiration date from April 7, 2026 to October 4, 2026.

Moved: Nicole Gemmati
Seconded: Sharon McSween
Carried: 7-0

3. THE GATHERING AT FAITH ASSEMBLY – CHAPEL

Time Extension for the approved retrofit of an existing cabin structure on the property as a prayer chapel. The prayer chapel is to serve as an accessory structure to the primary church structure. 25 Golf Club Lane (Faith Assembly); R-2A (Residence, Single-Family 2-Acre) Zoning District; ±26.75 acres; Grid: # 6160-03-250125; Type II Action; *Faith Assembly of God Church (Applicant and Owner)*.

A motion was made that the Planning Board grant two (2) 90-day time extensions for The Gathering at Faith Assembly - Chapel, moving the current approval expiration date from April 15, 2026 to October 12, 2026.

Moved: Nicole Gemmati
Seconded: Sharon McSween
Carried: 7-0

MOTION TO TERMINATE THE MEETING AT 5:55 PM

Moved: Nicole Gemmati
Seconded: Sharon McSween
Carried: 7-0