

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board, Town of Poughkeepsie does hereby set **February 18, 2026 at 7:00pm** as the time, date and place of a public hearing to afford all interested parties an opportunity to be heard and seek public comment, in regard to the following:

Zoning Text Amendments to the South Hills Center (SHC) District, related, in part, to the proposed re-use of the empty Burlington Coat Factory building at the Shoppes at South Hills as an Extra Space Self-Storage Facility, tax parcel number 6158-01-297959-0000, located at 1875-1895 South Road, in the Town of Poughkeepsie consisting of approximately 72.62 acres.

AND PLEASE ALSO TAKE FURTHER NOTICE that said proposed amendment is available in full with Exhibit to preview on our website @ <https://ny-poughkeepsietown.civicplus.com/300/Public-Hearings> or in person @ the Town Clerk's Office, Monday – Friday, 8AM – 4PM.

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
January 22, 2026

RESOLUTION 1:21 - # 15 OF 2026

WHEREAS, the Town Board has received an application from South Hills Owner LLC requesting a zoning text amendment to the South Hills Center (SHC) District related to the proposed re-use of the empty Burlington Coat Factory building at the Shoppes at South Hills as a Self-Storage Facility, tax parcel number 6158-01-297959-0000, located at 1875-1895 South Road, in the Town of Poughkeepsie consisting of approximately 72.62 acres; and

WHEREAS, the proposed zoning text amendment (Exhibit B of the petition submitted with the application) is attached hereto and incorporated herein and the Town Board does hereby waive a verbatim reading of said amendment and does direct that said amendment be spread across the record as if it, in fact, had been read verbatim; and

WHEREAS, the proposed zoning text amendment was reviewed under the New York State Environmental Quality Review Act (SEQRA), and the Planning Board, as Lead Agency for environmental review of the project, issued a negative declaration on January 15, 2026; and

WHEREAS, a written recommendation was received from the Dutchess County Department of Planning and Development dated October 16, 2025 stating that the proposed code amendment is a matter of local concern; and

WHEREAS, a written recommendation dated January 16, 2026 was received from the Town of Poughkeepsie Planning Board in which said Board conveyed a neutral recommendation to the Town Board regarding adoption of the herein code amendment; and

WHEREAS, amending the Zoning Code requires a public hearing.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board hereby sets a public hearing on the proposed zoning text amendment for February 18, 2026, at 7:00 PM, or as soon thereafter as the matter may come to be heard, in the Town Hall, One Overocker Road, Poughkeepsie, New York; and
2. The Town Board directs the Town Clerk to provide for public notice of said hearing per Town Code §210-156.

Dated: January 21, 2026
Moved: Shantha Thangiah
Seconded: Rebecca Edwards

Motion passes/ fails: Ayes 7 Nays 0

ES/mem
t-1/15/2026
m-1/21/2026

	AYE	NAY	ABSTAIN
<u>PRESENT</u> /ABSENT Councilman Reuter	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Laird	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilman Thangiah	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Watson	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilman Sharpe	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Councilwoman Shershin	<u>✓</u>	___	___
<u>PRESENT</u> /ABSENT Supervisor Edwards	<u>✓</u>	___	___



CATANIA, MAHON & RIDER, PLLC

ATTORNEYS AT LAW

JOSEPH A. CATANIA JR.*
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MICHELLE F. RIDER, CPA
PAUL S. ERNENWEIN
JOSEPH G. MCKAY
MICHAEL E. CATANIA (NJ)
SEAMUS P. WEIR
ARI I. BAUER
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ADAM J. THOMAS
THOMAS J. CUMMINGS
MEAGHAN R. MCKAY
MARY J. TAMBURRI (NJ)
WADE RIACHI

HOBART J. SIMPSON (1975-2016)

(ALSO ADMITTED IN)
* Of Counsel
** Special Counsel

Writer's Direct No.
(845) 569-4377

Writer's E-Mail
jfurst@cmrlaw.com

September 10, 2025

VIA E MAIL & OVERNIGHT MAIL [Ten (10) Sets]

Town of Poughkeepsie
Supervisor Edwards and Town Board Members
1 Overocker Road
Poughkeepsie, NY 12603

RE: Re-Zone to Allow Limited Self-Storage at the Shoppes at South Hills
(a/k/a South Hills Mall)
Our File No.: 15509-66879

Dear Supervisor Edwards and Members of the Town Board:

As you know, we represent the owner of the above-mentioned property, South Hills Owner LLC (the "Applicant"), in connection with its request for a minor modification of the Town's Zoning Code to permit self-storage as an adaptive re-use at the property. We originally appeared before the Town Board in the summer of 2023, but the matter was tabled in the Fall of 2023. As per our recent appearance before the Town Board on August 20, 2025, enclosed please find an updated Petition with a proposed local law asking the Town Board to allow self-storage as an adaptive reuse within the subject South Hills Center (SHC) zoning district.¹

As you may recall, the Planning Board previously issued a Negative Declaration under the New York State Environmental Quality Review Act (SEQRA) on July 20, 2023. On July 25, 2023, the Planning Board also issued its Advisory Report to the Town Board.

¹ The original petition submitted in May of 2023 also requested to amend the SHC District's regulations to allow more flexible subdivision of the parent parcel; however, that request has been withdrawn.

CATANIA, MAHON & RIDER, PLLC

Town of Poughkeepsie
Page 2

Since the Applicant no longer has a specific user lined up for self-storage use, it will not immediately be seeking the specific site plan approval and special use permit from the Planning Board in conjunction with this re-zone request. We believe that it makes more sense to have a specific self-storage user, which may have specific design and site plan requirements, before proceeding with the Planning Board's review of the site plan and special use permit approvals. In any event, regardless of the specific future self-storage use, it must be limited to an adaptive re-use of an existing building to qualify. The Applicant has previously provided design exhibits that demonstrate a possible design with the Burlington Coat Factory building converted to self-storage. Such example demonstrates that there will be no material changes to the property's common areas, site plan, or layout. The same would hold true for any adaptive re-use of an existing building at the Mall. The Applicant has already provided numerous examples of how self-storage facilities have been incorporated very effectively into existing retail developments. The Applicant is also willing to consider a maximum cap on the amount of self-storage space permitted in the SHC zone.

The Town's Comprehensive Plan calls for the expansion of non-residential/commercial uses within the SHC zone by promoting a mix of business and commercial uses. The proposed adaptive re-use of an existing abandoned building in the shopping center does NOT hinder the potential future development of the South Hills Center with more active, dynamic and walkable uses. Moreover, the proposal also meets the Comprehensive Plans' goals of promoting infill development, utilizing existing infrastructure, preserving open spaces, and reducing greenhouse gas emissions. Plus, the addition of self-storage as an adaptive re-use at the property dovetails nicely with any future multi-family residential projects at the property. Given the current capacity issues with the Tri-Municipal Sewer District, it is still unclear when the sewer district will have the necessary capacity for the residential development of the property.

Enclosed please find the following:

- (1) A copy of the updated Rezone Petition with a proposed local law reflecting the above-mentioned request;
- (2) The updated and signed Change of Zone forms;
- (3) Sample site plans of a potential adaptive re-use of the vacant Burlington Coat Factory building;
- (4) An updated copy of the Full Environmental Assessment Form under SEQRA as well as a copy of the Planning Board's Negative Declaration, dated July 20, 2023;
- (5) A copy of the Planning Board's Advisory Comments, dated July 25, 2023; and
- (6) Samples of self-storage facilities being incorporated into existing retail developments.

Please note a check for \$2,250, made payable to the Town of Poughkeepsie, representing the application fee is being overnighted separately to the Town. In addition, we have been advised that no further escrow submission is required since we have a balance of \$7,896.81 remaining from 2023. Kindly place this updated rezone request on the Town Board's next

CATANIA, MAHON & RIDER, PLLC

Town of Poughkeepsie
Page 3

available agenda. In the interim, if you have any questions or comments, please feel free to contact me. Thank you.

Very truly yours,



JOHN W. FURST

JWF/2656310
Cc: South Hills Owner LLC
LRC Group

Pursuant to IRS Regulations, any tax advice contained in this communication or attachments is not intended to be used and cannot be used for purposes of avoiding penalties imposed by the Internal Revenue Code or promoting, marketing or recommending to another person any tax related matter.

TOWN BOARD OF THE TOWN OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK

-----X
In the Application of

SOUTH HILLS OWNER LLC

For an Amendment to the §210-23 of the Town
of Poughkeepsie's Zoning Code, pursuant to Article XIV
of the Town's Zoning Code.

PETITION
FOR ZONING TEXT
AMENDMENT

-----X
The undersigned South Hills Owner LLC ("Petitioner"), by its attorneys, Catania, Mahon & Rider, PLLC, 641 Broadway, Newburgh New York 12550, as per this Petition, request a text amendment to the §210-23 [South Hills Center (SHC) District], respectfully alleges as follows:

INTRODUCTION

1. Petitioner is a Delaware limited liability company with a mailing address of 565 Taxter Road, Suite 400, Elmsford, NY 10523 and submits this Petition pursuant to Section 210, Article XIV of the Town of Poughkeepsie's Zoning Code.
2. The Petitioner is owner of real property (the "Property") comprised of approximately 72.69 acres, located on the west side of South Road (NYS Route 9), near its intersection with NYS Route 9D, with a tax map designation of SBL 134689-6158-01-297959. An aerial photograph of the area with the Property highlighted is annexed hereto as **Exhibit A**.
3. The Property is located within the Town's South Hills Center (SHC) Zoning District and is the only property located entirely within the SHC District. The Property is better known as the South Hills Center (also referred to as The Shoppes at South Hills or the South Hills Mall), which contains a mix of retail uses at the Property.
4. The Petitioner is seeking a zoning text amendment to the current SHC regulations in order to assist with the infill redevelopment of the South Hills Center.
5. The Petitioner seeks a minor modification to the language for current SHC regulations (the "Amendment"):
 - (a) amend §210-23.D to add subsection - **"*Self Storage as an adaptive re-use*" as an additional permitted use in the South Hills Center (SHC) District, subject to special use permit approval by the Planning Board wherein in the term "Self-storage" shall mean, "An enclosed structure used exclusively for the temporary**

indoor storage of personal materials and goods. The structure(s) shall contain multiple individual mini-warehouse units that are rented or leased to the general public. Self-storage does not include contractor's storage or warehouse. Also referred to as self-service storage, private rental storage, or mini-storage"; and

A copy of the proposed local law reflecting the proposed Amendment is attached as **Exhibit B**.

**THE PROPOSED ZONING TEXT AMENDMENT AND CONSISTENCY
WITH THE COMPREHENSIVE PLAN & ITS FURTHERANCE OF THE PURPOSES
SET FORTH IN ARTICLE I OF THE ZONING CHAPTER**

6. The Town's Comprehensive Plan was recently updated in 2021, with the Town Board's adoption of the "Town of Poughkeepsie 2030 Comprehensive Plan Update" on October 6, 2021 (the "Comp Plan"). The Comp Plan recognizes the national trend in the decreasing amount of "brick and mortar" retail stores, and correspondingly the Comp Plan focuses on the revitalization and redevelopment of these already developed commercial areas that may be currently underutilized. This not only preserves open space, but also takes advantage of the existing infrastructure (roads, sewer, water, etc.). See Page 2 of the Town's Comp Plan.

7. Indeed, the Comp Plan identifies the South Hills Center as a specific "Opportunity Area" for an infill development that focuses on a potentially underutilized site. See Page 30 and 55 of the Comp Plan. Along those lines, the Comp Plan specifically recommends to expand the number of allowable non-residential uses within the SHC Zoning District. See Recommendation 2.2.5 at Page 62 of the Town's Comp Plan.

8. The zoning Amendment's request to add "self-storage as an adaptive reuse" use within the SHC Zoning District also promotes the purposes set forth in Article I of the Town's Zoning Chapter.

9. The current SHC Zoning District's character is commercial retail; thus, adding a use like a self-storage facility (as defined above) is consistent with the existing commercial uses within the district. The proposed zoning text Amendment also reflect the recent trends in economic activity as consumers gravitate away from the traditional "brick and mortar" retail stores. Thus, a proposed self-storage facility as an adaptive reuse would be the best use of the existing site and the most appropriate use of underutilized land.

10. The zoning text Amendment would also promote infill development of an existing

shopping mall that is already developed, as opposed to allowing for the development on vacant, undeveloped, land; thus, preserving open space and minimizing impacts to the Town's water resources.

11. The zoning Amendment will also help protect the character and the social economic stability of the Town by assisting in the redevelopment of an underutilized mall. The Planning Board's site plan review and special use permit process will ensure the re-development is orderly, properly designed and appropriate given the existing setting.

12. Allowing self-storage as an adaptive re-use at the South Hills Center along Route 9 will protect existing residential areas since there are no nearby residential uses. The Town's Comprehensive Plan not only promotes a mix of commercial uses at the Property, but also a mix of residential and commercial uses. The proposed re-development of an existing building within the Mall will not hinder residential development at the property. In fact, a self-storage facility would complement any multi-family residential development at the Property.

13. The proposed zoning Amendment will also encourage development where the infrastructure already exists. The existing roads, sewer and water systems can accommodate any development resulting from the Amendment.

14. Finally, the proposed Amendment, and the associated infill redevelopment, of the South Hills Center, will foster the re-use of existing asphalt areas, the preservation of open space and result in less greenhouse gas emissions than a traditional development on vacant land.

15. In short, the proposed zoning text Amendment will be consistent with the Town's Comp Plan and the purposes behind the Town's Zoning Chapter.

CONCLUSION

16. The proposed zoning text Amendment should constitute is a Type I Action under the State Environmental Quality Review Act ("SEQRA") for which the Planning Board, as Lead Agency, has previously issued a Negative Declaration.

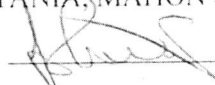
17. The Petitioner respectfully requests that the Town Board, pursuant to Article XIV of the Zoning Code:


- (a) Accept this updated Petition and immediately re-refer this matter to the Town's Planning Board for a report and recommendation;

- (b) Re-refer the updated Petition and associated materials to the Dutchess County Department of Planning;
- (c) Schedule, notice and conduct a public hearing on the Amended Petition at the earliest date; and
- (d) Adopt the minor zoning text Amendment annexed hereto as Exhibit B.

WHEREFORE, it is respectfully requested the instant matter be placed on the earliest possible agenda of the Town Board to begin the process and that the relief sought herein be eventually granted.

Dated: September 10, 2025
Newburgh, New York

Respectfully Submitted,
CATANIA, MAHON & RIDER, PLLC
By:  _____
John W. Furst
Attorneys for the Petitioner

South Hills Owner LLC
By:  _____
Name: Adam Ifshin
Title: Authorized Signatory

Aerial Photograph
EXHIBIT A

Proposed Local Law
EXHIBIT B

LOCAL LAW NO. ___ OF 2025

**A LOCAL LAW AMENDING § 210-23 [SOUTH HILLS CENTER (SHC) DISTRICT]
OF THE TOWN OF POUGHKEEPSIE ZONING CODE**

A LOCAL LAW amending the text of § 210-23 of the Zoning Code of the Town of Poughkeepsie as set forth herein, to add self-storage as a permitted adaptive reuse.

BE IT ENACTED:

Section 1. Title.

This local law shall be known as “Amendments to § 210-23 [South Hills Center (SHC) District].”

Section 2. Authority.

This Local Law is enacted pursuant to the authority of Municipal Home Rule Law § 10, New York State Town Law, and in accordance with Chapter 210, Article XIV, entitled “Amendments,” of the Zoning Code of the Town of Poughkeepsie.

Section 3. Purpose and Findings.

The Town Board of the Town of Poughkeepsie has received an updated petition from South Hills Owner LLC for a zoning text amendment to § 210-23 of the Town Code, seeking to have the Town Board amend the Zoning Code for this Zoning District to allow for self-storage facilities as an adaptive reuse within the SHC District.

This SHC Zoning District basically consists of only one use: the South Hills Center (a/k/a The Shoppes at South Hills or the South Hills Mall). The petitioner asserts, and the Town Board agrees, that the proposed zoning text amendments will allow greater flexibility for the reuse of existing, currently vacant buildings within the shopping center. The Town’s Comprehensive Plan, adopted by the Town Board on October 6, 2021, identifies the location of The Shoppes at South Hills as an “opportunity area.” The Town Board is mindful that interim changes to the zoning provisions of this District should not impair the opportunities presented by this site, including its potential use for a mix of residential uses and supporting commercial uses. Accordingly, the proposed text amendment is limited to the adaptive reuse of existing structures and would not permit the construction of new buildings for self-storage facilities on the site.

The Town Board finds that this amendment also would foster development of this site consistent with the objectives of the Comprehensive Plan and in furtherance of the purposes set forth in Article I of the Town’s Zoning Code because it promotes infill redevelopment of an existing “opportunity area.”

Section 4. Amendments.

1. Section 210-23(C) of the Town of Poughkeepsie Zoning Code is hereby amended by adding a new subsection (10), and renumbering the current subsection (10) as (11), as follows:

(10) *Self storage, as an adaptive reuse.¹

(11) *Service businesses, with drive-in or drive-through.

Section 5. Repeal, Amendment, and Supersession of Other Laws.

All other Resolutions, Ordinances or Local Laws of the Town of Poughkeepsie which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law force and effect.

Section 6. Severability.

If any word, phrase, sentence, part, section, subsection, or other portion of this Law or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection or other portion, or the proscribed application thereof, shall be severable, and the remaining provisions of this Law, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect.

Section 7. Effective Date.

This Law shall become effective upon filing with the New York State Secretary of State.

¹ In this District, "self storage" shall mean "An enclosed structure used exclusively for the temporary indoor storage of personal materials and goods. The structure(s) shall contain multiple individual mini-warehouse units that are rented or leased to the general public. Self storage does not include contractor's storage or warehousing. Also referred to as self-service storage, private rental storage, or mini-storage."



Town of Poughkeepsie

1 Overlook Plaza
Poughkeepsie, NY 12603

845-485-3620 Office
845-485-3701 Fax

Application for Change of Zone

Name of Applicant(s): South Hills Owner LLC

Address: 565 Taxter Road, Suite 400, Elmsford, NY 10523

Telephone: (914)304-5673

Name, Address and Telephone of Record Owner(s): • South Hills Owner LLC

• South Hills Owner LLC

1. Applicant is the: Owner Contract Vendee

2. Tax Map Number of all parcels that are part of this application: _____
134689-6158-01-297959

3. If Applicant is a Corporation, LLC, L.P., P.C., D/B/A, or Partnership, provide names of all shareholders, members, and partners as applicable: _____

4. Date Corporation, LLC, L.P., P.C., D/B/A, or Partnership was formed or registered to do business in New York State: _____

5. Current Zoning District of affected parcels: South Hills Zoning Center

6. Proposed Zoning District of affected parcels: Same

7. Total Acreage involved in application: 72.62 acres

8. Total contiguous acreage controlled by applicant/owner¹: None

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability companies, or other entities or partnerships in which the applicant has an interest.

9. Describe the Project for which the Change of Zone is requested: Zoning text amendments
to permit self-storage use as an adaptive re-use within the SHC zone

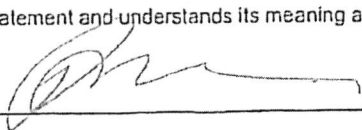
10. Will the Project require any of the following additional approvals? (Check all that apply)

Lot Line Revision	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>	Land Contour Permit	<input type="checkbox"/>
Aquatic Resources Permit	<input type="checkbox"/>	Floodplain Development Permit	<input type="checkbox"/>
Area Variance	<input type="checkbox"/>	Use Variance	<input type="checkbox"/>

11. Attach a copy of the current deed for the property(ies).

12. Attach a copy of the executed Contract of Sale or Option to Purchase (if applicable).

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its contents and that the information provided is complete and true to the best of the Applicant's knowledge; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: 

Print Name: South Hills Owner LLC

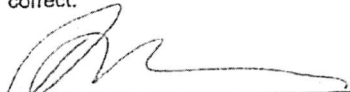
Date: 4/27/2023

OWNER AFFIDAVIT

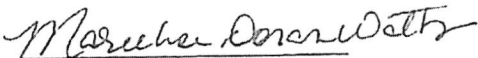
State of New York }
County of Westchester } ss:

Adam Ifshin being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Catania, Mahon & Rider, PLLC, to act as my/our representative in all matters regarding said application and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application that I/we expressly grant permission to the Town Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Town Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that the Town of Poughkeepsie Town Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.


Applicant/Owner

Applicant/Owner


Notary Public

Marielise Doran Watts
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WAE-119286
Qualified in Westchester County
Commission Expires July 6, 2025

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Westchester } ss:

Adam Tishin being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the application described herein: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

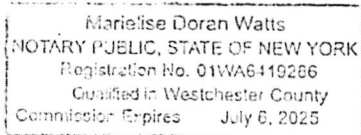
2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

3. That he/she understands that the Town of Poughkeepsie Town Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

[Signature]
Agent/Owner

Agent/Owner

Marcelise Doran Watts
Notary Public



Dutchess County Department of Planning and Development

Fax Info Only	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Poughkeepsie**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s): **2979590000**

Project Name: **Zoning Text Amendment**

Applicant: **South Hills Mall LLC**

Address of Property: **1875-1895 South Rd, Poughkeepsie, NY 12601**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

Parcels within 500 feet of:

- State Road:
- County Road:
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Salvatore, Felicia**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **9/19/2025**

Notes:

Major Project

Date Received: **9/19/2025**

Date Requested:

Referral #: **ZR25-264**

Date Required: **10/17/2025**

Date Transmitted: **10/16/2025**

Also mailed hard copy

Reviewer:





Town of Poughkeepsie Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

January 16, 2026

Sent via email to: jrosencrans@dlcmgmt.com

South Hills Owner, LLC
DLC Management Corp.
565 Taxter Drive, 4th Floor
Elmsford, NY 10523

RE: SELF-STORAGE AT THE SHOPPES AT SOUTH HILLS – 1875-1895 SOUTH ROAD
Grid # 6158-01-297959

Dear Mr. Rosencrans:

This letter is to inform you of the action taken by the Town of Poughkeepsie Planning Board at the meeting held on January 15, 2026, at which time you requested a 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. South Hills Center (SHC) Zoning District; ±72.62 acres; Unlisted Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

A motion was made to adjourn the public hearing to February 19, 2026.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

A motion was made that the Planning Board determine that the proposed application for Self-Storage at the Shoppes at South Hills – 1875-1895 South Road would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for a Type I Action dated January 15, 2026.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

A motion was made that the Planning Board convey a neutral recommendation to the Town Board regarding the provisions of the proposed local law that would add *self-storage as an adaptive re-use* as a special permit use to the South Hills Center (SHC) Zoning District.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

A motion was made that the Planning Board defer further 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 January 9, 2026.
2. Town Building Department comments dated January 2, 2026.
3. Town Engineering Department comments dated December 30, 2025.
4. Town Zoning Department comments dated December 29, 2025.
5. Town Sewer Department comments dated December 23, 2025.
6. Fairview Fire Department comments dated December 22, 2025.
7. DC Department of Health comments dated November 24, 2025.
8. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

NOTE TO THE APPLICANT: In responding to the comments of the Planning Board, Planning Department Staff, any of the various Town Departments and Agencies, and any of the Town's consultants, it is the responsibility of the applicant to prepare appropriate and complete responses to each and every comment contained in the comment letter(s) and memoranda listed above. Failure to submit appropriate and complete responses to each and every comment as noted may result in the removal of the application from the Planning Board agenda, or may delay plan signatures pending a revised response.

Very truly yours,

Carl Whitehead

Carl Whitehead
Planning Board Chairman

PRESENT	ABSENT
Chairman Whitehead Member Fanelli Member Gemmati	
Member McSween Member Romeo	Member Levasseur
	Member Siddam Member Simpson, Alt. Member Treybich, Alt.

CW:rlp

cc: Lisa Cobb, Esq., The Law Offices of Lisa M. Cobb, Planning Board Attorney, via email
Ken Casamento, LRC, via email



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance
January 15, 2026

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **TOWN OF POUGHKEEPSIE PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and therefore a Draft Environmental Impact Statement will not be prepared.

Name of Action: Self-Storage – Shoppes at South Hills 1875-1895 South Road

SEQR Status: Type 1
Unlisted

Coordinated SEQRA Review: Yes
 No

Conditioned Negative Declaration: Yes
 No

Location

South Hills Center (SHC) Zoning District
SHC Zoning District Text Amendments are proposed with this action
±72.62 acres
Grid #: 6158-01-297959

Description of Action

The action includes repurposing 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 action also includes a zoning text amendment for the South Hills Center (SHC) zoning district to permit a self-storage use as an adaptive reuse. The zoning text amendment is subject to Town Board review and adoption.

The applicant appeared before the Town Board on September 17, 2025 to present their application. The Town Board referred the application to the Planning Board per Town Code §210-154 for an advisory report regarding the zoning text amendment change, consenting to the Planning Board being Lead Agency. Additionally, the application is subject to special use permit review, site plan review, and architectural review.

The applicant appeared before the Planning Board on November 20, 2025 and January 15, 2026.
The public hearing was opened at the January 15, 2026 Planning Board meeting.

Required Permits and Approvals

- Town Board: zoning district text amendment for the South Hills Center (SHC) Zoning District
- Town Planning Board: SEQRA review as Lead Agency, special use permit review, site plan review, and architectural review

Documents, Studies, Materials and Comments Reviewed and Considered by the Lead Agency

A Site Plan application was submitted to the Town Planning Department for review, along with Part I of a Full Environmental Assessment Form for SEQRA review. A complete list of materials reviewed may be found at the end of this document.

Reasons Supporting This Determination:

1. Land

The total acreage involved in the proposed action is ± 72.62 acres (due to the proposed text amendment) with ± 0.01 acres being physically disturbed. Due to the fact that the proposed action will physically disturb less than one (1) acre of land, it is not subject to receipt of a State Pollutant Discharge Elimination System (SPDES) General Permit and therefore requiring no preparation of a project specific Stormwater Pollution Prevent Plan (SWPPP). The proposed action is subject to the applicable erosion and sediment controls and measures. These required controls and measures are anticipated to mitigate the limited proposed land disturbance. Prior to the commencement of any site work, the applicant's contractor and consulting engineer are required to meet with the Town's Planning Department, the Town's Building Department, and the Town Engineer. Upon meeting, erosion control measures will be discussed. There are no moderate to large-scale stormwater impacts anticipated as a result of this proposed action. No significant adverse environmental impacts are anticipated.

2. Geologic Features

There are no unique or unusual land forms within the project site (*e.g.*, cliffs, dunes, minerals, fossils, caves). Therefore, no significant adverse environmental impacts are anticipated.

3. Surface Water

The proposed action is not anticipated to affect one or more wetlands or other surface water bodies (streams, rivers, ponds, lakes) and therefore, no adverse environmental impacts are anticipated.

4. Groundwater

The proposed action is not anticipated to result in new or additional use of groundwater, or have the potential to introduce contaminants to ground water or an aquifer. Therefore, no significant adverse environmental impacts are anticipated.

5. Flooding

The proposed action site is not located within the 100-year or 500-year floodplain. Therefore, no significant adverse environmental impacts are anticipated.

6. Air

The proposed action will not require a state regulated air emission source. Therefore, no significant adverse environmental impacts associated to air are anticipated.

7. Plants and Animals

According to the United States Fish and Wildlife Services (USFWS) IPaC system, accessed on July 7, 2023, there are two (2) species listed as endangered in this region of New York State and they are the Indiana Bat (endangered) and the Northern Long-eared bat (endangered). Per USFWS, there are no critical habitats found on the proposed action site. The IPaC mapper also identified 16 migratory Birds of Conservation Concern (BCC). The 16 bird species are the Belted Kingfisher, Black-billed Cuckoo, Blue-winged Warbler, Bobolink, Canada Warbler, Cerulean Warbler, Chimney Swift, Eastern Meadowlark,

Evening Grosbeak, Lesser Yellowlegs, Pectoral Sandpiper, Prairie Warbler, Red-headed Woodpecker, Rose-breasted Grosbeak, and Wood Thrush. In addition, the Bald Eagle is listed, but is not a BCC in this area. There is no tree clearing proposed as a result of this proposed action, and therefore, no significant adverse environmental impacts are anticipated.

8. Agricultural Resources

The proposed action is not located in or adjacent to an Agricultural District. Therefore, no adverse environmental impacts are anticipated.

9. Aesthetic Resources

The proposed land use is not obviously different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. Therefore, no significant adverse environmental impacts are anticipated.

10. Historic and Agricultural Resources

The proposed action is not anticipated to occur in or adjacent to a historic or archeological resource. No adverse environmental impacts are anticipated.

11. Open Space and Recreation

There is no anticipated loss of recreational opportunities or a reduction of an open space resource as designated in any Town-adopted open space plan. No adverse environmental impacts are anticipated.

12. Critical Environmental Areas

The proposed action is not located in or adjacent to a Critical Environmental Area (CEA). Therefore, no significant adverse environmental impacts are anticipated.

13. Transportation

There are no anticipated moderate- to large-scale impacts as a result of the proposed action. Therefore, no significant adverse environmental impacts are anticipated.

14. Energy

The proposed action will utilize the local energy grid, electric and gas. The energy demand will increase locally for commercial uses only. Therefore, no significant adverse environmental impacts are anticipated.

15. Noise, Odor, and Light

The proposed action will not result in a permanent increase in noise. Construction related noise must adhere to Town Code requirements. The proposed action will not result in outdoor odors. Any lighting proposed as a result of the proposed action will be subject to the Town Code lighting regulations. Therefore, no significant adverse environmental impacts are anticipated.

16. Human Health

The proposed action will not result in the potential for exposure to contamination. Therefore, no significant adverse environmental impacts are anticipated.

17. Consistency with Community Plans

The following language has been found to be consistent with the Town's adopted land use plan. Final proposed language is subject to final review by the Town Board.

1. Amend §210-23(C) to add **Self-storage as an adaptive re-use*, subject to special use permit approval by the Planning Board
 - a. Wherein in the term *self-storage* shall mean, "An enclosed structure used exclusively for the temporary indoor storage of personal materials and goods. The structure(s) shall

contain multiple individual mini-warehouse units that are rented or leased to the general public. Self-storage does not include contractor’s storage or warehouse. Also referred to as self-service storage, private rental storage, or mini-storage.”

The Town’s adopted land use plan, the *2030 Comprehensive Plan Update*, identifies this district as an “Opportunity Area,” “focusing [infill] development where abandoned and underutilized sites exist.” (Plan, p. 30.) The Plan notes that the “shifting economy means that there is less demand for large commercial buildings and a greater likelihood that existing commercial buildings will be underutilized or sit vacant. These infill areas are referred to as opportunity areas in the Plan Update.” (*Id.*) Because the proposed text amendment is limited in scope to the adaptive reuse of existing buildings, and because the particular building has been vacant for a number of years, the Board finds that the proposal will not impede the future development of the site and is consistent with the Plan.

Therefore, no significant adverse environmental impacts are anticipated.

18. Consistency with Community Character

The proposed action does not alter, and therefore is not inconsistent with, the existing community character. No significant adverse environmental impacts are anticipated.

Other Potential Impacts

In addition to the discussion of impacts in the sections above, the Lead Agency has also considered, and hereby issues a determination, concerning the following:

1. The proposed action would not result in a substantial adverse change in existing air quality, ground water quality or quantity, or noise levels; a substantial increase in solid waste production; a substantial increase in potential for flooding, or leaching problems.
2. The proposed action would not result in the impairment or the environmental characteristics of a Critical Environmental Area.
3. The proposed action would not create a material conflict with the community’s current plans or goals as officially approved or adopted.
4. The proposed activity would not impair the character or quality of important aesthetic resources.
5. The proposed action would not result in a major change in the use of either the quantity or type of energy.
6. The proposed action would not create a hazard to human health.
7. The proposed activity would not result in a substantial change in the use, or intensity of use, of land devoted to agricultural, open space, or recreational use.
8. The proposed action would not result in the creation of material demand for other actions that would result in one of the above consequences.
9. The proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
10. When analyzed with two or more related actions, the proposed action would not have a significant impact on the environment and when considered cumulatively, would not meet one or more of the criteria under 6 NYCRR 617.7.

For Further Information:

Michael A. Welti, AICP, Director of Municipal Development
Town of Poughkeepsie
One Overocker Road
Poughkeepsie, New York 12603
Tele: 845-485-3657

This negative declaration was authorized at a meeting by the Planning Board held on January 15, 2026.

MATERIALS REVIEWED

- Project Cover Letter, as prepared by LRC Group
- Application to the Town Board for a Zoning Text Amendment Change, as prepared by LRC Group and Catania, Mahon, and Rider, PLLC
- Combined Application for Site Plan, Special Use, and Architectural Review, as prepared by LRC Group and Catania, Mahon, and Rider, PLLC
- Full Environmental Assessment Form Part 1, as prepared by LRC Group and Catania, Mahon, and Rider, PLLC
- Site Plan Set, as prepared by LRC Group and Design Haus Architecture
- Response to comments, as prepared by LRC Group and Catania, Mahon, and Rider, PLLC
- Public comment
- Town Consultant and staff reviews

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :
 Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

NO

YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

NO

YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)
If "Yes", answer questions a - j. If "No", move on to Section 8.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) NO YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

NO

YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

NO

YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. NO YES

(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) NO YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.
 (See Part I. D.2.j)

 NO YES

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.
 (See Part I. D.2.k)

 NO YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
 (See Part I. D.2.m., n., and o.)

 NO YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

NO

YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Project : Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The Town of Poughkeepsie Planning Board, as Lead Agency, has prepared a Negative Declaration for a Type I Action dated January 15, 2026.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status:

 Type 1 Unlisted

Identify portions of EAF completed for this Project:

 Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Poughkeepsie Planning Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Self-Storage at the Shoppes at South Hills - 1875-1895 South Road

Name of Lead Agency: Town of Poughkeepsie Planning Board

Name of Responsible Officer in Lead Agency: Carl H. Whitehead

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: Carl H. Whitehead

Date: January 15, 2026

Signature of Preparer (if different from Responsible Officer) Michael A. Welte

Date: January 15, 2026

For Further Information:

Contact Person: Michael Welte, AICP, Director of Municipal Development

Address: 1 Overocker Road Poughkeepsie, NY 12603

Telephone Number: (845) 485-3657

E-mail: mwelte@townofpoughkeepsie-ny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

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