



# *Town of Poughkeepsie*

## Planning Department

1 Overocker Road  
Phone  
Poughkeepsie, NY 12603

845-485-3657

845-790-4772 Fax

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**May 20, 2021 at 5:00 PM**

***PLEASE NOTE: THIS IS A VIRTUAL MEETING  
ONLY, NO IN PERSON ATTENDANCE PERMITTED***

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on May 20, 2021, at 5:00 PM.

Given the global COVID-19 pandemic and the Governor's Executive Order 202.79, the Planning Board meeting will only be accessible to the public via the web-based media platform Zoom, to allow Town business to proceed while maintaining required social distancing. A copy of these application have been posted on the Town's website at [www.townofpoughkeepsie.com](http://www.townofpoughkeepsie.com) and may be accessed by clicking on the Agendas and Minutes button on the homepage. Planning Board members will be participating remotely. During the public hearings, all persons in interest will be heard. All persons in interest are encouraged to check the Town Meetings webpage and/or contact the Planning Department at 845-485-3657 in order to confirm the meeting access and location details held in this notice.

Zoom link: <https://zoom.us/j/92999277029?pwd=SGVpOGp0RHBobkhYOvNGTjEvNW9rZz09>

Meeting ID: [929-9927-7029](#) and Passcode: [394601](#)

Via telephone 1-929-205-6099, then use the meeting ID and meeting password above.

The meeting will be broadcast live on CableVision Channel 22 and Verizon Fios Channel 38.

## **AGENDA**

***1. ROLL CALL***

***2. STATEMENT OF COMPLIANCE BY THE CHAIR***

**3. AGENDA ITEMS**

**Click anywhere on the application descriptions to view documents submitted to the Planning Board.**

**A) CONTINUED/NEW PUBLIC HEARINGS**

**1. SOUTH HILLS COMMONS**

**SEQRA Review, Recommendation to the Town Board for Zoning District Change, Site Plan Review, and Architectural Review** for a proposed zoning district change from R-20 to R-M in order to construct four (4) multifamily, two-story buildings, containing six (6) units each, for a total of 24 units. The application includes merging the parcels under review. Route 9D and Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±5.50 acres and ±1.04 acres; Grid #'s: 6158-01-261673 and 6158-01-237655, respectively; Unlisted Action; *John Tremblay, Owner and MidHudson Development Corp, Applicant.*

**2. ONE DUTCHESS AVENUE**

**SEQRA Review, Coastal Consistency Review, Site Plan Review, Aquatic Resources Permit Review, and Architectural Review** of the proposed development for two (2) four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4-acres in the Town that is part of a larger mixed-use waterfront re-development involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned WHOD (Waterfront Housing Overlay District) and WD-2 (Waterfront District 2), Grid #s: 6062-02-755495, 6062-02-768525, 6062-02-781496, and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O'Neill Group-Dutton LLC, Owner.*

**3. EASTDALE VILLAGE 13<sup>TH</sup> SITE PLAN AMENDMENT & LOT 1E SUBDIVISION**

**Public Hearing, Amended Site Plan, Preliminary and Final Subdivision** for a proposed Eastdale Village 13<sup>th</sup> Site Plan Amendment and Subdivision of Lot 1E for the portion of Eastdale Village southeast of Dutchess Turnpike: For modifications to site amenities, new Building P, and subdivision of two (2) existing lots into a total of seven (7) lots. 25, 27, 31, 32, 34, 35, 36, 38, 39, 42, 43, 44, 45, 46, 48, and 50 Eastdale Avenue North; 10, 15, 20, 35, and 55 Otto Way; 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Hillside Drive; 10, 20, 30, 40, and 50 Town Center Drive; 949 Dutchess Turnpike; Elizabeth Lane; 3, 5, 7, 9, 11, and 13 Eastdale Avenue South; 29, 40-46, 50-56, 60-66, 70-76, and 80 Parkside Drive; 1,2, and 28 Eastdale Avenue South; 15 Victory Lane. Zoned MHC (McDonnell Heights Center) District; ± 63.461 acres; Grid #s 6262-04-715370; 739356; 746391; 696343; 724392; 758382, 768412; 777377; 769361; 743328; 742330; 750324; 726341; 713324; 740312; 738315; 732317; 776348; 820277. Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through March 18 2021. *MHTC Development, LLC, Premier Eastdale, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Rossi Eastdale LLC, 45 Eastdale Avenue LLC, 27 Eastdale Avenue*

*LLC, 31-35 Eastdale Avenue LLC, 39 Eastdale Avenue LLC, 43 Eastdale Avenue LLC, and Industrial Retro, LLC, Owners.*

4. **VERIZON WIRELESS / NEW HAMBURG MARINA MICRO - 15 POINT STREET SEQRA Review, Coastal Consistency Review and Site Plan Public Hearing** for a proposed installation and operation of an unmanned “small cell” wireless communications facility including one antenna and related equipment mounted on an existing building, at a center-line height of 47.2 feet and within a 4.6 x 10 feet fenced compound, at White’s Hudson River Marina. 15 Point Street; Zoned R-NH (Residence New Hamburg) and WD-1 (Waterfront District 1); ± 15.3 acres; Grid # 6057-06-489789; Unlisted Action; *White’s Hudson River Marina, Owner.*
  
5. **T-MOBILE @ FAITH ASSEMBLY OF GOD – 25 Golf Club Lane SEQRA Review, Site Plan Review, and Architectural Review** for the modification of an existing wireless antenna facility atop an existing building. 25 Golf Club Lane; Zoned R-2A (Residential, Single Family, 2 Acre) District; ± 26.75 acres; Grid #6160-03-250125; Type II Action; *Network Building and Construction on behalf of T-Mobile, Applicant.*
  
6. **FRIENDLY FORD Site Plan and Special Use Permit Public Hearing** for a proposal to demolish an existing service area of 2,840 SF and construct a new service bay addition of 6,800 SF. 2250 South Road; Zoned B-H (Highway Business); ± 2.87 acres; Grid # 6159-01-273908; Type I Action; *South Road Facilities, LLC, Owner.*
  
7. **DEPARTMENT OF CORRECTIONS & COMMUNITY SUPERVISION Site Plan Hearing** for a proposed conversion from Market to Office Space. 20 Manchester Road; Zoned ATC (Arlington Town Center) District; Grid #6161-12-965745; ± 2.95 acres; Type II Action; *20 Manchester LLC, Owner.*
  
8. **CAMELOT VILLAGE MOBILE HOME PARK – AMENDED SITE PLAN II SEQRA Review, Coastal Consistency Review, Amended Site Plan Review, and Architectural Review** for the combining of two (2) previously approved storage buildings into one (1) larger ±9,450 square foot building. 589-621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District and WD1 (Waterfront District 1) District; ± 29.8 acres; Grid # 6159-03-175445; *Camelot Village NY LLC, Owner.*
  
9. **8 NEPTUNE ROAD – CLANCY MOVING SYSTEMS SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for (1) the proposed reuse of an existing ± 53,870 square foot building as a warehouse use to serve commercial storage needs and (2) accessory office space for up to five (5) employees. 8 Neptune Road, Zoned Highway Business (B-H) District and Crown Heights Center Overlay

(CHCO) District; ± 5.5 acres; Grid # 6159-01-123903; Type II Action; *Clancy Moving Systems, Inc., Applicant.*

10. **AT HOME STORE AT SHOPPES AT SOUTH HILLS AMENDED SITE PLAN SEQRA Review and Amended Site Plan Review** for a proposed parking area to contain 44 parking spaces in a previously undeveloped portion of the South Hills Center to be available for the At Home retailer. 1895 South Road; Zoned SHC (South Hills Center) District; ± 72.62 acres; Grid # 6158-01-297959; Unlisted Action; *South Hills Improvements, LLC, Owner.*

11. **STEWARTS SHOP – 2245 SOUTH ROAD SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the construction of a new 3,696 square foot Stewart’s Shop and a 2,440 square foot self-service gasoline canopy and fueling area. 2245 South Road; Zoned B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart’s Ice Cream, Co., Inc., Owner. TO BE ADJOURNED*

12. **ARLINGTON FARMS – MALABAR REALTY LLC SEQRA Review, Special Use Permit and Site Plan Review, and Architectural Review** for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 +/- acre; Grid # 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner. TO BE ADJOURNED*

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**  
*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

1. **HUDSON HERITAGE WINSLOW GATE CENTRAL HUDSON MODIFICATIONS SEQR and Development Master Plan Consistency Review and Amended Site Plan Review** for proposed modifications to the Winslow Gate Road site entrance for a Central Hudson Gas Regulator Pad. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); Grid #6163-03-011149; Town Board SEQRA Findings (Type 1 Action) issued 12/06/2017; Planning Board SEQR Findings, Modified Development Master Plan, and Phase 1 Site Plan approved 06/04/2019, Amended Phase 1 Site Plan approved 04/16/2020; Final Major Subdivision approval on 04/30/2020, Amended Preliminary Subdivision Approval and Amended Final Subdivision Section 1 approval on 07/16/2020; Amended Conditional Final (Major)

Subdivision Section 2 and Section 3 approval on 08/20/2020; and Amended Site Plan modifications through 02/18/2021; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

**2. WILTSE ESTATES SUBDIVISION LOT 53**

**Pre-application Discussion and Preliminary (Minor) Subdivision Review** for a proposed subdivision of Lot 53 into two lots to support single family residential homes. 51 Edwin Road; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ± 1.80 acres; Grid # 6262-04-604276; Unlisted Action; *Marwin Nesheiwat, Owner.*

**D) OTHER BUSINESS**

**1. EXTENSION OF THE TEMPORARY TOWN-WIDE MORATORIUM ON DEVELOPMENT OF MOTOR VEHICLE SERVICE FACILITIES THAT INCLUDE A GASOLINE FILLING STATION OR SELL GASOLINE IN THE TOWN OF POUGHKEEPSIE**

**Respond to referral from the Town Board** for a recommendation on a proposed local law extending the temporary Town-wide moratorium on the development of Motor Vehicle Service Facilities that include a gasoline filling station or sell gasoline.

**2. PROPOSED LOCAL LAW ESTABLISHING A FLOATING OVERLAY ZONE TO ALLOW VEHICLE FUELING STATIONS IN THE TOWN OF POUGHKEEPSIE**

**Respond to referral from the Town Board** for a recommendation on a proposed local law that would amend Chapter 210 of the Town Code [Zoning] by adding a Section 210-42 establishing a Vehicle Fueling Station (VFS) Floating Overlay District.

*Field Trip on Tuesday, May 18, 2021 at 8:00 AM*