



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

August 19, 2021

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on August 19th 2021 at 5:00 PM.

The meeting will be held in a hybrid format, with the public able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone, pursuant to the Governor's Executive Order 202.1. A copy of these applications can be found on the Town's website at <https://www.townofpoughkeepsie.com/AgendaCenter>. During the public hearings, all persons in interest will be heard.

Zoom link: <https://us06web.zoom.us/j/83746899093?pwd=WFFwczdZSXJ5a3pXK0Z4OURpSzJKQT09>

Meeting ID: [837 4689 9093](#) and Passcode: [175784](#)

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

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

AGENDA

A) CONTINUED/NEW PUBLIC HEARINGS

- VASSAR COLLEGE INSTITUTE FOR THE LIBERAL ARTS (f/k/a Vassar Inn & Institute)**
Special Use Permit and Site Plan Public Hearing and Architectural Review for proposed construction of a College/University Conference Center in a ±48,000 SF building including a 2-story portion with conference facilities (±195 seats) and a restaurant with outdoor dining (±120 seats), a 3-story lodging facility of 50 guest rooms/suites, and a common 1-story lobby, with related site parking and pedestrian improvements on the same site as the existing Alumnae

House, including demolition of the existing Williams House and a single-family residence, and with road access and improvements on College Avenue. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; SEQRA Negative Declaration for a Type I Action adopted 4/15/21; *Vassar College, Owner.*

2. **CHILDRENS HOME OF POUGHKEEPSIE – MODULAR LEARNING CENTER**
SEQRA Review, Site Plan Review, and Architectural Review to construct a ± 2,732 square foot, one-story modular learning center with ADA-accessible ramps, a 20-foot wide driveway access, and an emergency turnaround area. 10 Children’s Way (mailing address) 36 Children’s Way (parcel address); Residence, Single-Family 20,000 Square Foot (R-20) Zoning District; ± 24.4 acres; Grid # 6162-05-192927; Unlisted Action; *Children’s Home of Poughkeepsie c/o John Bray, Applicant and Owner.*

3. **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.*

4. **SOUTH HILLS COMMONS**
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. TO BE ADJOURNED*

5. **STEWARTS SHOP – 2245 SOUTH ROAD**
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*

6. **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

Amend Resolutions of Subdivision Approval to change a condition allowing only the grocery store to obtain a CO before sewer district formation. 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; and Amended Conditional Final (Major) Subdivision Section 2 and Section 3 approval on 08/20/2020; EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner

2. ADAMS LOT LINE REVISION

SEQRA Review and Lot Line Revision Review to convey ± 10,891 square feet of property from 761-765 Dutchess Turnpike (parcel address) to 769 Dutchess Turnpike (parcel address). 761-765 Dutchess Turnpike (parcel address) and 769 Dutchess Turnpike (parcel address); Highway Business (B-H) Zoning District; ± 26.2 acres and ± 1.15 acres; Grid # 6262-03-454036 and 6262-03-490039, respectively; Type II Action; *Adams Fairacre Farms, Inc., Applicant and Owner*

3. VERTICAL BRIDGE – 20 TUCKER DRIVE

SEQRA Review and Amended Site Plan Review for the replacement of an existing 336.8-foot-tall guyed AM tower with a new 336.8-foot-tall three legged self-supporting AM lattice tower that will be centered at the exact same location. The proposal also includes the construction of a temporary crane access road to be fully removed or reduced and landscaped as an auxiliary service point to the facility. 20 Tucker Drive; Heavy Industrial (I-H) Zoning District; ± 9.77 acres; Grid # 6262-03-170145; *Vertical Bridge REIT, LLC, Applicant and Clear Channel Broadcasting, Inc., Owner*

4. FIRST STUDENT – FITCHETT WAY

SEQRA, Site Plan and Special Use Permit Review for an existing non-conforming bus terminal use on a former dairy farm. 25 & 32 Fitchett Way (32A Creek Road Rear); Zoned I-H (Heavy Industrial); ± 8.91 acres total; Grid # 6162-02-687575 and 668776; Unlisted Action; *Edwin Fitchett, Owner.*

5. **NESHEIWAT SUBDIVISION FKA WILTSE LOT 53**
Pre-application Discussion, SEQRA 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.*

6. **WILTSE ESTATES – LOT #19 SUBDIVISION**
Pre-application discussion, SEQR Declaration of Lead Agency Intent, and Preliminary (Major) Subdivision Review for a proposed subdivision of Wiltse Estates Subdivision Lot #19 with existing dwelling and septic system, to create three new residential lots, and a utility easement over Lot #54 to access central sewer. 29 Wiltse Lane; Zoned R-20 (Residence Single Family 20,000 SF); ± 10.4 acres; Grid # 6262-04-610315 & 603278; Unlisted Action; Celeste Wiltse-Vumbico and Mark Vumbico, Owner(s).

D) OTHER BUSINESS

1. **PROPOSED COMPREHENSIVE PLAN UPDATE**
Respond to referral from the Town Board for review and recommendation on the proposed Comprehensive Plan Update pursuant to NYS Town Law §272-a (5).

2. **MERCURY GRAND (f/k/a/ Best Western) HOTEL RENOVATION**
Time Extension for a conditionally approved Amended Site Plan for pool area and ramp renovations; patio alteration on east side of building; below grade grease interceptor addition and revised landscaping plan. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, Owner*

Field Trip on Tuesday, August 17, 2021 at 8:00 AM