



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

September 15, 2022

5:00 PM

(Revised 9/14/2022)

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on September 15, 2022 at 5:00 PM.

The meeting will be held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. 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/83767941153?pwd=dJJaUitNcUg0MGhnOUtMVnhPMTJlUT09>
Meeting ID: 837 6794 1153 and Passcode: 303698

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

1. MAZDA – 2309 SOUTH ROAD AMENDED SITE PLAN

Amended Site Plan Hearing to amend an approved site plan for expansion of an existing Mazda Route 9 motor vehicle sales and service facility and new inventory and parking areas. The approved site plan included a 19,345 SF building (including an approximately 7,560 SF addition) with 417 parking spaces. The proposed amended site plan reduces the overall building size to 15,577 SF (including a 3,792 SF addition) with 364 parking spaces, replaces additional service bays with parking, and proposes a 2,600 SF service drop-off on the south side of the building with a drive aisle. 2309 South Road (Route 9); Zoned B-H (Highway-Business) and R-M (Residential Multi Family) Districts; ± 13.89 acres; Grid #s 6160-03-100001; SEQRA Negative Declaration (Unlisted Action) adopted 9/19/19; *Anthony Road Associates, LLC, Applicant and Owner.*

2. **GUARDIAN SELF-STORAGE – LOVE ROAD**
SEQRA Review, Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review for a proposed 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner)*. **TO BE ADJOURNED**

3. **STORAGE DEPOT EXPANSION – PAGE PARK**
SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (Applicant and Owner)*.

4. **9 LAGRANGE AVENUE**
SEQRA Review, Special Use Permit Review, and Site Plan Review for the conversion of the existing two-family residence into four apartments and the replacement of the existing detached garage structure with a new two-car garage with storage space. 9 Lagrange Avenue; ATC (Arlington Town Center) Zoning District; ±0.17 acres; Grid # 6161-12-827713; Unlisted Action; *Mauri Architects, PC (Applicant's Architect) and D & A Poughkeepsie, LLC (Owner)*.

5. **ARLINGTON FARMS – MALABAR REALTY LLC**
SEQR Review, Special Use Permit, Site Plan 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 #s 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**

6. **8 TUCKER DRIVE**
SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, and Aquatic Resources Protection Permit Review for a proposed zoning district change from B-SC to I-L in order to construct a contractor's yard used for storing contractor's materials and equipment. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC (Owner)*. **TO BE ADJOURNED**

7. **ALLSPACE SELF-STORAGE FACILITY EXPANSION**
Site Plan and Special Use Permit Hearing for a proposed expansion of an existing self-storage facility by eight new self-storage structures, by redesign of internal site access and development of an adjacent, vacant parcel, subject to Town Board zoning amendment. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned I-L (Light Industry) District and R-M (Residence Multifamily) District, respectively; 15.741 acres; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Type I Action; *Page Park Associates LLC, Applicant and Owner*. **TO BE ADJOURNED**

8. MOBIL STATION – MID HUDSON CENTER

SEQRA Review, Amended Site Plan and Special Use Permit Hearing and Architectural Review for renovation of an existing 3,110 SF gasoline service station and convenience store, with the addition of a Dunkin Donuts and drive-through access and accompanying site improvements. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acres; Grid # 6062-02-992924; Type II Action; *CPD NY Energy Corp. (Applicant), TFS Midhudson 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. DELAVERGNE AVENUE SUBDIVISION (MAJOR)

SEQRA Review and Preliminary Major Subdivision Review for a major subdivision to include one (1) existing residential lot and two (2) new residential building lots. 40 Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±4.16 acres; Grid #'s: 6158-01-164655 (Town of Poughkeepsie) and 6158-09-173629 (Village of Wappingers Falls); Unlisted Action; *Adam Broder (Applicant) and Markly Wilson & Gonul Wilson (Owners)*.

D) OTHER BUSINESS

1. VERTICAL BRIDGE – AM TOWER REPLACEMENT – 20 TUCKER DRIVE

Time Extension 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*

2. ZONING TEXT AMENDMENT – SALT POINT CENTER (SPC) DISTRICT

Respond to referral from the Town Board for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, specifically §210-26 Salt Point Center (SPC) District, to incorporate revisions required pursuant to a So Ordered Stipulation in Kenneth Pedersen Real Estate Holdings, Inc., et and v. the Town of Poughkeepsie (Dutchess County Supreme Court Index No. 2019-54164).

3. EASTDALE VILLAGE - LOT LINE REVISION FOR THE 19TH SITE PLAN AMENDMENT

Time Extension for a conditionally approved lot line revision of Lot 12W and Lands of Agro associated with the conditionally approved 19th Amended Site Plan for the Eastdale Village project, consisting of a revised stormwater management facility from an underground facility to an aboveground stormwater pond, addition of 1.38 acres adjoining land to the project for that purpose, and other modifications. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and 900, 902, 904, 925, 926, 928, 930, 932 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); + 63.461 acres; Grid #s 6262-04-715370; - 739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330;

-750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; -747326; -726341; -722287; -748296; -754305; -758296; -760290; -767285; -775281; -828251; and -693311; Unlisted Action; 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 February 17, 2022; MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, 27 Eastdale, LLC, 31-35 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, 13 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, and Charles and Christine Agro, Owners.

Field Trip on Tuesday, September 13, 2022 at 8:15 AM