



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*April 21, 2022*

**5:00 PM**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on April 21, 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/86136650967?pwd=empZWtliUGQxWEg5Y1QyRGdTTlQ2dz09>

Meeting ID: 861 3665 0967 and Passcode: 891499

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. HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing** for proposed amendments per ongoing field changes and revised tenant preferences/needs. No increase in building square footage is proposed. Lot 17 is to be subdivided from Lot 4. 3532 North Road (U.S. Route 9) and Winslow Gate Road; Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-03-016059, 6163-03-027019, 6163-04-960057, 6163-04-946011, and 6163-04-967013; Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

2. **DIAMOND POINT DEVELOPMENT – SELF STORAGE**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for a proposed four-story, ±22,075 square foot, climate-controlled storage facility with associated parking and other site improvements. 1998 South Road; B-H (Highway Business) Zoning District; ±2.03 acres; Grid # 6159-03-382273; Unlisted Action; *Diamond Point Development, LLC (Applicant) and Raymond Eng (Trustee)*.
3. **STORE SPACE**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the proposed development of a three (3)-story climate controlled self-storage building with a footprint of ± 41,257 square feet with related parking, utilities, landscaping, and stormwater management. 5-16 Budget Drive and 6 Violet Avenue (Town of Poughkeepsie); I-H (Heavy Industrial) Zoning District (Town of Poughkeepsie); Parker Avenue (City of Poughkeepsie); G-RM, Gateway Mixed-Use Residential (City of Poughkeepsie); ±2.93 acres, ±1.31 acres, and ±0.77 acres; Grid #'s 6162-10-463586 (Town), 6162-10-436570 (Town), and 6162-48-428562 (City); Type 1 Action; Storage Cap Poughkeepsie, LP (*Applicant*) and Barbara Mesuda, Inc. (*Owner*).
4. **4 BOWER ROAD – MINOR SUBDIVISION**  
**SEQRA Review and Final Subdivision Review (Minor)** for the proposed subdivision of one lot into two (2) lots. Two lots to be served by public water and private sewer. 4 Bower Road; R-4A (Residence, Single-Family 4 Acre) Zoning District; ±57.1 acres; Grid # 6263-04-925009; Unlisted Action; *Sean Gottschalk (Applicant) and Douglas Nieters (Owner)*.
5. **SADIE’S PLACE – 22 FAIRMONT AVENUE**  
**SEQRA Review, Special Use Permit Review, and Site Plan Review** for the proposed change of use from a medical office to a social adult day service with minor site improvements. 22 Fairmont Avenue; ATC (Arlington Town Center) Zoning District; ±0.3341 acres; Grid # 6161-12-930717; Type II Action; *Stacey Lamar (Applicant) and Schemz, LLC (Owner)*.
6. **SAVONA’S REAR DINING AREA**  
**Site Plan Approval** for proposed construction of a rear dining patio of 575 square feet with a seating capacity of 39 persons maximum. 1 Collegeview Avenue; ATC (Arlington Town Center) Zoning District; ±0.023 acres; Grid # 6161-12-823675; Type I Action; *Tinkelman Architecture, PLLC (Applicant) and College Properties LLC (Owner)*
7. **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**

8. **511 HAIGHT AVENUE**  
**SEQRA Review and Site Plan Review** for the proposed demolition of an existing hot tub and existing shed in order to construct five (5) new parking spaces at the rear of the existing building. Site changes also include the construction of two (2) accessible parking spaces on the west side of the existing building. 511 Haight Avenue; Arlington Town Center (ATC) Zoning District; ±0.16 acres; Grid # 6161-08-833780; Unlisted Action; *Diane and Stephen Morgan, Applicants and Owners.* - **TO BE ADJOURNED**
  
9. **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 # 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**
  
10. **STEWART’S SHOPS – 2245 SOUTH ROAD**  
**Special Use Permit Review and Site Plan 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 BH (Highway Business); ±0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart’s Ice Cream, Co., Inc., Owner.* **TO BE ADJOURNED**

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

**C) PLAN REVIEWS**

1. **ALL SPACE SELF STORAGE FACILITY EXPANSION**  
**SEQRA Declaration of Lead Agency Intent, Site Plan and Special Use Permit Review, and Rezoning Recommendation to the Town Board** 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 Owners.*
  
2. **EASTDALE VILLAGE – AMBULATORY SURGERY CENTER (BUILDING F)**  
**Architectural Review** of Building F, Ambulatory Surgical Center, as conditionally approved by the 17<sup>th</sup> Amended Site Plan and Lot Line Alteration for Lot 9W. 325 Founders Way and 949 Dutchess Turnpike; Zoned MHC (MacDonnell Heights Center); Grid #6262-04-769361 and -776348; Type II Action; *MHTC Development, LLC, Owner.*

3. **EASTDALE VILLAGE – BUILDINGS K1-K2 AND GAZEBO Y3**  
**Architectural Review** of Building K1-K2 (Lots 6Ea and 6Eb) and Gazebo Y3 (Lot 7E), as conditionally approved by the 17<sup>th</sup> Amended Site Plan. 5 Eastdale Avenue South and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); Grid #6262-04-771284 and -828251; Type II Action; *5 Eastdale Avenue, LLC and MHTC Development, LLC, Owners.*
  
4. **CHILI'S – 2016-2024 SOUTH ROAD**  
**Architectural Review** for the repainting of an exterior façade to an updated color scheme and replacement of fabric awnings with plain black metal awnings at an existing Chili's restaurant. 2016-2024 South Road; B-H (Highway Business) Zoning District; ±9.31 acres; Grid # 6159-03-424307; Type II Action; *Brenna Shouse/Consolidated Development Services (Applicant) and WWA Route 9 Company, LLC (Owner).*

**D) OTHER BUSINESS**

1. **CENTRAL HUDSON – KNAPPS CORNER SUBSTATION**  
**Time Extension** for the approved new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

*Field Trip on Tuesday, April 19, 2022 at 8:00 AM*