



# Town of Poughkeepsie Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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## NOTICE OF PLANNING BOARD

### REGULAR MEETING

*June 16, 2022*

*5:00 PM*

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on June 16, 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/85602732530?pwd=eEZZL1FJTzhLWXIFZy94M2FqZFNDUT09>

Meeting ID: 856 0273 2530 and Passcode: 997083

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, and Amended Architectural Review** 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. **244 BOARDMAN ROAD – DISH NETWORK 5G**  
**Site Plan Review and Architectural Review** to add three (3) antennas, six (6) remote radio heads (RRH), one (1) overvoltage protection device (OVP), one (1) hybrid cable connection to an existing tower. A five (5) foot by seven (7) foot lease area for a proposed equipment platform within an existing equipment compound area is also proposed. 244 Boardman Road; Institutional (IN) Zoning District; ±34.17 acres; Grid # 6260-03-146453; Unlisted Action; Derek Picinic, Agent, on behalf of Crown Castle – Dish Network, LLC (*Applicant*) and Poughkeepsie Day School (*Owner*).
3. **MOBIL STATION – MID HUDSON CENTER**  
**SEQRA Review, Amended Site Plan 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).*
4. **ALLSPACE SELF-STORAGE FACILITY EXPANSION**  
**SEQRA Review, Site Plan and Special Use Permit Hearing, 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.*
5. **VASSAR COLLEGE FACULTY APARTMENTS**  
**SEQR Review and Amended Site Plan Hearing** seeking amended site plan approval for Vassar College Faculty Housing Apartments, approved for a 40-unit apartment building (four stories) as faculty housing and related parking and site improvements; the amended plan proposes relocation of an existing residential structure to another location on the parcel. 71-89 Raymond Avenue (Watson Drive); Zoned IN (Institutional) Zoning District; 38.98 acres; Grid #6161-04-850460; Type I Action, Negative Declaration adopted 2/17/22; *T.C. Development Corp., Agent of Applicant; Vassar College, Applicant and Owner.*
6. **EASTDALE VILLAGE – 19<sup>TH</sup> SITE PLAN AMENDMENT AND LOT LINE REVISION**  
**SEQRA Review, Amended Site Plan Hearing, Lot Line Revision and Architectural Review** for proposed amendments to the Eastdale Village project. The proposed 19<sup>th</sup> Amended Site Plan and Lot Line Revision consist 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 a related parking redesign that will add seven parking spaces. 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.*

7. **DIAMOND POINT DEVELOPMENT SELF-STORAGE – 1998 SOUTH ROAD**  
**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).*
8. **STORE SPACE – VIOLET AVENUE**  
**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*).
9. **MARIST 51 FULTON – REAR LOT PARKING**  
**SEQRA Review and Site Plan Review** for a proposed paved parking area for ±71 parking spaces and a bio-retention pond. 51 Fulton Street; Zoned FC (Fairview Center); ± 2.91 acres; Grid # 6162-05-059876; Unlisted Action; *Marist Real Property Services, Inc. (Applicant & Owner).*
10. **WILTSE ESTATES LOT 19 SUBDIVISION**  
**SEQR Review and Preliminary (Major) Subdivision Hearing** 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, subject to sewer tenancy approval by the Town Board. 29 Wiltse Lane and Edwin Road; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 10.4 acres; Grid # 6262-04-610315 & -603278; Unlisted Action; *Celeste Wiltse, Applicant and Owner.*
11. **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**

**12. 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**

**13. 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**

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. 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)*.

**2. COTTON WAY LOT LINE REVISION**

**SEQRA Review and Lot Line Revision Review** for the transfer of ± 464 square feet or ± 0.011 acres from 11 Cotton Way to 14 Cotton Way. 11 Cotton Way and 14 Cotton Way. Residence, Single-Family 4-acre (R-4A) Zoning District. ±0.758 acres (11 Cotton Way) and ±0.346 acres (14 Cotton Way); Grid #'s 6262-02-844986 and 6262-02-830983, respectively. Type II Action; *Lloyd B. Cotton (11 Cotton Way), Owner, and PJ One Enterprises LLC (14 Cotton Way), Applicant and Owner*.

***D) OTHER BUSINESS***

**1. ZONING TEXT AMENDMENT (RE: TATTOO PARLORS) IN THE RED OAKS MILL NEIGHBORHOOD SERVICES CENTER (ROMNSC) DISTRICT**

**Respond to referral from the Town Board** for a recommendation on a proposed zoning text amendment to §210-29 (ROMNSC District) related to Tattoo Parlors

*Field Trip on Tuesday, June 14, 2022 at 8:00 AM*