



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

July 15, 2021

5:00 PM

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on July 15, 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://zoom.us/j/91235431732?pwd=eEVwREVVGQjBaSWpDdWFoMTBYZWQ5dz09>

Meeting ID: [912 3543 1732](#) and Passcode: [844659](#)

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. **EASTDALE VILLAGE 14TH SITE PLAN AMENDMENT & SUBDIVISIONS**
SEQRA Review, Amended Site Plan, Preliminary Major Subdivision and Preliminary Minor Subdivision Hearing for a proposed application, submitted by MHTC Development, LLC, seeking Eastdale Village 14th Amended Site Plan, Preliminary Major Subdivision and Preliminary Minor Subdivision approvals. It proposes subdivision of Lot 10Wc into two lots, subdivision of Lot 5E into five lots and subdivision of Lot 6E into two lots, and amendment of the site plan to support the subdivisions: Buildings A, P, L and K are to be on their own lots or divided into separate units, and revised outdoor storage and trash enclosures are proposed for Building A1, among other modifications. This application involves tax lot numbers 6262-04-715370; 739356; 746391; 696343; 724392; 758382, 768412; 777377; 769361; 743328; 742330; 750324; 726341; 713324; 740312; 738315; 732317; 776348; 820277; 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; 900, 902, 904 and 949 Dutchess Turnpike; 1, 2, 3, 5, 7, 9, 11, 13, 15 and 28 Eastdale Avenue South; 15 Victory Lane; 29, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60 Parkside Drive; ± 63.461 acres. The properties are located in the MHC (McDonnell Heights Center) District. 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.*

3. **BP3 SPRINGSIDE DEVELOPMENT**
Amended Site Plan and Special Use Permit Hearing and Architectural Review of proposed new construction of a 5-story mixed use building consisting of 1st floor commercial/retail space of 7,028 SF, residential apartments on floors above, a parking lot and on-street parking. Proposed amendments include an increased number of residential units from 25 to 28, a revised fifth floor layout, and other adjustments. Springside Avenue; Zoned ATC (Arlington Town Center) District; ± 1.277 acres; Grid # 6161-08-821910; SEQR Negative Declaration (Unlisted Action) adopted 08/20/2020; *Built Parcel Three LLC, Owner.*

4. **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. **TO BE ADJOURNED***

5. 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***

6. 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***

7. 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. 8 TUCKER DRIVE

Lead Agency Intent, SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, Floodplain Development Permit Review, Aquatic Resource Protection Permit Review, and Architectural 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, and a 30,000 square foot storage building. 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.*

2. DUNKIN DONUTS - VASSAR ROAD

SEQR Declaration of Lead Agency Intent, Special Use Permit and Site Plan Review regarding proposed redevelopment of an existing drive-through bank into an approximately 2,948 SF Dunkin Donuts restaurant with drive-through, associated septic system modifications, changes to parking, and discontinued use of an existing Dunkin Donuts restaurant at 35 Vassar Rd. 40, 46 & 48 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); ± 4.65 acres; Grid #s 6260-03-495219, 497247 & 495227; Unlisted Action; *Red Oaks Dutchess Realty LLC, Owner.*

3. POUGHKEEPSIE LIBRARY ADDITIONAL PARKING

Re-Approval of a previously approved plan regarding parking lot expansion to provide an additional 33 parking spaces to meet current needs. 141 Boardman Road; Zoned Institutional (IN); +/- 6.11 acres; Grid #6260-01-119560. Unlisted Action; *Poughkeepsie Public Library, Owner.*

4. HAIFA HOLDINGS, LLC – 819 MAIN STREET

Re-Approval of a previously approved plan for construction of a 13,862 SF, three story mixed-use building with 4,377 SF of commercial space on the first floor and a total of 12 residential units on the upper floors. 819 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.51 acres; Unlisted Action; Grid # 6161-08-871823; *Haifa Holdings, LLC, Owner.*

Field Trip on Tuesday, July 13, 2021 at 8:00 AM