



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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June 10, 2021
E. Hollman, Planner

D.1. STRATFORD FARMS TOWNHOUSES

Time Extensions of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a \pm 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

The Planning Board granted conditional Final (Major) Subdivision and Site Plan Approvals for this townhouse project on February 21, 2013.

The Site Plan Approval, granted in accordance with the pre-2007 Zoning Law, was valid for eighteen months to August 21, 2014 and has been extended through July 16, 2021. The Final (Major) Subdivision Approval was extended to match the time period of Site Plan Approval and may be further extended by periods of ninety days each.

Applicant requests a time extension of approvals for this project.

“I move that the Planning Board grant two (2) 90-day time extensions of Site Plan Approval and of Final (Major) Subdivision Approval from July 16, 2021, forward to January 12, 2022.

Reference #08-37

ABD STRATFORD LLC

198 Bower Road, Poughkeepsie N.Y. 12603

Tel: (212) 580-0750 dgueron@abs-development.com

May 19, 2021

Mr. John Weisman, Planning Board Chairman
and the Poughkeepsie Planning Board Members
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, New-York 12603

Sent via email

RE: Stratford Farms Townhomes

Stratford Drive Grid # 14-6362-01-320922

Dear Chairman Weisman and the Poughkeepsie Planning Board Members:

The project has previously been reviewed by the Board and a Final (Major) Subdivision and Final Site Plan approvals were granted by the Planning Board on Feb 21, 2013 for 26 individual Townhomes lots, a common area lot and site improvements on a +/- 6.832 acre parent lot within a previously approved 185 lot subdivision, (Zones R-4A, residence single family, 4 acre; 6.832 +/- acres; SEQRA negative declaration, subdivision and site approval on file).

Previously the Planning Board granted a time extension of Final (Major) Subdivision Approval and Final Site Plan Approval for the project.

The last two additional 90-day time extensions were granted by the Planning Board during the meeting held on December 17, 2020, extending the Approval forward to July 16, 2021.


We currently need to address items raised by the Planning Department letter to Mark A. Day, P.E. dated Feb. 25, 2013 documenting the Planning Board's Feb. 21, 2013 decision and conditions of approval.

I also advise the Board that:

- (a) All permits and approvals issued in conjunction with the project are valid and will be so through the term of the requested extension;
- (b) That there has been no change in any relevant statute, rule or regulation that would affect the subdivision since its last approval;
- (c) That there have been no intervening changes in the physical or environmental setting of the project land or nearby lands that would affect the project.

We wanted to thank the Board for their cooperation and for granting us the previous approvals and request the Board to continue their cooperation by granting us an additional two (2) 90-day time extensions.

Sincerely,


Dan Gueron, G. Manager
ABD Stratford LLC