



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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June 14, 2023

K. Taylor, Planner

D.4. STORE SPACE – VIOLET AVENUE

Time Extension for an approved 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; I-H (Heavy Industrial) Zoning District; ±4.24 acres; Grid # 6162-10-463586; Storage Cap Poughkeepsie LP (*Applicant and Owner*).

Applicant is actively addressing pre-construction meeting checklist items.

Recommendations

Staff recommends that the Planning Board discuss the application and take the following actions:

- A. The Planning Board, per Town Code, to grant the maximum allowable time extensions for this project, as requested by the applicant, as follows:
“I move that the Planning Board grant two (2) 90-day time extensions for the Store Space application, moving the current approval expiration date from June 16, 2023 to December 13, 2023.”



July 15, 2023

Michael Welti, AICP
Director of Municipal Development
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, NY 12603

RE: Store Space - Poughkeepsie
Planning Board Approval Extension Request
T.A. #6162-10-436570, 6162-10-463586, 6162-48-42856 (the "Project")

Dear Planning Board Members:


On behalf of Storage Cap Poughkeepsie, LP ("Owner"), we respectfully request that the Project be placed on the June 15th Planning Board Agenda to reflect Owner's election to exercise the two (2) additional ninety (90) day extensions of the existing Approvals. On June 16, 2022, the Town of Poughkeepsie Planning Board granted the right for Owner to use both extensions. Following the exercise of the first extension, Owner shall obtain the NYSDOT Permit and start construction no later than December 13, 2023. Following the exercise of the second extension, the Owner and its contractor with shall complete the construction work in June, 2024.

The Site Plan, as previously approved and signed, still conforms to and is in compliance with all State and Town of Poughkeepsie laws, rules and regulations.

Should you have any questions or require any additional information, please contact us.

Sincerely,

STORAGE CAP POUGHKEEPSIE, LP

By: 
Sabrina Pernalete
Authorized Representative & Director of Pre-Construction
(407) 783-7904
330 E. Crown Point Rd.
Winter Garden, FL 34787