



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

**July 10, 2023**  
**Eric Hollman, Planner**

### **D.5. VERIZON STORE ADDITIONAL RETAIL EXPANSION**

**Time Extension** of Amended Site Plan conditional approval granted 10/18/2018 and reapproved 9/23/21 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Applicant and Owner.*

---

The Planning Board on October 18, 2018 granted conditional Amended Site Plan Approval for this application. It subsequently expired and was conditionally reapproved September 23, 2021, and extended forward to June 20, 2023. The site plan was signed earlier this year, however an application for a Building Permit necessary to maintain the approval was only recently submitted.

Staff recommends that a 90-day time extension be granted as follows:

**“I move that the Planning Board grant one (1) ninety (90) day time extension of conditional Amended Site Plan approval from June 20, 2023 forward to September 18, 2023, and to advise the applicant that obtaining site plan signature and a building permit are necessary to preserve site plan approval.”**

July 12, 2023

Town of Poughkeepsie Planning Board  
Attn: Ms. Rachel Peter  
1 Overocker Road  
Poughkeepsie, NY 12603

Via: email

Re: 661 Dutchess Turnpike-Verizon Store Retail Addition  
Grid # 6261-01-119864

Dear Ms. Peter

This office is respectfully requesting that the amended site plan for 661 Dutchess Turnpike Project be placed on the next available Planning Board agenda for consideration of a retroactive 90-day extension of Final approval.

The final project site plan has been submitted and endorsed by The Planning Board Chairperson; however, to maintain approval it is also required that there be a building permit issued for the project prior to the expiration date of said approval, which for this specific application has been previously granted an extension to June 20, 2023.

An application for a permit has been submitted to the Town Building department just before the June 20<sup>th</sup> deadline but prior to an issuance of the said building permit the approval must be revalidated and be current.

Should you have any questions, please do not hesitate to call me.

Very truly yours,



**Brian Watts**

Cc: Eric Hollman, Town Poughkeepsie (email)  
Michael Welti, Town of Poughkeepsie (email)  
Franco Fianza, Applicant (email)  
Melanie Finnegan, (email)  
File