



Town of Poughkeepsie

Planning Department

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August 11, 2023
K. Taylor, Planner

A.8. CASPERKILL SOUTH ROAD DEVELOPMENT

SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with a drive-thru. Development to include ± 26 dwelling units at $\pm 30,000$ sf and $\pm 85,400$ sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane. ± 5.80 acres, ± 3.36 acres, and ± 345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*.

Applicant responsible for providing a written response to comments provided as part of the July Planning Board review.

Recommendation

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

- A. Adjourn the public hearing, as follows:
“I move that the Planning Board adjourn the public hearing to September 21, 2023.