



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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September 12, 2023
Eric Hollman, Planner

D.4. 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 September 18, 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 and is to be revised for consistency with approved architecture. The applicant requests a 90-day time extension of approval.

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 September 18, 2023 forward to December 17, 2023, and to advise the applicant that obtaining site plan signature and a building permit are necessary to preserve site plan approval.”

August 29, 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

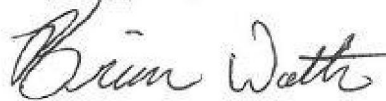
This office is respectfully requesting that the amended site plan for 661 Dutchess Turnpike Project be placed on the next available Planning Board agenda for consideration of a retroactive 90-day extension of Final approval.

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 September 18, 2023.

An application for a permit has been submitted to the Town Building department and we continue to coordinate with this office, the applicant, the architect and the Town Building Department to address all concerns

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