



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**October 17, 2024**

**5:00 PM**

A public meeting of the Town of Poughkeepsie Planning Board, with public hearings, will be held on October 17, 2024, at 5:00 PM.

The meeting will be held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. A copy of these applications can be found on the Town's website at <https://www.townofpoughkeepsie.com/AgendaCenter>. During the public hearings, all persons in interest will be heard.

Zoom link: <https://us06web.zoom.us/j/87194167850>

Meeting ID: 871 9416 7850 and Passcode: 508458

Via telephone 1-929-205-6099, then use the meeting ID and meeting password above.

The meeting will be broadcast live on CableVision Channel 22 and Verizon Fios Channel 38.

## **AGENDA**

### **A) CONTINUED/NEW PUBLIC HEARINGS**

#### **1. INWOOD AVENUE TOWNHOUSES**

**SEQRA Review, Recommendation to Town Board for a Zoning Map Amendment, Preliminary Subdivision and Site Plan Review, potential Aquatic Resource Permit Review, and Architectural Review** for a proposed ±76-unit clustered subdivision of duplex townhouses and common area, clubhouse, recreation amenities and open space, subject to proposed rezoning by the Town Board; 81-89 Inwood Avenue; ±33.62 acres; Residential Single-Family 2-Acre (R-2A) Zoning District; Grid # 6163-03-218012-0000; Type I Action; *Robert J. Flower (Applicant), Brodi Construction, LLC (Owner)*.

#### **2. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.**

**SEQR Review, and Preliminary (Major) Subdivision Hearing** for a proposed clustered subdivision of two vacant parcels into six new single-family parcels, a proposed Town road, connection to Town water and sewer services, stormwater facilities and other improvements. Sunset Avenue and Sunset Avenue-rear; Zoned R-20

(Residence Single Family 20,000 SF); 4.54 +/- acres and 0.15 +/- acre; Grid # 6162-05-085925 & -092918; Unlisted Action; *Habitat for Humanity of Dutchess County, Applicant and Owner.*

**3. THE GATHERING AT FAITH ASSEMBLY**

**SEQRA Review, Site Plan Review, and Architectural Review** for the retrofit of an existing cabin structure on the property as a prayer chapel. The prayer chapel is to serve as an accessory structure to the primary church structure. 25 Golf Club Lane (Faith Assembly); R-2A (Residence, Single-Family 2-Acre) Zoning District; ±26.75 acres; Grid: # 6160-03-250125; Type II Action; *Faith Assembly of God Church (Applicant and Owner).*

**4. 44 LAGRANGE AVENUE – SPETTRO PK OUTDOOR DINING**

**Site Plan Hearing** for an amended site plan proposing outdoor dining to allow six two-person tables for an existing restaurant, at a mixed-use building. 44 LaGrange Avenue; Zoned ATC (Arlington Town Center) Zoning District; 0.17 acre; Grid # 6161-12-905673; Type II Action; *Giovanni Ilardi & Michael Purcell (Applicant) and INP Real Estate LLC (Owner).*

**5. BEACON RESIDENTIAL - 297 VIOLET AVENUE**

**Site Plan Hearing and Architectural review** of a site plan application for construction of a multifamily dwelling (four-family residence) on a former single-family house lot, subject to Town Board approval of site rezoning from the R-20 (Residence Single Family 20,000 SF) District to the R-M (Residence Multifamily) District. 297 Violet Avenue; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 0.445 acres; Grid # 6163-19-523128; SEQRA Negative Declaration adopted 04/18/2024; *Beacon Residential LLC, Applicant and Owner.*

**6. OLD BRICK FURNITURE – 1875-1895 SOUTH ROAD**

**SEQRA Review, Site Plan Review, and Architectural Review** for the conversion of a former Burlington Coat Factory into an Old Brick Furniture. Conversion to include renovations to facades at three locations. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type II Action; *Old Brick Furniture c/o Michael Fiacco (Applicant) and South Hills Owner, LLC (Owner).*

**7. WASH CO CAR WASH – 2245 SOUTH ROAD**

**SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review** for a proposed ±4,700 square foot car wash. 2245 South Road; Highway Business (B-H) Zoning District; ±0.95 acres; Grid # 6159-01-249880; Unlisted Action; *Splash Car Wash, Inc. (Applicant) and MCRJ Realty Corp, Inc. (Owner).* **TO BE ADJOURNED**

**8. 8 TUCKER DRIVE**

**SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, Floodplain Permit Review, and Aquatic Resources Protection Permit Review** for a proposed zoning district change from B-SC to I-L in order to construct a contractor’s yard used for storing contractor’s materials and a compost area. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC (Owner).* **TO BE ADJOURNED**

**9. DUTCHESS MAXI STORAGE II – 18 CREEK ROAD**

**SEQRA Review, Site Plan and Special Use Permit Hearing and Architectural Review** for proposed four new buildings and an addition to an existing building; their uses for contractor storage and equipment repairs; and limited “vehicle repairs” for vehicle restoration. 18 Creek Road; Zoned I-H (Heavy Industry) District; 2.676 ± acres; Grid # 6162-02-667548; Unlisted Action; *DMS/Morganview Realty LLC, Applicant and Owner.* **TO BE ADJOURNED**

**10. LOCUST GROVE CROSSING, LLC – 2736-2738 SOUTH ROAD**

**SEQRA Review, Site Plan Review, and Architectural Review** for the development of a 32-unit multifamily development in four (4) buildings, eight units per building, with associated parking. The proposed buildings will be two (2) stories at 5,275 square feet per floor. 2736-2738 South Road; Residence, Multifamily (R-M) Zoning

District; ± 2.68 acres; Grid # 6161-03-078100; Unlisted Action; *Locust Grove Crossing LLC, Applicant. TO BE ADJOURNED*

**11. MANOR HILL COMMUNITY PROJECT**

**SEQRA Review, Rezoning Recommendation to the Town Board, and Site Plan, Special Use Permit and Aquatic Resource Permit Hearing** for a proposed manufactured home community comprised of 18 lease lots, subject to Town Board rezoning to the R-MH (Residence, Mobile Home) District. The project includes a new access road from North Grand Avenue into the existing Manor Hill Mobile Home Park, and water and sewer services via connection to existing Town facilities. 246 North Grand Avenue; Zoned R-20 (Residence Single-Family 20,000 SF) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner. TO BE ADJOURNED*

**12. METRO ROOFING SUPPLY – 100 SALT POINT TURNPIKE**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the change of use for an existing building and site as a result of the changed use to building materials sales and storage. 100 Salt Point Turnpike. Light Industrial (I-L) Zoning District; ±3.05 acres; Grid # 6162-16-799485; Unlisted Action. *SRS Distribution c/o Neil Sander, Independence Engineering (Applicant c/o Applicant's Engineer) and Brian Page (Property Owner). TO BE ADJOURNED*

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**

*Comments limited to three (3) minutes.*

**C) PLAN REVIEWS**

**1. CHICK-FIL-A – 2550 SOUTH ROAD**

**SEQRA Review, Amended Site Plan Review, and Architectural Review** for a proposed quick-serve restaurant with a dual lane drive-thru. The proposed activity includes demolition of the former IHOP building structure and the construction of a new ±5,400 square foot restaurant. 2550 South Road. ±1.96 acres (primary parcel under review); Grid #: 6160-01-041616 (primary parcel under review); for circulation and parking purposes: 6160-01-027668; 6160-01-075610; 6160-01-047553; 6160-01-025534; Shopping Center Business (B-SC) Zoning District; Unlisted Action; *Chick-fil-A, Inc c/o John Martinez (Applicant); and 402 Carlisle Realty LLC; Halper, Emanuel B. Trustee; and Knapp, Ronald Trustee (Owners).*

**2. STRATFORD FARMS 3 LOT SUBDIVISION**

**Pre-application discussion, SEQR Review, Preliminary (Major) Subdivision and Site Plan Review** for a proposed three-lot subdivision of a 1.10-acre lot, previously approved for a detention pond and utility area by 2003 Filed Map 11639 Subdivision Plat for Stratford Farms, a clustered subdivision of 134 single-family lots and townhouse parcel of 51 bedrooms. Kensington Lane Lot 56; Zoned R-4A (Residence Single Family, 4 acre) District; 1.104 acres; Grid # 6362-01-184915. Unlisted Action; *ABD Stratford, LLC (Applicant and Owner).*

**3. INNIS GARDEN APARTMENTS – 126 INNIS AVENUE**

**SEQRA Review, Site Plan Review, and Architectural Review** for the conversion of a former office building to residential use, to include seven apartments. 126 Innis Avenue. Residence Multifamily (R-M) Zoning District; ±0.48 acres; Grid # 6162-19-692147; Type II Action; *Mauri Architects c/o Jay Diesing RA AIA (Applicant Architect) and Elian & Justin Realty LLC (Owner).*

**4. NORTHSIDE OFFICE – 67 FALLKILL AVENUE**

**SEQRA Declaration of Lead Agency Intent, Site Plan, Land Contour Permit and Architectural review** of a proposed application to add a modular office building for a contractor’s yard and landscape retail sales facility, subject to a proposed floodplain development permit from the Building Department. 67 Fallkill Avenue; Zoned B-N (Neighborhood Business) District; 2.46 acres; Grid # 6162-15-696439; Unlisted Action; *TLP Associates, Applicant and Owner.*

**5. VAN WAGNER ROAD LOT LINE REVISION AND LAND CONTOUR PERMIT**

**SEQRA Review, Lot Line Revision and Land Contour Permit** for proposed plans to transfer acreage from undeveloped 185 Van Wagner Road (parcel 056323) to adjoining 181 Van Wagner Road (parcel 020280) and 211 Van Wagner Road (parcel 087302) to result in two parcels; and for a land contour permit to resolve a recent violation for disturbance and fill/grading activities on the site. 185, 181, and 211 Van Wagner Road; Zoned I-H (Heavy Industrial) District; 0.17 acre; Grid # 6262-03-056323, -020280 and -087302; Unlisted Action; *Dennis Todd and David Briggs, Applicants and Owners.*

**D) OTHER BUSINESS**

**1. ZONING CODE AMENDMENT – ACCESSORY DWELLING UNITS (ADUs)**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, to revise the regulations for accessory dwelling units (ADUs) on single-family properties.

**2. TOWN CODE AMENDMENT – COMPOSTING AND MULCHING FACILITIES**

**Respond to a referral from the Town Board** for a recommendation on a proposed local law to amend Chapter 171 "Solid Waste" and Chapter 210 "Zoning" of the Town Code related to composting and mulching facilities.

**3. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY**

**Time extension** for a conditionally approved site plan and special use permit proposed to legalize the existing use of an animal rescue/sanctuary and to expand additional kennels and animal rescue services. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Negative Declaration for an Unlisted Action adopted 9/21/23. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*

**4. GUARDIAN SELF-STORAGE – LOVE ROAD**

**Time Extension** for a conditionally approved 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner).*

*Field Trip on Tuesday, October 15, 2024 at 8:15 AM*