



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-790-4772 Fax

### NOTICE OF PLANNING BOARD

### DECISION AGENDA

*February 17, 2022*

In accordance with Chapter 417 of the Laws of 2021 of the State of New York, this meeting was held in a hybrid format, with the public and members of the Board able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone.

Chairman Whitehead called for Board Members attendance, members present:

Chairman Carl Whitehead	Present
Member Peter Fanelli	Present
Member Nicole Gemmati	Present
Member Ahmad Katnani, Alt.	Absent
Member Levasseur	Present
Member Bob Nasser Alt.	Absent
Member Ben Paganelli	Present
Member Joan Quinn	Absent
Member Rocco Romeo	Present

#### **2. STATEMENT OF COMPLIANCE BY THE CHAIR**

#### **3. AGENDA ITEMS**

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

##### **1. VASSAR COLLEGE FACULTY APARTMENTS**

**SEQR Review, Site Plan Hearing, and Architecture Review** for proposed construction of a 40-unit apartment building (four stories) with associated amenity center, solely as faculty housing, inclusive of demolition of one vacant existing residential structure, to be located adjacent to the existing Watson Faculty Apartments with access from Raymond Ave. 71-89 Raymond Avenue (Watson Road); Zoned IN (Institutional) District; Grid #6161-04-850460; ± 39.98 acres; Unlisted Action; *T.C. Development Corp., Agent of Applicant; Vassar College, Applicant and Owner.*

Motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion was made to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board finds that a suitable case does NOT exist to require the reservation of parkland for recreation purposes, because the Planning Board concurs with the applicant's analysis indicating that proposed on-site recreational facilities (including a playground, basketball half-court, shared pedestrian/bicycle path, and passive recreational lawn area), and Vassar College campus recreational facilities which are available to the proposed project residential population (including Brewer Lane athletic fields, Vassar Golf Course, Walker Field House and Athletic & Fitness Center, Vassar Tennis Courts, and Wimpfheimer School Playgrounds that total 77.52 acres, as well as pedestrian paths and passive recreation lawn areas), will meet the park and recreation demand generated by the proposed residential project of 40 apartment units (74 bedrooms) of solely faculty housing, which would otherwise require a land reservation of 52,000 SF (1.19 acres) in accordance with Town Code §210-93; and that the project's recreational demand upon Town recreational facilities would be negligible.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board as lead agency adopt the SEQRA Negative Declaration for the Vassar College Faculty Apartments project, as set forth in the document prepared by counsel and staff.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board grant conditional site plan approval for the Vassar College Faculty Apartments Site Plan application, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to the following:

1. Town Planning Department's comments dated February 10, 2022.
2. Town Engineer's comments dated February 10, 2022.

3. Traffic consultant JMC's comments dated February 11, 2022.
4. Zoning Administrator's comments dated January 27, 2022.
5. Water, Sewer and Building Department and Arlington Fire District review and approval of final plans.
6. Obtain Dutchess County Dept. of Behavioral and Community Health approval, if required, prior to Chairman's signature.
7. Dutchess County Department of Planning's 2/8/22 comment #2 to include ADA-accessible connections between shared use path and amenities; and comment #1 regarding parallel vs. perpendicular landbanked parking in accordance with Planning Board discussion.
8. NYS Department of Transportation's comments dated February 4, 2022, and obtain conceptual NYS DOT approvals (Use & Occupancy for drainage and landscaping improvements as well as HWP for pedestrian/vehicle improvements in the ROW) prior to Building Permit issuance; and permits to be forwarded to Town Planning Department upon receipt.
9. NYS Department of Environmental Conservation's review.
10. Standard conditions of approval:
  - a. Approval of the Department of Planning and the Town Engineer of the proposed final design drawings for the project.
  - b. The applicant shall pay the cost of all required fees, including but not limited to application, review and construction inspection fees pursuant to Chapters 105 and 106 of the Town Code, prior to the Chairman's signature. Prior to Chairman signature all review fees shall be paid, and all required inspection fees shall be established.
  - c. With the exception of plan changes required by the Planning Department and other governmental agencies, and field changes as approved by the Director of Municipal Development, any modification to the approved plans shall receive the prior approval of the Planning Board before commencement of construction or commencement of the use.
  - d. This Site Plan Approval shall be void if construction is not started within one (1) year of the date of Planning Board approval, and completed within two (2) years of the date of such approval. Prior to its expiration, the site plan approval may be renewed by request of the applicant for up to two (2) additional ninety (90) day periods. The applicant shall receive no notice of the pending expiration and it is the sole responsibility of the applicant to renew the Site Plan Approval prior to its expiration.
11. Comments of the Planning Board during the meeting, including but not limited to the following:
  - a. An 8-foot width is sufficient for the pedestrian-bike path.
  - b. The Board agreed that parallel parking for landbanked spaces is preferred.
12. Provide a sight distance easement for the Raymond Avenue driveway access, ensuring maintenance of vegetation in the ROW.
13. Provide a Letter of Resolution approved by the NYS OPRHP.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board approve site tree felling activity consistent with approved bat mitigation prior to an approved Site Plan, expressly subject to the following:

1. Tree felling activity may commence prior to March 31, 2022, and thereafter is prohibited between March 31 and October 1 in accordance with NYS DEC guidance.

2. Prior to Chairman's signature of an approved Site Plan, site clearing activity is restricted to tree felling only; such activity shall not include relocation or removal of trees or brush, the use of heavy equipment, or any ground disturbance.
3. Such tree felling activity shall be restricted to the subject site as shown on Demolition Plan DM-1 revised dated 1/24/22; offsite activities proposed by the Site Plan shall not commence prior to plan signature by the Chairman.
4. Prior to the commencement of any tree felling activity, a site restoration agreement shall be executed subject to Town legal approval, and a financial guarantee filed for such restoration in an amount to be approved by the Town Engineer and the Director of Municipal Development.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board grant architectural review approval with samples and renderings as presented.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

2. **HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing** for proposed amendments per ongoing field changes and revised tenant preferences/needs. No increase in building square footage is proposed. Lot 17 is to be subdivided from Lot 4. 3532 North Road (U.S. Route 9) and Winslow Gate Road; Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-03-016059, 6163-03-027019, 6163-04-960057, 6163-04-946011, and 6163-04-967013; Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmari  
Carried: 6-0

A motion was made to adjourn the public hearing to April 21, 2022

Moved: Carl Whitehead  
Seconded: Nicole Gemmari  
Carried: 6-0

Motion that the Planning Board defer further action on this application subject to the following:

Respond **in writing** to comments of the Planning Board and **all comments** received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Planning Department comments dated 2/15/22.
2. Town Consulting Engineer (CPL) comments dated 2/11/22.
3. Town Zoning Department review.
4. Town Water Department review.
5. Town Sewer Department review.
6. Town Building Department review.
7. Town Historic Preservation Commission (Y. Laube) comments dated 2/11/22.
8. Fairview Fire District review.
9. Dutchess County Department of Behavioral and Community Health review.
10. Dutchess County Department of Planning's comments dated 2/16/22.
11. Dutchess County Department of Public Works (M. Dutcavich) comments dated 2/2/22.
12. New York State Department of Transportation (NYSDOT) review.
13. New York State Department of Environmental Conservation (NYSDEC) review.
14. Central Hudson Gas & Electric Corp. review.
15. Comments of the Planning Board meeting, including but not limited to the following:
  - a. Ensure that the Building I drive-through queue lane is long enough for the restaurant proposed at this location. Avoid conflicts with parking space backing movements and lot circulation aisle.
  - b. A Board member did not favor the request to consider extending the drive-through escape lane to wrap around the building.
  - c. Comments on entity proposed to maintain Lot 17 landfill are emphasized, including: Information on its ability to maintain it in perpetuity, and funding costs for that purpose.
  - d. Consider lighting for unlit portions of County Rail Trail through the site.
  - e. Ensure the trail stub between the County Rail-Trail and Shop Rite has lighting.
  - f. Address ADA accessibility for EV charger stations.
  - g. Confirm pedestrian signal activation for North Entrance crosswalk across Route 9. If any revision is required in the intersection safety design, then address it in SEQR analysis.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

3. **EASTDALE VILLAGE 17<sup>TH</sup> SITE PLAN AMENDMENT AND LOT LINE REVISION SEQRA Review, Amended Site Plan Hearing, Lot Line Revision and Architectural Review** for proposed amendments to the Eastdale Village project. The amendments consist of an enlarged Building F revised from a bank to ambulatory surgery center, reduced size Building O2 of mixed residential over commercial use, other building size and use adjustments, stormwater and parking modifications, and a Lot Line Revision between Ortega Lot and Lot 9W to accommodate modified buildings; no changes in total bedrooms, dwelling units, or commercial square footage for the site are proposed. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and at 900, 902, 904 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights

Center); Grid #s 6262-04-715370; -739356; -746361; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726341; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -777320; -783300; -753293; -771284; -726314; -722318; -828251; ± 63.461 acres; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, 27 Eastdale, LLC, 31-35 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, 13 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, and Eastdale Avenue North Cottages, LLC, Owners.*

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

A motion was made to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board find that the Eastdale Village 17th Amended Site Plan and Lot Line Revision involves incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Findings adopted March 15, 2018 and amended September 17, 2020, as modified by the proposed Eastdale Village application received January 24, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board find that proposed modifications to the area, yard and bulk provisions of §210-27 are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District, pursuant to §210-27(I)(10); and, ...that the Planning Board grant conditional Lot Line Revision Approval (valid for 60 days) for 'A Lot Line Alteration Between Lot 9W as shown on Filed Map No. 8062B and the Lands of MHTC Development, LLC, Eastdale Village West,' and also grant a 60 day time extension of said Approval from April 18, 2022 forward to June 17, 2022, subject to the following:

Respond to the comments of all reviewing departments and agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the numbered items below.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 17th Amended Site Plan, subject to the following:

Respond to the comments of all reviewing departments and agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Town Planning Department's comments dated February 9, 2022.
2. Town Engineering consultant CPL's comments dated February 7, 2022.
3. Town Zoning Administrator's comments dated February 7, 2022.
4. Town Water Department's comments dated February 2, 2022.
5. Town Sewer Department's approval of final plans.
6. Town Building Department's approval of final plans.
7. Arlington Fire District's comments dated February 2, 2022.
8. Dutchess County Department of Behavioral and Community Health's approval placed upon the Site Plan and upon the Lot Line Alteration Plat, each prior to Chairman's signature.
9. Standard conditions of approval:
  - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plans for the project.
  - b. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
  - c. Pursuant to Chapters 105 and 106 of the Town Code, the applicant shall pay the cost of all application and consultant review fees incurred by the Town in the review of this application including all inspection fees, prior to the Chairman's signature.
  - d. The Lot Line Revision Approval shall be valid for the time period as approved (recommended through **June 17, 2022**). The Town shall have no obligation to provide notice of the pending expiration to the owners/applicant and it is the sole responsibility of the owners/applicant to complete conditions of Planning Board approval and to file a signed plat with the Dutchess County Clerk prior to its expiration.
  - e. The Site Plan Approval shall be void if construction is not started within one (1) year of the date of Planning Board approval, and completed within two (2) years of the date of such approval. Prior to its expiration, the site plan approval may be renewed by request of the applicant for up to two (2) additional ninety (90) day periods. The applicant shall receive no notice of the pending expiration and it is the sole responsibility of the applicant to renew the Site Plan Approval prior to its expiration.
10. Comments of the public hearing and Planning Board meeting, including but not limited to the following:
  - a. Move or landscape the Building F generator.
  - b. Consider quieter fuel for the Building F generator, *e.g.* propane.
  - c. Provide pedestrian connections to Dutchess Turnpike from Building O2 and Building G Daycare.
  - d. Avoid light spillage into Building O2 second floor residential use.
  - e. Provide careful attention to the Dutchess Turnpike elevations for future architectural review of revised Buildings O2 and F.
  - f. Ensure adequate screening for proposed new parking area adjacent to residential [N/F Agro].

Moved: Nicole Gemmati

Seconded: Rocco Romeo

Carried: 6-0

**4. 8 TUCKER DRIVE**

**SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan 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 equipment. 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)*.

A motion was made to open the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board adjourn the public hearing to March 17, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board defer further action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies including, but not limited to, the following:

1. Town Planning Department comments dated February 11, 2022 (this document).
2. Town Environmental Consultant (Aspen Environmental) February 9, 2022.
3. DC Department of Behavioral and Community Health comments dated February 9, 2022.
4. Town Engineering Department (CPL) comments dated February 9, 2022.
5. Town Floodplain Development Permit Administrator comments dated February 3, 2022.
6. Arlington Fire Department comments dated February 2, 2022.
7. DC Department of Development and Planning comments dated February 1, 2022.
8. Town Water Department comments dated January 31, 2022.
9. Town Building Department comments dated January 31, 2022.
10. Town Highway Department comments dated January 28, 2022.
11. Town Zoning Department comments dated January 27, 2022.
12. DC Department of Public Works comments dated January 26, 2022.
13. Town Sewer Department comments dated January 26, 2022.
14. NYS Department of Environmental Conservation review.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

**5. 900 DUTCHESS TURNPIKE – AP PACKAGING**

**Amended Site Plan Public Hearing** for a discussion and proposed amendment of a Site Plan approved 4/15/21 for reuse of a portion of a 353,000+/- SF building for manufacturing space for AP Packaging Headquarters. Proposed amendments include adding four silos for storage of resin, adding a chiller and pad, modifying an elevated crosswalk, removing speed humps, and



removing a dumpster enclosure. 900 Dutchess Turnpike; Zoned I-H (Heavy Industrial) District; Grid #6262-04-830160; ± 58.3 acres; Type II Action; *AP Packaging c/o KARC Planning Consultants, Inc. (Applicant), AP Packaging Corp. (Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

A motion was made to adjourn the public hearing to March 17, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board defer further action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies including, but not limited to, the following:

1. Town Planning Department comments dated February 11, 2022.
2. Town Environmental Consultant (Aspen Environmental) February 9, 2022.
3. DC Department of Behavioral and Community Health comments dated February 9, 2022.
4. Town Engineering Department (CPL) comments dated February 9, 2022.
5. Town Floodplain Development Permit Administrator comments dated February 3, 2022.
6. Arlington Fire Department comments dated February 2, 2022.
7. DC Department of Development and Planning comments dated February 1, 2022.
8. Town Water Department comments dated January 31, 2022.
9. Town Building Department comments dated January 31, 2022.
10. Town Highway Department comments dated January 28, 2022.
11. Town Zoning Department comments dated January 27, 2022.
12. DC Department of Public Works comments dated January 26, 2022.
13. Town Sewer Department comments dated January 26, 2022.
14. NYS Department of Environmental Conservation review.
15. Planning Board comments:
  - a. Applicant to come back to the Planning Board in March with a plan for addressing the culvert in need of repair.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

- 6. VERIZON WIRELESS MICRO COMMUNICATIONS FACILITY**  
**SEQRA Review, Site Plan Review, and Architectural Review** for the proposed installation and operation of a small cell facility. The facility includes the installation of an antenna on the roof of an existing building. 9-11 Raymond Avenue; Zoned ATC (Arlington Town Center); ±

1.93 acres; Grid # 6161-08-770792; Unlisted Action; *Verizon Wireless of the East LP d/b/a Verizon Wireless (Applicant) and 9-11 Raymond Avenue, LLC (Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

A motion was made to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board determine that the proposed Verizon Wireless Micro Communications Facility would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated February 17, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board grant conditional site plan approval for Verizon Wireless Micro Communications Facility, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to, the following:

1. Town Planning Department comments dated February 11, 2022.
2. Town Engineering Department comments dated February 8, 2022.
3. DC Department of Planning and Development comments dated February 1, 2022.
4. Town Building Department comments dated January 31, 2022.
5. Arlington Fire Department comments dated January 31, 2022.
6. Town Zoning Department comments dated January 31, 2022.
7. Town Water Department comments dated January 31, 2022.
8. Town Sewer Department comments dated January 28, 2022.
9. Town ZBA-retained Field Expert (HDR) Technical Review Memo dated January 6, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

Motion that the Planning Board approve architectural as presented and in accordance with the Town ZBA January 10, 2022 approval.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

7. **511 HAIGHT AVENUE**

**SEQRA Review and Site Plan Review** for the proposed demolition of an existing hot tub and existing shed in order to construct five (5) new parking spaces at the rear of the existing building. Site changes also include the construction of two (2) accessible parking spaces on the west side of the existing building, 511 Haight Avenue; Arlington Town Center (ATC) Zoning District; ±0.16 acres; Grid # 6161-08-833780; Unlisted Action; *Diane and Stephen Morgan, Applicants and Owners.*

A motion was made to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

A motion was made to adjourn the public hearing to April 21, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

Motion that the Planning Board defer further action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies including, but not limited to, the following:

1. Town Planning Department comments dated February 11, 2022.
2. DC Department of Behavioral and Community Health comments dated February 9, 2022.
3. NYS Department of Transportation comments dated February 9, 2022.
4. Town Engineering Department (CPL) comments dated February 8, 2022.
5. DC Department of Planning and Development comments dated February 2, 2022.
6. Arlington Fire Department comments dated February 2, 2022.
7. Town Zoning Department comments dated February 1, 2022.
8. Town Water Department comments dated January 31, 2022.
9. Town Sewer Department comments dated January 31, 2022.
10. Town Building Department comments dated January 31, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

8. **ARLINGTON FARMS – MALABAR REALTY LLC**

**SEQR Review, Special Use Permit, Site Plan and Architectural Review** for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site

improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 +/- acre; Grid #s 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC*, Owner. **TO BE ADJOURNED**

Motion that the Planning Board adjourn the Public Hearing to March 17, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

**9. STEWART'S SHOPS – 2245 SOUTH ROAD**

**Special Use Permit Review and Site Plan Review** for the construction of a new 3,696 square foot Stewart's Shop and a 2,440 square foot self-service gasoline canopy and fueling area. 2245 South Road; Zoned BH (Highway Business); ±0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart's Ice Cream, Co., Inc.*, Owner. **TO BE ADJOURNED**

Motion that the Planning Board adjourn the Public Hearing to March 17, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

**B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS**  
*Comments limited to three (3) minutes.*

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

**MOTION TO END PUBLIC COMMENT SESSION.**

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

**C) PLAN REVIEWS**

**1. 4 Bower Road – Minor Subdivision**

**SEQRA Review and Preliminary Subdivision Review (Minor)** for the proposed subdivision of one lot into two (2) lots. Two lots to be served by public water and private sewer. 4 Bower Road; R-4A (Residence, Single-Family 4 Acre) Zoning District; ±57.1 acres; Grid # 6263-04-925009; Unlisted Action; *Sean Gottschalk (Applicant) and Douglas Nieters (Owner)*.

Motion that the Planning Board defer further action on this application, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies including, but not limited to, the following:

1. Town Planning Department comments dated February 11, 2022.
2. DC Department of Behavioral and Community Health comments dated February 9, 2022.
3. Environmental Consultant (Aspen Environmental) February 8, 2022.
4. Town Engineering Department (CPL) comments dated February 8, 2022.
5. Arlington Fire Department comments dated January 31, 2022.
6. Town Water Department comments dated January 31, 2022.
7. Town Building Department comments dated January 31, 2022.
8. Town Zoning Department comments dated January 27, 2022.
9. Town Sewer Department comments dated January 26, 2022.
10. Town Highway Department comments dated January 26, 2022.
11. NYS Department of Environmental Conservation review.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

***D) PLAN REVIEWS***

**1. GREYSTONE DAYHAB**

**Time Extension** of a conditionally approved site plan to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned R-M (Residence, Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, INC, Owner.*

Motion that the Planning Board grant a 12-month time extension of conditional Site Plan a approval from April 15, 2022 forward to April 15, 2023.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 6-0

***MOTION TO TERMINATE THE MEETING AT 9:04 PM.***

PRESENT	ABSENT
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Levasseur	Member Katnani, Alt.
	Member Nasser, Alt.
Member Paganelli	
	Member Quinn
Member Romeo	