



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

March 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.	Present
Member Levasseur	Present
Member Bob Nasser Alt.	Absent
Member Ben Paganelli	Absent
Member Joan Quinn	Absent
Member Rocco Romeo	Present

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. 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

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 authorize tree felling and culvert repair work to proceed ahead of issuing a SEQR determination and site plan approval as the Town Engineer deems the work to be an emergency situation. Said tree felling and culvert repair work subject to the following:

1. Tree felling activity may commence prior to March 31, 2022, and thereafter is restricted between April 1 and October 1 in accordance with NYS DEC guidance.
2. Such tree felling activity shall be restricted to trees and proposed work within the limit of disturbance shown on plan sheet CR-1, dated February 25, 2022.

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 March 11, 2022.
2. Town Engineering Department (CPL) comments dated March 10, 2022.
3. Town Floodplain Development Permit Administrator comments dated March 8, 2022.
4. Town Environmental Consultant (Aspen Environmental) comments dated March 4, 2022.
5. Town Building Department comments dated March 4, 2022.
6. Town Zoning Department comments dated March 3, 2022.
7. Town Sewer Department comments dated March 3, 2022.
8. Arlington Fire Department comments dated March 2, 2022.
9. Town Water Department comments dated March 2, 2022.
10. Town Highway Department comments dated March 1, 2022.
11. DC Department of Public Works comments dated February 28, 2022.
12. NYS Department of Environmental Conservation review.

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

2. MCDONALD'S – 2585 SOUTH ROAD

Site Plan Review and Architectural Review for a proposed free-standing McDonald's restaurant with an accessory side-by-side drive-thru with associated landscaping, parking, and site improvements. 2585 South Road; B-SC (Shopping Center Business) Zoning District and the Waterfront District 2 (WD2) Zoning District; ±26.427 acres; Grid # 6060-02-968700; Unlisted Action; *McDonald's Corporation (Applicant) and Mid-Hudson Associates, 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

A motion was made that the Planning Board grant conditional site plan approval for McDonald's – 2585 South Road Site Plan, 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 March 11, 2022.
2. Town Sewer Department comments dated March 9, 2022.
3. Town Engineering Department comments dated March 9, 2022.
4. Town Traffic Engineer (JMC) comments dated March 7, 2022.
5. Arlington Fire Department comments dated March 1, 2022.
6. Town Water Department comments dated March 1, 2022.
7. Town Zoning Department comments dated February 28, 2022.
8. Town Building Department comments dated February 24, 2022.
9. DC Department of Behavioral and Community Health review.
10. NYS Department of Transportation review.

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

A motion was made to accept architectural review as presented.

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

- 3. GUARDIAN SELF-STORAGE – LOVE ROAD**
SEQRA Review, Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review for a proposed 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)*.

A motion was made that the Planning Board open the public hearing.

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

A motion was made that the Planning Board adjourn the public hearing to May 19, 2022.

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

A motion was made that the Planning Board defer 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 March 11, 2022.
2. Town Engineering Department comments dated March 10, 2022.
3. Town Sewer Department comments dated March 9, 2022.
4. Town Floodplain Permit Administrator comments dated March 8, 2022.
5. Town Water Department comments dated March 3, 2022.
6. Arlington Fire Department comments dated March 2, 2022.
7. Town Highway Department comments dated March 2, 2022.
8. Town Zoning Department comments dated March 1, 2022.
9. Town Environmental Consultant (Aspen) comments dated February 28, 2022.
10. Town Building Department comments dated February 24, 2022.
11. DC Department of Behavioral and Community Health comments dated January 7, 2022.
12. DC Department of Public Works comments dated December 22, 2021.
13. DC Department of Planning and Development comments dated December 20, 2021.
14. NYS Department of Transportation review.
15. NYS Department of Environmental Conservation review.
16. Planning Board comments:
 - a. Engage NYSDOT about the fence along Route 44.

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

- 4. VASSAR COLLEGE-KENYON HALL PARKING LOT**
SEQRA Review and Site Plan Public Hearing for proposed construction of \pm 42 parking spaces and associated walks, landscaping and lighting on a gravel parking/staging area of \pm 0.65 acre north of Kenyon Hall. 124 Raymond Avenue; Zoned I-N (Institutional) District; 255.89 acres; Grid # 6261-03-100450; Unlisted Action; *Vassar College, Applicant and Owner.*

A 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

A motion was made that the Planning Board determine it is the lead agency as the only involved agency identified for environmental review of this project as an Unlisted action for SEQRA review, and determine that the Vassar College-Kenyon Hall Parking Lot Site Plan will not have a significant adverse effect on the environment, and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for an Unlisted action dated March 17, 2022.

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

A motion that the Planning Board grant conditional site plan approval for the Vassar College-Kenyon Hall Parking Lot Site Plan, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies, said responses 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 March 8, 2022.
2. Town Assistant Engineer's comments dated March 10, 2022.
3. Aspen Environmental's comments dated March 10, 2022.
4. Town Zoning Department's comments dated March 7, 2022.
5. Town Water Department's review and approval of final plans.
6. Town Sewer Department's comments dated March 9, 2022.
7. Town Building Department's review and approval of final plans.
8. Arlington Fire District's review and approval of final plans.
9. Town Police Department's comments dated December 9, 2021.
10. Dutchess County Department of Planning's review.
11. 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's 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.
12. Comments of the Planning Board meeting, including but not limited to the following:
- Show additional tree removal area on plans as discussed at the meeting including the additional quantified disturbance area estimated by LRC to be total 0.75 acre.
 - Show landscape screening for residential buffer area, of 7-8' evergreens approximately 5-6' on center, subject to staff review.
 - If northern boundary fence is on Vassar property, repair it if possible.
 - Eliminate "Project Area" changes that are not part of the proposed project.

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

A motion was made 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:

- Tree felling activity may commence prior to March 31, 2022, and thereafter is restricted between April 1 and October 1 in accordance with NYS DEC guidance.
- 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.
- Such tree felling activity shall be restricted to the project area as shown on Demolition Plan DM-1 revised dated 2/22/22 and as proposed by LRC Group correspondence regarding tree cutting restrictions dated 2/22/22 (received 3/9/22), to be updated prior to any activity to show additional ± 0.10 acre tree removal east of the building as discussed at the meeting.

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

5. STORE SPACE

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the proposed development of a three (3)-story climate controlled self-storage building with a footprint of $\pm 41,257$ square feet with related parking, utilities, landscaping, and stormwater management. 5-16 Budget Drive and 6 Violet Avenue (Town of Poughkeepsie); I-H (Heavy Industrial) Zoning District (Town of Poughkeepsie); Parker Avenue (City of Poughkeepsie); G-RM, Gateway Mixed-Use Residential (City of Poughkeepsie); ± 2.93 acres, ± 1.31 acres, and ± 0.77 acres; Grid #'s 6162-10-463586 (Town), 6162-10-436570 (Town), and 6162-48-428562 (City); Type 1 Action; Storage Cap Poughkeepsie, LP (*Applicant*) and Barbara Mesuda, Inc. (*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 April 21, 2022.

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

A motion was that the Planning Board defer further action on this application, pending establishment of a Lead Agency, 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 March 11, 2022.
2. Town Sewer Department comments dated March 9, 2022.
3. Town Engineering Department comments dated March 9, 2022.
4. Fairview Fire District comments dated March 8, 2022.
5. Town Zoning Department comments dated March 7, 2022.
6. Town Water Department comments dated March 2, 2022.
7. Town Building Department comments dated February 24, 2022.
8. Town Environmental Consultant (Aspen) comments dated February 24, 2022.
9. DC Department of Behavioral and Community Health comments dated February 15, 2022.
10. DC Department of Planning and Development comments dated January 28, 2022.
11. DC Department of Public Works comments (LA consent) dated January 25, 2022.
12. NYS Department of Transportation review.
13. NYS Department of Environmental Conservation review.
14. City of Poughkeepsie Planning Department review.
15. Planning Board comments:
 - a. Potential for additional landscaping/screening between building and residential properties.
 - b. Potential to relocate the proposed refuse area.
 - c. Evaluate proposed lighting within the building.
 - d. Architecture – re-evaluate use of red panels.

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

6. **WILTSE ESTATES LOT 19 SUBDIVISION**

SEQR Review and Preliminary (Major) Subdivision Hearing for a proposed subdivision of Wiltse Estates Subdivision Lot #19 with existing dwelling and septic system, to create three new residential lots, and a utility easement over Lot #54 to access central sewer, subject to sewer tenancy approval by the Town Board. 29 Wiltse Lane and Edwin Road; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 10.4 acres; Grid # 6262-04-610315 & -603278; Unlisted Action; *Celeste Wiltse, Applicant and 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 May 19, 2022.

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

A motion was made that the Planning Board defer further action on this application subject to the following:

Respond to comments of the Planning Board and those 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. Town Planning Department comments dated March 9, 2022.
2. Town Engineer comments dated March 10, 2022.
3. Zoning Administrator's comments dated March 1, 2022.
4. Water Department's comments dated March 2, 2022.
5. Sewer Department's comments dated March 3, 2022.
6. Building Department's review and approval of final plans.
7. Arlington Fire District's comments dated March 1, 2022.
8. Dutchess County Department of Behavioral and Community Health approval of plans prior to Chairman's signature.
9. Dutchess County Agricultural and Farmland Protection Board's comments dated March 5, 2022.
10. Comments of the Planning Board meeting, including but not limited to the following:
Address proposed sewer through the tree preservation area; meet with staff.

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

7. **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 was made that the Planning Board adjourn the Public Hearing to April 21, 2022.

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

8. **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 was made that the Planning Board adjourn the Public Hearing to April 21, 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. **MARIST COLLEGE DYSON CENTER ADDITION**
Re-approval for a previously approved complete renovation of the existing Dyson Center involving an addition to the south face of the existing structure and the addition of a full floor, resulting in a 4-story 107,351 gross square foot building. 1 John Winslow Drive; Zoned IN (Institutional) and WD-1 (Water District-1); ± 20.28 acres; Grid #6062-02-890825; Unlisted Action; *Marist College, Owner.*

A motion was made that the Planning Board waive the public hearing for Marist College Dyson Center Addition Site Plan Re-approval per Town Code §210-151(L).

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

A motion was made that the Planning Board hereby determine that Marist College Dyson Center Addition Site Plan Re-approval would not have a significant adverse impact on the environment, and that no environmental impact statement will not be required for the reasons set forth in the attached

resolution “Determination of Non-Significance – Negative Declaration dated April 30, 2020, now dated March 17, 2022.

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

A motion was made that the Planning Board determine that the Marist College Dyson Center Addition Site Plan Re-approval is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

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

A motion was made that the Planning Board grant conditional site plan re-approval for Marist College Dyson Center Addition Site Plan, as depicted on the plan set dated March 23, 2020, and last revised before this submission on July 24, 2020, and signed by the Chairman on September 8, 2020 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 March 11, 2022.
2. Town Engineering Department comments dated March 8, 2022.
3. Fairview Fire Department comments dated March 8, 2022.
4. Town Zoning Department comments dated March 7, 2022.
5. Town Water Department comments dated March 3, 2022.
6. Town Sewer Department comments dated March 3, 2022.
7. Town Building Department comments dated March 2, 2022.

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

A motion was made that the Planning Board grant architectural review re-approval for the Marist College Dyson Center Addition Project as depicted on the plan set with last revision date before this submission of July 24, 2020.

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

- 2. SHEAFE MANOR MHP SEQRA Review, Waterfront Consistency Review, Lot Line Revision Review, Special Use Permit Review, and Site Plan Review** for the realignment of a property line between two existing mobile home parks; the widening and paving of existing roadways within Sheafe Manor; providing improved

circulation and maneuverability throughout by connecting Camelot Road through to Sheafe Manor Road thereby eliminating the existing dead end; providing eighteen (18) overflow parking spaces; replacing existing fencing; and placing four (4) previously approved, but not built, homes in Sheafe Manor. 589-621 Sheafe Road; 567 Sheafe Road; R-MH (Residence, Mobile Home) Zoning District; ±29.5 acres and ±9.0 acres, respectively; Grid #'s: 6159-03-175445 and 6159-03-165380, respectively; Unlisted Action; *August Associates, Inc. (Applicant and Owner) and Camelot Village NY, LLC (Owner)*.

A motion was made that the Planning Board declare its intent to be the Lead Agency to coordinate the environmental review of the proposed project as an Unlisted Action, and authorize the Planning Department's circulation of a notice of said intent dated March 17, 2022, a copy of the EAF, and a copy of the application to the identified involved agencies.

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

A motion was made that the Planning Board defer further action on this application pending establishment of a Lead Agency, 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 March 11, 2022.
2. Town Environmental Consultant (Aspen) comments dated March 15, 2022.
3. Town Engineering Department comments dated March 9, 2022.
4. Town Sewer Department comments dated March 9, 2022.
5. Town Zoning Department comments dated March 8, 2022.
6. New Hamburg Fire Department comments dated March 7, 2022.
7. Town Highway Department comments dated March 2, 2022.
8. Town Water Department comments dated March 1, 2022.
9. Town Building Department comments dated February 24, 2022.
10. DC Department of Behavioral and Community Health review.
11. NYS Department of Environmental Conservation review.
12. Planning Board comments:
 - a. A request was made for a more natural fence color.

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

3. DELAVERGNE AVENUE SUBDIVISION (MAJOR)

SEQRA Review and Preliminary Major Subdivision Review for a major subdivision, as proposed, to include one (1) existing residential lot and six (6) new residential building lots. Infrastructure proposals include extending public water and public sewer and the development of a new road to be dedicated to the Town. 40 Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±4.16 acres; Grid #'s: 6158-01-164655 (Town of Poughkeepsie) and 6158-09-173629 (Village of Wappingers Falls); Unlisted Action; *Adam Broder (Applicant) and Markly Wilson & Gonul Wilson (Owners)*.

A motion was made 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 March 11, 2022.
2. Town Zoning Department comments dated March 9, 2022.
3. Town Sewer Department comments dated March 9, 2022.
4. Town Engineering Department (CPL) comments dated March 7, 2022.
5. New Hamburg Fire Department comments dated March 3, 2022.
6. Town Highway Department March 3, 2022.
7. Town Water Department comments dated March 1, 2022.
8. Town Building Department comments dated February 24, 2022.
9. Village of Wappingers Falls review.
10. Planning Board comments:
 - a. Revisit habitat assessment documentation and provide consultation documentation with NYSDEC.
 - b. Work with Town staff and re-evaluate six (6) new lot proposal.

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

4. **SOUTH HILLS COMMON**

Tree Removal Permit Review for a conditionally-approved project to construct four (4) multifamily, two-story buildings, containing six (6) units each, for a total of 24 units. Route 9D and Delavergne Avenue; R-M (Residence, Multifamily) Zoning District; ±6.54 acres; Grid #'s: 6158-01-261673 and 6158-01-237655; *Mid Hudson Development Corp, (Applicant and Owner)*.

A motion was made 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 restricted between April 1 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 trees within the limit of disturbance shown on the conditionally approved Site Plan.
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 and in a form acceptable to the Town Attorney.
5. Applicant to stake out the area of disturbance in the field and said area to be reviewed by the Town Engineer prior to the commencement of tree felling.
6. Applicant to, if possible, leave a buffer of trees at the north side of the single family home located at grid number 6158-01-261673.

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

5. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

Tree Felling waiver and time extension, regarding Amended Site Plan and Final Subdivision approvals as conditionally approved April 15, 2021. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; Grid #s 6161-12-755735 (± 6.38 acres) and 6161-12-784726 (± 0.43 acre); SEQR Negative Declaration for a Type I Action adopted 4/15/21; *Arthur May Redevelopment, LLC, Owner, (f/k/a Paz Management, Inc.)*.

A motion was made 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 restricted between April 1 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 the use of heavy equipment except upon paved or previously compacted surfaces, nor any ground disturbance.
3. Such tree felling activity shall be restricted to the project area as shown on Demolition Plan C100 revised dated 02/14/22 and as proposed by LaBella correspondence requesting a tree felling waiver dated March 4, 2022.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0
(Member Fanelli Recused)

[Note: The approved resolution as revised above resulted from the applicant's request and Board's approval at the meeting of additional permission to cut and chip branches and brush, leaving stumps and trunks until after plan signature.]

A motion was made that the Planning Board grant a 1-year (365 days) time extension of conditional Final Subdivision approval from October 12, 2021 forward to October 12, 2022, and a 180-day time extension of conditional Site Plan approval from April 15, 2022 forward to October 12, 2022.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0
(Member Fanelli Recused)

6. CHUCK E. CHEESE – 1895 SOUTH ROAD

Architectural Review for facade improvements for an existing Chuck E. Cheese restaurant. 1895 South Road; Zoned SHC (South Hills Center) District; ± 72.62 acres; Grid # 6158-01-297959; Type II Action; *Nathan Payeur, Parkway Construction (Applicant Contractor) and South Hills Improvements, LLC (Owner)*.

A motion was made that the Planning Board grant architectural approval as presented, and direct the applicant to respond to comments 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 March 11, 2022.
2. Town Sewer Department comments dated March 4, 2022.
3. Town Building Department comments dated March 4, 2022.
4. Town Zoning Department comments dated March 3, 2022.
5. Town Water Department comments dated March 1, 2022.

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

D) PLAN REVIEWS

1. ROGERS LOT LINE REVISION

Time Extension for a conditionally approved lot line revision. Lot 1 to be amended from ±1.452 acres to ±1.184 acres and Lot 2 to be amended from ±0.444 acres to ±0.712 acres. 18 and 20 Main Street New Hamburg. R-NH (Residence, New Hamburg) Zoning District; ±1.896 acres, total; Grid #'s 6057-07-559817 (18 Main Street) and 6057-07-570814 (20 Main Street); Type II Action; *Christopher Rogers and Carolina Rogers (18 Main Street) and Francis Rogers and Nancy Rogers (20 Main Street), Owners.*

A motion was made that Planning Board grant one (1) 60-day time extension per Town Code §135-5(H), moving the deadline for filing with the Dutchess County Clerk from March 21, 2022 forward to May 20, 2022.

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

MOTION TO TERMINATE THE MEETING AT 7:54 PM.

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