



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

REGULAR MEETING

June 15, 2023

5:00PM

DECISION AGENDA

This meeting was 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. Members of the board were present in person.

Attendance for this meeting:

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

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. 76 IRELAND DRIVE EXTENSION – DISH WIRELESS

SEQRA Review and Site Plan Hearing for a proposed site plan application to add three (3) antennas and related equipment to an existing lattice tower, and a five (5) foot by seven (7) foot lease area with (1) cabinet, within a tower compound serving two tower facilities and multiple carriers. 76 Ireland Drive Extension; I-H (Heavy Industrial) Zoning District; +/- 0.34 acre lease area on parent parcel of 5.38 acres; Grid #6261-02-536543 (parent parcel); Unlisted Action; *Derek Picinic, Agent OBO Crown Castle-DISH Network LLC, Applicant, and HGP Realty Corp, Owner.*

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made that the Planning Board determine that the proposed 76 Ireland Drive Extension – Dish Wireless project would not have a significant adverse impact 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 June 15, 2023.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan approval for the 76 Ireland Drive Extension – Dish Wireless project, 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 June 5, 2023.
2. Town telecommunications consultant Cityscape Consulting’s comments dated June 5, 2023.
3. Town consulting engineer CPL comments dated June 8, 2023.
4. Town Zoning Administrator’s review.
5. Arlington Fire District’s review of a subsequent submittal.
6. Dutchess County Department of Public Works review.
7. Standard conditions of approval:
 - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plat 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. 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.
8. Comments of the Planning Board and public hearing.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

2. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY

SEQR Review, Site Plan and Special Use Permit Hearing, and Lot Line Revision or Merger Review

proposed to legalize the existing use of an animal rescue/sanctuary and additional veterinary and kennel services, subject to Town Board approval of zoning text amendments. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Type 1 Action. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to adjourn the public hearing to August 17, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made that the Planning Board determine the application is incomplete for SEQRA review and to 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 June 9, 2023.
2. Town Engineer comments dated June 9, 2023.
3. Town Zoning Administrator's review.
4. Town Water Department comments dated June 6, 2023.
5. Town Building Department's review.
6. Town Highway Department's comments dated May 25, 2023.
7. Arlington Fire District comments dated June 2, 2023.
8. Dutchess County Department of Behavioral and Community Health's comments dated February 15, 2023 and subsequent review.
9. Dutchess County Agriculture and Farmland Protection Board's review.
10. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

3. BP4 - WESTERLY HOUSE

SEQRA Review, Site Plan and Special Use Permit Hearing, and Architectural Review for a proposed four-story multi-family structure for 20 residential units and parking on a site with an existing structure (#45 Springside Ave.). The proposal includes a driveway easement through a commonly owned single-family residential lot (43 Springside Ave.); and a stormwater easement through an adjacent Arlington Heights Homeowners Association lot. 45 & 43 Springside Avenue; Zoned Arlington Town Center (ATC) and Residence Single Family 20,000 SF (R-20); ±1.548 acres & 0.40 acre; Grid #6161-08-791929 and -797913; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four LLC, Owner.*

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made that the Planning Board determine that the proposed BP4 - Westerly House project would not have a significant adverse impact 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 June 15, 2023.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan and special use permit approval for the BP4 - Westerly House project, 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 comments dated June 9, 2023.
2. Town Engineering consultant CPL comments dated June 8, 2023.
3. Town traffic consultant JMC's comments dated June 5, 2023.
4. Town Zoning Administrator's review.
5. Town Water Department's comments dated June 5, 2023.
6. Town Sewer, Building and Highway Department's review of a subsequent submittal.
7. Arlington Fire District's review of a subsequent submittal.
8. Dutchess County Dept. of Planning's comments dated June 2, 2023 (referencing 4/10/2023).
9. Dutchess County Department of Behavioral and Community Health's review, and approval of final plans.
10. NYS Department of Transportation conceptual approval prior to Chairman's signature.
11. Standard conditions of approval:
 - e. Approval of the Department of Planning and consulting Town Engineer of the proposed final plat for the project.
 - f. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
 - g. 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.
 - h. This Site Plan and Special Use Permit 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 and special use permit 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 and Special Use Permit Approval prior to its expiration.
12. Comments of the Planning Board meeting, including but not limited to the following:

- a. Agreement for implementing the Springside Avenue sidewalk are to clearly spell out deferral, not to allow it to be foregone.
- b. Fencing atop retaining wall was detailed in presentation, to be included in revised plans.
- c. Planning Board agreed to landbanking the additional 4 parking spaces.
- d. If tree removals not shown are needed within enlarged limit of work area (depending upon unknown extent of subsurface rock), they will be replaced in consultation with staff.
- e. On-site recreation (e.g., a type of ball court) or open space with connectivity is to be provided in consultation with staff depending upon subsurface rock and grading conditions to be determined in the field, and addressed by notation upon the plan.
- f. Work with staff to ensure sufficient lighting for safety near and at the intersection of the proposed driveway and sidewalk with Springside Avenue.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made to accept architecture as presented.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

4. 68 VAN WAGNER ROAD

SEQR Review, Site Plan and Special Use Permit Hearing for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkleman Architecture PLLC, Applicant, and Santiago Sanchez, Owner.*

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to adjourn the public hearing to July 20, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

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

1. Planning Department comments dated June 9, 2023.
2. Engineering Department's comments dated June 6, 2023.
3. Zoning Administrator's review.
4. Water Department's comments dated June 5, 2023.
5. Sewer Department's comments dated May 30, 2023.
6. Building Department's comments dated May 25, 2023.
7. Arlington Fire District's comments dated June 2, 2023.

8. Dutchess County Department of Public Works' (Highway) review.
9. Comments of the Planning Board meeting (numerous; refer to meeting record on video).

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

5. ERIE MATERIALS, INC. – 657 SHEAFE ROAD

Site Plan Hearing and Architectural Review for a proposed change of use to a building material sales and storage facility, inclusive of outdoor storage yard and accessory storage structure, revised parking and building additions. 657 Sheafe Road; Zoned B-H (Highway Business) District; 3.63 acres; Grid #6159-01-278549; Unlisted Action; *Tinkelman Architecture, PLLC, Applicant, and Erie Materials, Inc., Property Buyer (in contract)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan approval for the Erie Materials, Inc. – 657 Sheafe Road 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 comments dated June 6, 2023.
2. Town Engineering consultant CPL comments dated June 8, 2023.
3. Town Zoning Administrator's review.
4. Town Wetland consultant Aspen Environmental's comments dated June 5, 2023.
5. Town Water Department's comments dated June 5, 2023.
6. Town Sewer Department's comments dated May 25, 2023.
7. Town Building Department's review of final plans.
8. Arlington Fire District's review of final plans.
9. Dutchess County Department of Behavioral and Community Health's review, and approval upon plans prior to Chairman's signature.
10. Standard conditions of approval:
 - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plat 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. 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 meeting, including but not limited to the following:
 - a. Applicant indicated that the second “future building” is not proposed, and would be for a future amendment.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made to accept architecture as presented.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 6-0 (Member Paganelli stepped out of the room.)

6. ALLSPACE SELF-STORAGE FACILITY EXPANSION

Site Plan, Special Use Permit and Aquatic Resource Permit Hearing, and Architectural Review for a proposed expansion of an existing self-storage facility by eight new self-storage structures, by redesign of internal site access and development of an adjacent, vacant parcel. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned R-M (Residence Multifamily) District; 15.741 acres; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Type I Action; *Page Park Associates LLC, Applicant and Owners.*

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan and special use permit approval for the Allspace Self Storage Facility Expansion project, 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 comments dated June 7, 2023.
2. Town consulting Engineer (CPL) comments dated June 8, 2023.
3. Town wetland consultant Aspen Environmental’s comments dated June 8, 2023.
4. Town Zoning Administrator comments dated June 7, 2023.
5. Town Water Department comments dated June 5, 2023.
6. Town Sewer and Building Department’s approval of final plans.
7. Arlington Fire District’s review and approval of final plans.
8. Standard conditions of approval:
 - i. Approval of the Department of Planning and consulting Town Engineer of the proposed final plat for the project.

- j. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
 - k. 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.
 - l. This Site Plan and Special Use Permit 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 and special use permit 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 and Special Use Permit Approval prior to its expiration.
9. Comments of the Planning Board meeting, including but not limited to the following:
- a. Change the white fir and white pine planting heights of 4-5 feet to 6-8 feet for those between proposed buildings and Pehl Road (*i.e.*, not necessary for those by North Grand Avenue entrance).
 - b. Monitoring of wetland plantings for survival will be addressed in the aquatic mitigation plans.
10. Obtain aquatic resource permit approval prior to Chairman's signature of the site plan.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board grant a conditional aquatic resource permit for the Allspace Self Storage Facility Expansion project, subject to the following:

1. Wetland disturbance/mitigation plans and a narrative shall be finalized in accordance with Aspen Environmental comments dated June 8, 2023, subject to Aspen approval, and shall be filed with the Town Planning Department prior to site plan signature by the Chairman.
2. U.S. Army Corp of Engineers authorization(s) required for and consistent with the project shall be filed with the Town Planning Department.
3. Wetland disturbance/mitigation plans and narrative are to include time frames for wetland mitigation implementation, monitoring and close-out, subject to Aspen and Town staff approval.
4. Applicant shall pay the cost of all consultant fees incurred by the Town for review and monitoring of the aquatic resource permit.
5. If completion and close-out of the aquatic resource permit is to extend beyond issuance of a final Certificate of Occupancy (CO) for the Allspace Self Storage Facility Expansion project, then a financial security to guarantee completion of the aquatic resource permit shall be filed with the Town prior to issuance of such CO, in an amount subject to Aspen review and approval, and in a form and accompanied by an Agreement subject to review and approval of the Planning Board Attorney and acceptance by the Town Board.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made to accept architecture as presented.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

7. 174 INNIS AVENUE

SEQRA Review, Site Plan Review, and Architectural Review for proposed additions to the existing building structure at this address. Additions are proposed for both the north and south sides of the existing structure. 174

Innis Avenue. B-N (Neighborhood Business) Zoning District; ±0.867 acres; Grid # 6162-15-723262; Unlisted Action; *Ihsan Nesheiwat c/o Gary Beck Jr., Z3 Consultants (Applicant and Owner).*

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

A motion was made to adjourn the public hearing to July 20, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

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 June 9, 2023.
2. Town Environmental Consultant (Aspen) comments dated June 6, 2023.
3. Town Engineering Department comments dated June 6, 2023.
4. DC Department of Public Works comments dated June 6, 2023 (email – no comments).
5. Town Water Department comments dated June 5, 2023.
6. Arlington Fire Department comments dated June 2, 2023.
7. Town Zoning Department comments dated May 23, 2023.
8. Town Sewer Department comments dated May 23, 2023.
9. Town Building Department comments dated May 22, 2023.
10. DC Department of Behavioral and Community Health comments dated December 6, 2022.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

8. 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).* **TO BE ADJOURNED**

A motion was made to adjourn the public hearing to July 20, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

9. STRATFORD FARMS TOWNHOUSES

Amended Final Subdivision and Amended Site Plan Hearing and Amended Architectural review, for a clustered subdivision of 26 townhouse lots, a common area lot and site improvements on a parent lot of ± 6.832 acres which received conditional approvals in 2013. Proposed amendments are inclusive of a proposed Town road rather than a previously approved private road, among other modifications. Stratford Drive; Zoned R-4A

(Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *Dan Gueron, ABD Stratford LLC, Applicant and Owner. TO BE ADJOURNED*

A motion was made to adjourn the public hearing to July 20, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

C) PLAN REVIEWS

1. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD

SEQRA Review, Advisory Report to the Town Board for a Zoning District Text Amendment, Special Use Permit Review, Site Plan Review, and Architectural Review to repurpose a building, turning the existing structure into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Unlisted Action; *South Hills Owner LLC c/o DLC Management (Applicant and 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 June 15, 2023, a copy of the EAF, and a copy of the application to the identified interested and involved agencies.

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 June 15, 2023, a copy of the EAF, and a copy of the application to the identified interested and involved agencies.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

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 June 9, 2023.
2. Town Zoning Department comments dated June 7, 2023.

3. Town Engineering Department comments dated June 6, 2023.
4. New Hamburg Fire Department comments dated June 6, 2023.
5. Town Water Department comments dated June 5, 2023.
6. Town Sewer Department comments dated May 30, 2023.
7. Town Building Department comments dated May 25, 2023.
8. DC Department of Planning and Development review.
9. Planning Board comments:
 - a. Applicant to look at the pavement on site and consider milling, filling, and restriping.
 - b. Applicant to look at the existing landscaping and provide a landscaping plan for review.
 - c. Applicant to consider not painting the existing building white, but staining or using an alternate means to update the façade.
 - d. Applicant to review the existing lighting plan for this portion of the site. Consider proximity to residential properties and site safety.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

2. 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) and Brian Page (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 June 15, 2023, a copy of the EAF, and a copy of the application to the identified interested and involved agencies.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

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 June 9, 2023.
2. Town Zoning Department comments dated June 8, 2023.
3. Town Floodplain Permit Administrator comments dated June 6, 2023.
4. Town Engineering Department comments dated June 6, 2023.
5. DC Department of Public Works comments dated June 6, 2023 (email – no comments).
6. Town Environmental Consultant comments dated June 5, 2023.
7. Town Water Department comments dated June 5, 2023.
8. Town Building Department comments dated June 2, 2023.
9. Arlington Fire Department comments dated June 2, 2023.
10. DC Department of Planning and Development comments dated May 31, 2023.
11. Town Sewer Department comments dated May 24, 2023.
12. NYS Department of Transportation review.
13. NYS Department of Environmental Conservation review.
14. Planning Board comments:
 - a. Applicant to provide utility access and property access agreements/easements demonstrating use and access through and on property.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

3. REED ROAD – LOT LINE REVISION

SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review for the complete adjustment of lot lines between two (2) adjoining parcels. 11 Reed Road and 15 Reed Road. Residence, Single-Family 4 Acre (R-4A) Zoning District. ±1.152 acres and ±1.092 acres, respectively. Type II Action; *Reed Innovation Center, (Applicant and Owner)*.

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 June 9, 2023.
2. DC Department of Behavioral and Community Health comments dated June 6, 2023.
3. Town Engineering Department comments dated June 6, 2023.
4. New Hamburg Fire Department comments dated June 6, 2023.
5. Town Zoning Department comments dated June 6, 2023.
6. Town Water Department comments dated June 5, 2023.
7. Town Highway Department comments dated May 24, 2023.
8. Town Sewer Department comments dated May 23, 2023.
9. Town Building Department comments dated May 22, 2023.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

4. FRIENDLY HONDA SHOWROOM – ARCHITECTURAL REVIEW

Architectural Review for proposed architectural changes to the existing building and showroom. 1143 Dutchess Turnpike. B-H (Highway Business) Zoning District; ±2.40 acres; Grid # 6362-01-128675; Type II Action; *Dutchess Facilities Management, LLC c/o Eric Kahn, Friendly Honda (Applicant and Owner)*.

A motion was made that the Planning Board defer action on Friendly Honda's Showroom architectural review 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 June 9, 2023.
2. Town Engineering Department comments dated June 6, 2023.
3. Arlington Fire Department comments dated June 2, 2023.
4. Town Building Department comments dated June 2, 2023.
5. Town Zoning Department comments dated May 24, 2023.
6. DC Department of Planning and Development comments dated June 8, 2023.
7. Planning Board comments:
 - a. Applicant to provide landscaping plan. One (1) tree relocation was discussed, but the Planning Board wishes to see additional, different landscaping in order to better activate the front façade area on site.
 - b. Applicant to show sidewalk access on site plan per architectural aesthetic discussion.
 - c. Applicant to provide details for carport changes. Based on the discussion with the Planning Board, there are still two (2) paths forward for these architectural changes. Staff and the Board need the details for their review regarding the Applicant's actual path forward.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

D) OTHER BUSINESS

1. TOWN CODE AMENDMENT – ANIMAL SERVICES

Respond to a referral from the Town Board for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, to include provisions related to animal services.

A motion was made that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed Town Code amendment related to animal services.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

The Planning Board also wished to convey the following suggestion:

The Town Board should consider adding a provision under the proposed §210-52A related to the proper collection and disposal of animal waste.

2. EASTDALE VILLAGE - LOT LINE REVISION OF LOT 12W/LANDS OF AGRO (with the 19TH SITE PLAN AMENDMENT)

Time Extension for a conditionally approved lot line revision of Lot 12W and Lands of Agro associated with the conditionally approved 19th Amended Site Plan for the Eastdale Village project, consisting of a revised stormwater management facility from an underground facility to an aboveground stormwater pond, addition of 1.38 acres adjoining land to the project for that purpose, and other modifications. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and 900, 902, 904, 925, 926, 928, 930, 932 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); ± 63.461 acres; Grid #s 6262-04-715370; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; -747326; -726341; -722287; -748296; -754305; -758296; -760290; -767285; -775281; -828251; and -693311; Unlisted Action; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through May 18, 2023; *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, Eastdale Avenue North Cottages, LLC, and Charles and Christine Agro, Owners.*

A motion was made that the Planning Board grant a ninety (90) day time extension of conditional Lot Line Revision approval from July 11, 2023 forward to October 9, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

3. EASTDALE VILLAGE - SUBDIVISION OF LOT 2E (with the 20TH SITE PLAN AMENDMENT)

Time Extension for a conditionally approved subdivision of Lot 2E into two lots, one for the Ortega House and one for Townhouse Buildings 12-15, associated with the 20th Amended Site Plan to support the proposed

subdivision, with no physical changes proposed. All addresses at Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive, and at 900, 902, 904, 926, 928, 930, 932, and 949 Dutchess Turnpike, 15 Victory Lane; and 325 Founders Way; Zoned MHC (MacDonnell Heights Center); +/- 66.25 acres; Grid #s 6262-04-715370; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; 747326; -726341; -722287; -748296; -754305; -758296; -760290; -767285; -775281; and -828251; Unlisted Action; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through May 18, 2023; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, Eastdale Residential IV, LLC, 27 Eastdale, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, 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, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, Owners.*

A motion was made that the Planning Board grant a ninety (90) day time extension of conditional Subdivision approval from July 16, 2023 forward to October 14, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

4. STORE SPACE – VIOLET AVENUE

Time Extension for an approved development of a three (3)-story climate-controlled self-storage building with a footprint of ± 41,257 square feet with related parking, utilities, landscaping, and stormwater management. 5-16 Budget Drive; I-H (Heavy Industrial) Zoning District; ±4.24 acres; Grid # 6162-10-463586; Storage Cap Poughkeepsie LP (*Applicant and Owner*).

A motion was made that the Planning Board grant two (2) 90-day time extensions for the Store Space application, moving the current approval expiration date from June 16, 2023 to December 13, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 7-0

MOTION TO TERMINATE THE MEETING AT 9:00 PM.

Moved: Nicole Gemmati
Seconded: Carl Whitehead
Carried: 7-0