



Town of Poughkeepsie Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

DECISION AGENDA

June 16, 2022

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.

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

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

- HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing, and Amended Architectural Review** 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 Gemmati
Carried: 7-0

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

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

A motion was made 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 June 10, 2022.
2. Town Engineer consultant (CPL) comments dated June 10, 2022.
3. Town traffic consultant (AKRF) comments dated June 1, 2022.
4. Town Zoning Administrator review (pending).
5. Town Water Department's review and approval of final plans.
6. Town Sewer Department comments dated June 6, 2022.
7. Town Building Department comments dated May 25, 2022.
8. Fairview Fire District's review and approval of final plans.
9. Dutchess County Department of Behavioral and Community Health review including a determination of their review jurisdiction.
10. Dutchess County Department of Planning comments dated June 10, 2022 (Site Plan).
11. Dutchess County Department of Public Works (M. Dutcavich) comments dated May 25, 2022.
12. New York State Department of Transportation (NYSDOT) review.
13. Comments of the Planning Board meeting: Going forward, applicant is to maintain [construct] historical character and architectural features from the [approved] plans.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board approve the proposed architectural review amendment for Building E.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

2. 244 BOARDMAN ROAD – DISH NETWORK 5G

Site Plan Review and Architectural Review to add three (3) antennas, six (6) remote radio heads (RRHs), one (1) overvoltage protection device (OVP), one (1) hybrid cable connection to an existing tower. A five (5) foot by seven (7) foot lease area for a proposed equipment platform within an existing equipment compound area is also proposed. 244 Boardman Road; Institutional (IN) Zoning District; ±34.17 acres; Grid # 6260-03-146453; Unlisted Action; Derek Picinic, Agent, on behalf of Crown Castle – Dish Network, LLC (*Applicant*) and Poughkeepsie Day School (*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 21, 2022.

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 10, 2022.
2. Town Engineering Department comments dated June 7, 2022.
3. Town Zoning Department comments dated June 6, 2022.
4. Town Highway Department comments dated June 1, 2022.
5. Town Water Department comments dated June 1, 2022.
6. Town Building Department comments dated May 31, 2022.
7. DC Department of Planning and Development comments dated May 31, 2022.
8. Town Sewer Department comments dated May 27, 2022.
9. Arlington Fire Department comments dated May 26, 2022.
10. Town Technical Engineer (HDR) comments dated June 9, 2022.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

- 3. MOBIL STATION - 3480 NORTH ROAD (MID-HUDSON CENTER)**
SEQRA Review, Amended Site Plan and Special Use Permit Hearing and Architectural Review for renovation of an existing 3,110 SF gasoline service station and convenience store, with the addition of a Dunkin Donuts and drive-through access and accompanying site improvements. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acres; Grid # 6062-02-992924; Type II Action; *CPD NY Energy Corp. (Applicant), TFS Midhudson 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 adjourn the public hearing to July 21, 2022.

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

A motion was that the Planning Board defer further action on this application 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 June 10, 2022.
2. Town consulting civil engineer (AKRF) comments dated June 6, 2022.
3. Town consulting traffic engineer (AKRF) comments dated June 8, 2022.
4. Town Zoning Administrator comments (pending, as of June 9, 2022).
5. Town Water Department's comments dated June 1, 2022.
6. Town Sewer Department's review and approval of final plans.
7. Town Building Department's review and approval of final plans.
8. Fairview Fire District's review and approval of final plans.
9. Dutchess County Department of Planning's comments dated June 10, 2022.
10. NYS Department of Transportation's review.
11. Comments of the Planning Board meeting, including but not limited to the following:
 - a. Planning Board is considering drive-through in front of building only if screened; 4-foot boxwoods may not be enough; screening should not be deciduous.
 - b. Address drive-through exit circulation through gas pump area.
 - c. Show proposed view from Route 9.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

- 4. ALLSPACE SELF-STORAGE FACILITY EXPANSION**
SEQRA Review, Site Plan and Special Use Permit Hearing, and Rezoning Recommendation to the Town Board 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, subject to

Town Board zoning amendment. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned I-L (Light Industry) District and R-M (Residence Multifamily) District, respectively; 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 adjourn the public hearing to July 21, 2022.

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

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 June 14, 2022.
2. Town consulting Engineer (CPL) comments dated June 10, 2022.
3. Town wetland consultant Aspen Environmental's comments dated June 6, 2022.
4. U.S. Fish & Wildlife Service's comments dated May 6, 2022.
5. Town Zoning Administrator comments dated June 7, 2022.
6. Town Water Department comments dated June 1, 2022.
7. Town Sewer Department's review and approval of final plans.
8. Building Department comments dated May 25, 2022.
9. Arlington Fire District comments dated May 31, 2022.
10. Dutchess County Department of Planning comments dated June 10, 2022.
11. Dutchess County Department of Public Works' review.
12. New York State Department of Transportation's review.
13. Comments of the Planning Board meeting, including but not limited to the following:
 - a. Reconsider Building X and U, or reconfigure building areas.
 - b. Address winter screening for North Grand residents, including potential building layout/design and screening plans.
 - c. Applicant agreed to meet with Aspen to address comments.
 - d. Reduce lighting color temperature and screen it from neighbors.
 - e. Minimize the removal of existing trees.
14. Provide a profile cross-section for North Grand Avenue residences.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

5. VASSAR COLLEGE FACULTY APARTMENTS

SEQR Review and Amended Site Plan Hearing seeking amended site plan approval for Vassar College Faculty Housing Apartments, approved for a 40-unit apartment building (four stories) as faculty housing and related parking and site improvements; the amended plan proposes relocation of an existing residential structure to another location on the parcel. 71-89 Raymond Avenue (Watson Drive); Zoned IN (Institutional) Zoning District; 38.98 acres; Grid #6161-04-850460; Type I Action, Negative Declaration adopted 2/17/22; *T.C. Development Corp., Agent of Applicant; Vassar College, 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 close the public hearing.

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

A motion was made that the Planning Board determine that the amended application meets the criteria for a SEQRA Type I action pursuant to SEQRA Part 617.4(b)(9), that it was circulated to involved agencies for review and comment, that no additional discretionary approvals have been identified, and that the Planning Board will continue in its role as lead agency for review of this action.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board finds that the proposed amendment does not alter the Planning Board's 02/17/2022 determination that a suitable case does NOT exist to require the reservation of parkland for recreation purposes.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board as lead agency adopt the SEQRA Amended Negative Declaration for the Vassar College Faculty Housing Amended Site Plan (House Relocation), as set forth in the document prepared by counsel and staff.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board grant conditional amended site plan approval for the Vassar College Faculty Housing Amended Site Plan (House Relocation), 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. Submit a complete copy of a modified LOR for the proposed amended historic house relocation, fully executed by NYS DEC, NYS OPRHP and Vassar College.
2. Town Planning Department's comments dated June 8, 2022.
3. Town Engineer's comments dated June 10, 2022.
4. Traffic consultant JMC's comments dated June 3, 2022.
5. Zoning Administrator's review and approval of final plans.
6. Water, Sewer and Building Department review and approval of final plans.
7. Town Historic Preservation Commission's review.
8. Arlington Fire District comments dated May 25, 2022.
9. Dutchess County Dept. of Behavioral and Community Health email comments dated June 15, 2022, and obtain approval, if required, prior to Chairman's signature.
10. NYS Department of Transportation's review.
11. NYS Department of Environmental Conservation's review.
12. 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, and 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.
13. Comments of the Planning Board during the meeting, including but not limited to the following:
 - a. For any bat study required before tree cutting, coordinate with Aspen Environmental.
 - b. Address timing of house relocation with respect to foundation design and preparation.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made to defer architectural review of the relocated house, to be obtained prior to any Certificate of Occupancy for the Faculty Housing project.

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

- 6. EASTDALE VILLAGE 19TH 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 proposed 19th Amended Site Plan and Lot Line Revision consist 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 a related parking redesign that will add seven parking spaces. 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 February 17, 2022; *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 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 find that the Eastdale Village 19th Amended Site Plan and Lot Line Revision application 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 May 25, 2022 and as revised through June 16, 2022 inclusive of a PHASE I ARCHEOLOGICAL INVESTIGATION for the Eastdale Village Expansion, dated 6/16/22 by Hartgen Associates.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board grant conditional Lot Line Revision Approval (valid for 60 days) for 'A Lot Line Alteration Between The Lands of 45 Eastdale Avenue, LLC, Being Lot 12W,

F.M. 8062B And The Lands Of Charles Michael Agro and Christine Agro,' and also grant a 60 day time extension of said Approval from August 15, 2022 forward to October 14, 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 in Section (E.) [conditions of Amended Site Plan approval] below.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 19th Amended Site Plan inclusive of modifications proposed at this meeting, specifically amending the conditional approval of the 17th Amended Site Plan as conditionally approved on 02/17/2022 but only for stormwater, parking and related revisions located along the Eastdale Village-West Side southern boundary near the adjoining Agro and McCaffrey parcels (all other portions of the conditional approval of the 17th Amended Site Plan remaining in full force and effect), and expressly conditioned on prior or concurrent Dutchess County Clerk filing of the Lot Line Revision plat for 45 Eastdale Avenue LLC and Lands of Charles and Christine Agro conditionally approved 06/16/2022, 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 following:

1. Town Planning Department's comments dated June 8, 2022.
2. Town Engineering consultant CPL's comments dated June 10, 2022.
3. Town Zoning Administrator's review (pending).
4. Town Water, Sewer and Building Departments' review and approval of final plans.
5. Arlington Fire District's review and approval of final plans.
6. Dutchess County Department of Health approval of Permission To File for the Lot Line Revision, and of the Amended Site Plan if such approval is required.
7. NYS OPRHP's review and confirmation that the June 16, 2022 Cultural Resource Report is accepted and no further mitigation is required.
8. 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. 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 **October 14, 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.

9. Comments of the public hearing and Planning Board meeting, including but not limited to the following:
 - a. Address the depth of the proposed basin, regarding protection for children.
 - b. Regarding applicant request for additional revisions to add six parking spaces at the west side of the parking area adjoining the stormwater pond, work with Engineering and Planning staff to resolve layout and design issues.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

7. **DIAMOND POINT DEVELOPMENT SELF-STORAGE Special Use Permit Review, Site Plan Review, and Architectural Review** for a proposed four-story, ±22,075 square foot, climate-controlled storage facility with associated parking and other site improvements. 1998 South Road; B-H (Highway Business) Zoning District; ±2.03 acres; Grid # 6159-03-382273; Unlisted Action; *Diamond Point Development, LLC (Applicant) and Raymond Eng (Trustee)*.

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 special use permit approval and conditional site plan approval for Diamond Point Development – 1998 South Road, including all requested design standard waivers, 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 June 10, 2022.
2. Town Engineering Department comments dated June 7, 2022.
3. Town Traffic Engineer (JMC) comments dated June 3, 2022.
4. Town Sewer Department comments dated June 2, 2022.
5. Town Water Department comments dated June 1, 2022.
6. Arlington Fire Department comments dated May 31, 2022.
7. Town Building Department comments dated May 26, 2022.
8. Town Zoning Department review.

9. DC Department of Behavioral and Community Health review.
10. NYS Department of Transportation review.
11. NYS Department of Environmental Conservation review.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Planning Board made a motion to accept architecture as presented.

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

8. STORE SPACE – VIOLET AVENUE

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 ± 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: 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 special use permit approval and conditional site plan approval, including all requested design standard waivers, for Store Space – Violet Avenue, 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 June 10, 2022.
2. Town Engineering Department comments dated June 7, 2022.
3. Town Zoning Department comments dated June 6, 2022.
4. Fairview Fire Department comments dated June 3, 2022.

5. Town Sewer Department comments dated June 2, 2022.
6. Town Water Department comments dated May 31, 2022.
7. Town Building Department comments dated May 31, 2022.
8. DC Department of Behavioral and Community Health review.
9. NYS Department of Transportation review.
10. City of Poughkeepsie Planning Department review.
11. DC Department of Public Works review.
12. NYS Department of Environmental Conservation review.
13. Planning Board comments:
 - a. Update plantings schedule to include conversion factor of no less than six (6) foot planting install.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made for the Planning Board accept architecture as presented.

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

9. MARIST 51 FULTON – REAR LOT PARKING

SEQRA Review and Site Plan Review for a proposed paved parking area for ±71 parking spaces and a bio-retention pond. 51 Fulton Street; Zoned FC (Fairview Center); ± 2.91 acres; Grid # 6162-05-059876; Unlisted Action; *Marist Real Property Services, Inc. (Applicant & 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 hereby determine that Marist College 51 Fulton Street – Rear Lot Parking 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 16, 2022.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan approval for Marist College 51 Fulton Street – Rear Lot Parking, 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 June 10, 2022.
2. DC Department of Planning and Development comments dated June 6, 2022.
3. Town Zoning Department comments dated June 6, 2022.
4. Fairview Fire District comments dated June 3, 2022.
5. Town Highway Department comments dated June 1, 2022.
6. Town Water Department comments dated June 1, 2022.
7. Town Sewer Department comments dated May 31, 2022.
8. Town Building Department comments dated May 26, 2022.
9. Town Engineering Department review.
10. DC Department of Public Works review.
11. *Stormwater modification*

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

- 10. 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: 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 Wiltse Estates Lot 19 Subdivision application 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 16, 2022.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board determine that a suitable park or parks of adequate size cannot be properly located as part of the Wiltse Estates Lot 19 Subdivision application and therefore a fee in lieu of recreation land shall be required in an amount as established by the Town Board.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

A motion was made that the Planning Board grant conditional Preliminary (Major) Subdivision Approval, subject to the following conditions:

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 June 7, 2022.
2. Town Engineer comments dated June 9, 2022.
3. Zoning Administrator's comments dated June 9, 2022, and area variances to be approved prior to Final Subdivision approval.
4. Water Department's comments dated May 31, 2022.
5. Sewer Department's comments dated June 6, 2022.
6. Building Department's review and approval of the Final Subdivision Plat.
7. Arlington Fire District's review and approval of the Final Subdivision Plat.
8. Dutchess County Department of Behavioral and Community Health approval of the Subdivision Plat and Plans prior to Chairman's signature.
9. A preliminary plat is valid for six months from the date the Planning Board decision is filed with the Town Clerk, per §177-11(P).
10. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

11. **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)*.

Motion was made that the Planning Board adjourn the Public Hearing to July 21, 2022.

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

12. 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.*

Motion was made that the Planning Board adjourn the Public Hearing to July 21, 2022.

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

13. 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.*

Motion was made that the Planning Board adjourn the Public Hearing to July 21, 2022.

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. STORAGE DEPOT EXPANSION – PAGE PARK

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (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 a Type 1 Action, and authorize the Planning Department's circulation of a Notice of said intent dated June 16, 2022, a copy of the EAF, and a copy of the application to the identified interested and involved agencies.

Moved: Nicole Gemmati

Seconded: Rocco Romeo

Carried: 7-0

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 June 10, 2022.
2. Town Engineering Department comments dated June 7, 2022.
3. Town Environmental Consultant (Aspen) comments dated June 7, 2022.
4. Town Floodplain Administrator comments dated June 3, 2022.
5. Town Sewer Department comments dated June 2, 2022.
6. Arlington Fire Department comments dated June 1, 2022.
7. Town Water Department comments dated June 1, 2022.
8. Town Building Department comments dated May 26, 2022.
9. Town Zoning Department review.
10. DC Department of Planning and Development review.
11. DC Department of Behavioral and Community Health review.
12. DC Department of Public Works review.
13. NYS Department of Transportation review.
14. NYS Department of Environmental Conservation review.
15. Planning Board comments:
 - a. DC Rail Trail user safety concern expressed by the Board. Please include sight distance information for the next review by Town staff.

Moved: Nicole Gemmati

Seconded: Rocco Romeo

Carried: 7-0

2. COTTON WAY – LOT LINE REVISION

SEQRA Review and Lot Line Revision Review for the transfer of ± 464 square feet or ± 0.011 acres from 11 Cotton Way to 14 Cotton Way. 11 and 14 Cotton Way. Residence, Single-Family 4-acre (R-4A) Zoning District. ±0.758 acres (11 Cotton Way) and ±0.346 acres (14 Cotton Way); Grid #'s 6262-02-844986 and 6262-02-830983, respectively. Type II Action; *Lloyd B. Cotton (11 Cotton Way), Owner, and PJ One Enterprises LLC (14 Cotton Way), Applicant and Owner.*

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 10, 2022 (this document).
2. DC Department of Behavioral and Community Health comments dated June 7, 2022.
3. Town Zoning Department comments dated June 6, 2022.
4. Town Engineering Department comments dated June 2, 2022.
5. Town Water Department comments dated May 31, 2022.
6. Town Sewer Department comments dated May 27, 2022.
7. Arlington Fire Department comments dated May 26, 2022.
8. Town Building Department comments dated May 26, 2022.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

D) PLAN REVIEWS

1. ZONING TEXT AMENDMENT (RE: TATTOO PARLORS) IN THE ARLINGTON TOWN CENTER (ATC) DISTRICT AND THE HIGHWAY BUSINESS (B-H) DISTRICT

Respond to referral from the Town Board for a recommendation on a proposed zoning text amendment to §210-22 (ATC District), §210-35 (B-H District), and §210-74 (Home Occupations) related to Tattoo Parlors.

A Motion was made that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed amendment. It was suggested that the Town Board research whether there are any county, state or federal regulations that govern these establishments and consider the results when making its decision.

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

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

MOTION TO TERMINATE THE MEETING AT 9:02 PM.