



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

July 20, 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.	Absent
Member Steven Levasseur	Absent
Member Ben Paganelli	Present
Member Joan Quinn	Absent
Member Rocco Romeo	Absent

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. CASPERKILL SOUTH ROAD DEVELOPMENT

SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail with non-retail uses and dwelling units above; and two (2) retail and restaurant buildings, one of which proposes a drive-thru. Development to include ±26 dwelling units at ±30,000 sf and ±85,400 sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay

(CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane. ±5.80 acres, ±3.36 acres, and ±345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

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

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

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 July 14, 2023.
2. Town Building Department comments dated June 28, 2023.
3. Town Engineering Department comments dated July 11, 2023.
4. Town Zoning Department comments dated July 11, 2023.
5. Town Traffic Consultant (JMC) comments dated July 10, 2023.
6. DC Department of Planning and Development comments dated July 7, 2023.
7. Arlington Fire Department comments dated July 7, 2023.
8. Town Sewer Department comments dated July 5, 2023.
9. Town Water Department comments dated July 3, 2023.
10. DC Department of Behavioral and Community Health review.
11. NYS Department of Transportation review.
12. NYS Department of Environmental Conservation review.
13. Planning Board comments:
 - a. Applicant to remit phase 1 studies for review by Town staff as part of their next submission.
 - b. Applicant to consider a pedestrian connection from Route 9 to D-7. It does not appear that there is a sidewalk connection at the north side of D-6 and D-7. Staff notes that this might be due to the incoming traffic. That said, the Planning Board would like for the applicant to explore this possible additional connection. Currently anyone entering the site via a pedestrian connection would have to walk along the south side of D-3 to the crossing between D-5 and D-6.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

2. WASH CO CAR WASH – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review for a proposed ±5,400 square foot car wash. 2245 South Road; Zoned BH (Highway Business); ±0.91 acres; Grid # 6159-01-249880; Unlisted Action; *Splash Car Wash, Inc. (Applicant) and MCRJ Realty Corp, Inc. (Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made to adjourn the public hearing to September 21, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

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 July 14, 2023.
2. Town Engineering Department comments dated July 11, 2023.
3. Town Traffic Engineering Consultant (AKRF) comments dated July 10, 2023.
4. Arlington Fire Department comments dated July 6, 2023.
5. Town Water Department comments dated July 3, 2023.
6. Town Zoning Department comments dated June 29, 2023.
7. Town Building Department comments dated June 28, 2023.
8. Town Sewer Department comments dated June 27, 2023.
9. DC Department of Behavioral and Community Health review.
10. NYS Department of Transportation review.
11. NYS Department of Environmental Conservation review.
12. Planning Board comments.
 - a. Applicant is encouraged to meet with Town staff prior to making another submission.
 - b. Applicant to remit a traffic impact study for review.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

3. MID-HUDSON REGIONAL HOSPITAL – ENTRANCE WORK

SEQRA Review and Amended Site Plan Review for the restoration and improvements to the existing North Road hospital entrance pavement, walks and curbs along the driveway extending from the entry at North Road into the parcel. Additional site work to include restoration of the existing helipad pavement and associated stabilization and site maintenance at this area of the parcel. Institutional (IN) Zoning District; 241 North Road; ±24.59; Grid: #'s 6162-09-072632; Type II Action; *Westchester County Health Care Corporation (Applicant and Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(2) and no further environmental review is required.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board grant conditional amended site plan approval for MidHudson Regional Hospital Entrance Work, 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 July 14, 2023.
2. Town Engineering Department comments dated July 11, 2023.
3. Town Police Department comments dated July 10, 2023.
4. DC Department of Public Works comments dated July 6, 2023.
5. Fairview Fire Department comments dated July 5, 2023.
6. Town Water Department comments dated July 3, 2023.
7. NYS Department of Transportation review.
8. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

- 4. 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; Type I Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner)*.

A motion was made to open the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made to adjourn the public hearing to September 21, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made that the Planning Board determine that the proposed application for Extra Space Self Storage at 1875-1895 South Road would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for a Type I Action dated July 20, 2023.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board convey a neutral recommendation to the Town Board regarding the provisions of the proposed local law that would add *self-storage as an adaptive re-use* as a special permit use to the South Hills Center (SHC) Zoning District.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

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 July 20, 2023.
2. DC Planning and Development Department comments dated July 6, 2023.
3. Town Water Department comments dated July 3, 2023.
4. Town Building Department comments dated June 28, 2023.
5. Town Engineering Department comments dated June 27, 2023.
6. Fairview Fire District comments dated June 26, 2023.
7. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

5. 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: 4-0

A motion was made to close the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made that the Planning Board hereby determines that the 174 Innis Avenue 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 July 20, 2023.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board grant conditional site plan approval for 174 Innis 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 July 14, 2023.
2. Town Engineering Department comments dated July 11, 2023.
3. Town Environmental Consultant (Aspen) comments dated July 10, 2023.
4. Arlington Fire Department comments dated July 6, 2023.
5. Town Water Department comments dated July 3, 2023.
6. Town Sewer Department comments dated June 28, 2023.
7. Town Building Department comments dated June 28, 2023.
8. Town Zoning Department comments dated June 27, 2023.
9. DC Department of Public Works comments dated June 26, 2023.
10. DC Department of Behavioral and Community Health review.
11. Planning Board comments.
 - a. Applicant will be required to submit an application for architectural review. Architectural review must be sought prior to signing of any plans.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

6. 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 adjourn the public hearing to August 17, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

7. 8 TUCKER DRIVE

SEQR 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 August 17, 2023.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

8. 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. SEQR 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 August 17, 2023.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 4-0

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

C) PLAN REVIEWS

1. HABITAT FOR HUMANITY SUBDIVISION-SUNSET AVE.

Pre-application discussion, SEQR Declaration of Lead Agency Intent, and Preliminary (Major) Subdivision Review for a proposed cluster subdivision of one or two undeveloped parcels into a five single-family parcels, an open space lot, a road, associated improvements, and connection to Town water and sewer services. Sunset Avenue and Sunset Avenue-rear; Zoned R-20 (Residence Single Family 20,000 SF); 4.54 +/- acres and 0.15 +/- acre; Grid # 6162-05-085925 & -092918; Unlisted Action (tentative); *Habitat for Humanity of Dutchess County, 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, a copy of the EAF, and a copy of the application to all involved agencies and identified interested agencies.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board defer further action on this application pending establishment of a Lead Agency, and 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 July 13, 2023.
2. Town Engineer comments dated July 13, 2023.
3. Aspen Environmental's comments dated July 10, 2023.
4. Zoning Administrator's comments dated July 11, 2013.
5. Water Department's comments dated July 10, 2023.
6. Sewer Department's comments dated June 30, 2023.
7. Building Department's comments dated June 30, 2023.
8. Highway Department to review future roadway design.
9. New Hamburg Fire District review of future road/access revisions.
10. Dutchess County Department of Behavioral and Community Health's review.
11. NYS Department of Environmental Conservation's review.

12. NYS State Historic Preservation Office review of potential archaeological sensitivity.
13. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

2. LANDS OF ALBANO SUBDIVISION-PEACH ROAD

Pre-application discussion, SEQR Declaration of Lead Agency Intent, and Preliminary (Major) Subdivision Review for a proposed subdivision of one existing residential lot into three residential lots, including construction of wells, wastewater treatment systems, driveways and utilities for each new lot. 40 Peach Road; Zoned R-4A (Residence Single Family 4-Acre); 43.98 +/- acres; Grid # 6263-04-690180; Unlisted Action; *Keith A. Albano, 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, a copy of the EAF, and a copy of the application to all involved agencies and identified interested agencies.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board defer further action on this application pending establishment of a Lead Agency, and 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:

2. Town Planning Department comments dated July 13, 2023.
3. Town consulting Engineer CPL's comments dated July 13, 2023.
4. Town wetland consultant Aspen Environmental's comments dated July 10, 2023.
5. Zoning Administrator's comments dated July 10, 2023.
6. Water Department's comments dated July 5, 2023.
7. Building Department's comments dated June 29, 2023.
8. Highway Department's comments dated June 30, 2023.
9. Arlington Fire District's comments dated July 5, 2023.
10. Dutchess County Department of Behavioral and Community Health's review.
11. NYS Department of Environmental Conservation's review.
12. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

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 determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(16) and no further environmental review is required.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board determine that the Reed Road Lot Line Revision for 11 and 15 Reed Road is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board grant conditional lot line revision approval and also grant a one-time 60-day time extension, as permitted by Town Code, of said approval from Monday, September 18, 2023 forward to Friday, November 17, 2023, subject to the following:

1. Town Planning Department comments dated July 14, 2023.
2. Town Engineering Department comments dated July 5, 2023.
3. Town Zoning Department comments dated June 27, 2023.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

4. VASSAR COLLEGE INN & INSTITUTE – SIGNAGE

Amended Site Plan Review to add signage for the grounds and building identification to the approved Vassar College Inn & Institute for the Liberal Arts Site Plan. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; SEQRA Negative Declaration adopted 4/15/21, Site Plan approved 8/19/21; *Vassar College, Applicant and Owner*.

A motion was made to waive the public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

A motion was made that the Planning Board grant conditional amended site plan approval for the Vassar Inn & Institute Signage Site Plan application dated 06/20/2023 with attached materials (including Sheet SP-3, “Site Signage,” and “Exterior Site Monoliths and Building Identification” details (13 pages), all as

prepared by Frederick Fisher and Partners), as additions to the approved Site Plan for Vassar College Institute for the Liberal Arts revised 07/08/2022 (signed 7/26/2022 by the Planning Board Chairman), 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 consulting Engineer CPL's comments dated July 13, 2023.
2. Zoning Administrator's comments dated July 10, 2023, and obtain required variances from the ZBA.
3. Provide Owner/Applicant and Planning Board Site Plan signature blocks on Sheet SP-3 and on "Exterior Monoliths" details title page, and obtain signatures on each.
4. Comments at the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

5. **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 OR grant conditional architectural review approval] 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 July 17, 2023.
2. Town Zoning Department comments dated July 11, 2023.
3. Arlington Fire Department comments dated July 6, 2023.
4. DC Department of Planning and Development comments dated July 5, 2023.
5. Town Engineering Department comments dated July 3, 2023.
6. Town Water Department comments dated July 3, 2023.
7. Town Building Department comments dated June 28, 2023.
8. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

6. **AP PACKAGING – ROOF HEIGHT MODIFICATION (900 DUTCHESS TURNPIKE)**

Architectural Review of a proposal to increase the height of an approximately 1485 SF roof area of a 381,718 SF roof to accommodate additional manufacturing equipment. 900 Dutchess Turnpike; Zoned I-H (Heavy Industrial) District; Grid #6262-04-830160; ± 58.3 acres; Type II Action; *AP Packaging Corp., Applicant and Owner*.

A motion was made to grant architecture as presented.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

D) OTHER BUSINESS

1. DUTCHESS LAND CONSERVANCY - PLAN BEE FARM BREWERY APPLICATION TO NYS DEPT. OF AGRICULTURE AND MARKETS FARMLAND PROTECTION IMPLEMENTATION GRANTS PROGRAM, ROUND 19

The Dutchess Land Conservancy has requested that the Planning Board authorize the Chairman to submit a letter of support on behalf of the Board for its application to the NYS Department of Agriculture and Markets for a grant to help purchase the development rights on the Plan Bee Farm Brewery property.

A motion was made for the board to authorize the Chairman to sign a letter of support.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

2. TOWN CODE AMENDMENT – CANNABIS RETAIL DISPENSARIES AND TOBACCO STORES

Respond to a referral from the Town Board for a recommendation on a proposed local law amending Chapter 210 (Zoning) to provide regulations for the establishment of cannabis retail dispensaries and tobacco stores in the Town.

A motion was made to convey a positive recommendation to the Town Board regarding adoption of the proposed Town Code amendment.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

3. HUDSON HERITAGE SUBDIVISION - SECTIONS 2 AND 3

Time Extension for Hudson Heritage Major Subdivision Sections 2 and 3, as conditionally approved August 20, 2020. Section 2 would consist of nine (9) lots and Right-of-Way Parcel A (Hudson Heritage Drive). Section 3 would consist of three (3) lots and Right-of-Way Parcel C (Paint Shop Road). 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; SEQRA Findings for a Type 1 Action issued December 6, 2017 by the Town Board; and Planning Board approval of SEQR Findings, Modified Development Master Plan, Preliminary Subdivision and Phase I Site Plan on June 4, 2019; Amended Phase I Site Plan approval on April 16, 2020, Final Major Subdivision approval on April 30, 2020, Amended Final Subdivision Section 1 approval on July 16, 2020, and Amended Conditional Final Subdivision Section 2 & 3 approval on August 20, 2020; *EFG Saber Heritage SC LLC, Owner.*

A motion was made that the Planning Board grant a 180-day extension of time to file the Hudson Heritage Final Subdivision Plat Section 2 and Section 3 with the Dutchess County Clerk, from the filing due date of July 30, 2023, forward to January 26, 2024, subject to all other conditions of the August 20, 2020 adopted Resolution Granting Amended Conditional Final (Major) Subdivision Plat Approval for the Hudson Heritage Project Final Subdivision Plat Section 2 and Section 3.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

4. FRIENDLY HONDA AMENDED COMPREHENSIVE SITE PLAN

Time Extension for a previously approved site plan for comprehensive building and site improvements throughout an existing motor vehicle sales and service facility, as amended 2018 to designate Phases I and II. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 +/- acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. SEQRA Negative Declaration dated June 21, 2012, Site Plan approved July 19, 2012, Amended Site Plan approved June 21, 2018; *JMC Site Development Consultants, LLC on behalf of Dutchess Facilities Management, LLC., Owner.*

A motion was made that the Planning Board amend Sheet PP-2, "Phase II Site Plan" (revised dated 07/03/2018) of the Friendly Honda Comprehensive Site Plan Amended June 18, 2018 (signed by the Chairman 01/31/2019), Phasing Note #3, to be revised as follows, and subject to the conditions below:

"Construction of deferred improvements shown in this Phase II Site Plan shall commence (issuance of Building Permits) no later than April 1, 2027, and shall be completed (submittal and Town acceptance of as-built plans with certifications for Phase II improvements, and issuance of Final Certificates of Occupancy) no later than May 1 of the following calendar year. Failure to meet the commencement date shall render the Phase II Site Plan approval null and void, and failure after commencement to complete said plans as required herein shall be deemed a violation of the Planning Board's Amended Site Plan approval."

Conditions of site plan amendment approval:

1. Provide the Planning Department with the architectural materials for proposed building additions approved July 19, 2012 by the Planning Board (not found), or obtain updated architectural approval.
2. Changes to existing and proposed conditions shown on the 2012 Comprehensive Site Plan and 2018 Amended Comprehensive Site Plan shall be identified by the owner/applicant and approved by the Town, subject to the discretion of staff and consultants, prior to commencement of construction (issuance of Building Permits). Town staff may refer any changes deemed substantial to the Planning Board for further review and approval.
3. A pre-construction meeting is required prior to the commencement of work under a new Building Permit.
4. Landscaping along Dutchess Turnpike shall be maintained in accordance with the approved Site Plan prior to any new Certificate of Occupancy or Completion. Recent observations indicate at least some areas of incomplete plantings in front of the Showroom Building.
5. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0

5. VERIZON STORE ADDITIONAL RETAIL EXPANSION

Time Extension of Amended Site Plan conditional approval granted 10/18/2018 and reapproved 9/23/21 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Applicant and Owner.*

A motion was made that the Planning Board grant one (1) ninety (90) day time extension of conditional Amended Site Plan approval from June 20, 2023 forward to September 18, 2023, and to advise the applicant that obtaining site plan signature and a building permit are necessary to preserve site plan approval.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0

MOTION TO TERMINATE THE MEETING AT 8:25 PM.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 4-0