



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

**October 20, 2022**

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

#### **AGENDA ITEMS**

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

##### **1. MOBIL STATION – MID HUDSON CENTER**

**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: 6-0

A motion was made to close the Public Hearing

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

A motion was made that the Planning Board grant conditional amended special use permit approval and conditional amended site plan review approval, 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 October 12, 2022.
2. Town consulting civil engineer (AKRF) comments dated October 7, 2022.
3. Town consulting traffic engineer (AKRF) comments dated October 7, 2022.
4. Town Zoning Administrator comments dated October 3, 2022.
5. Town Water Department's approval of final plans.
6. Town Sewer Department's comments dated October 5, 2022.
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 October 13, 2022.
10. Comments of the Planning Board, including but not limited to the following:
  - a. Planting height of Green Giant Arborvitae shall be increased to 6-8 ft. height.
  - b. Increase lighting in vicinity of stairs to Route 9 for increased safety near the Route 9 crosswalk; and revise lighting under the gas canopy not to exceed 20 footcandles (reduced but needed above 5 footcandles for safety).
  - c. For separation of drive-through exit from gas pump/parking area as discussed, striping with bollards is accepted (rather than curbing and landscaping), break-away type bollards are to be specified and detailed.
  - d. For pedestrian connection between building and plaza as discussed, the east-west pedestrian crosswalk across the plaza access drive east of the lease area is to be relocated to the north leg of the intersection with the southern gas station entry, aligned with the east-west crosswalk and sidewalk from the building. On the east side of the access drive, the existing sidewalk shall be extended northward to meet the new crosswalk, with ADA curb ramps as appropriate. Additional traffic control signage for the pedestrian crossing shall be provided in consultation with traffic consultant AKRF. These will replace the proposed plaza connection via southern driveway crosswalk, access drive crosswalk and connecting sidewalk segment as shown.
  - e. The proposed gate across the northern vehicle entry/exit to the building may be equipped with a mechanical closure rather than a lock, to be worked out with staff.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

A motion was made to accept architecture as presented.

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

**2. GUARDIAN SELF-STORAGE – LOVE ROAD**  
**Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review** for a proposed 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner)*.

A motion was made to open the Public Hearing.

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

A motion was made to close the Public Hearing.

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

A motion was made that the Planning Board grant conditional special use permit approval and conditional site plan approval for Guardian Self-Storage – Love Road, 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 October 14, 2022.
2. Town Environmental Consultant (Aspen) comments dated October 13, 2022.
3. Town Engineering Department comments dated October 12, 2022.
4. Arlington Fire Department comments dated October 6, 2022.
5. Town Sewer Department comments dated October 6, 2022.
6. Town Water Department comments dated October 5, 2022.
7. Town Zoning Department comments dated October 5, 2022.
8. Town Building Department comments dated October 4, 2022.
9. DC Department of Behavioral and Community Health review.
10. NYS Department of Transportation review.
11. Planning Board comments:
  - a. Applicant to work with the Town’s Environmental Consultant to document an appropriate landscaping plan.
  - b. Applicant to provide documentation about compliance with the NYSDEC Site Management Plan, Brownfield Cleanup Program, and Excavation Work Plan prior to issuance of a TCO or CO.
  - c. Applicant to coordinate with the Town Highway Department about potential snow storage. An easement may be required.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

A motion was made to accept architecture as presented.

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

- 3. VERTICAL BRIDGE – AM TOWER REPLACEMENT – 20 TUCKER DRIVE**  
**SEQRA Review, Aquatic Resources Permit Review, Amended Site Plan Review, and Architectural Review** for the replacement of an existing 336.8-foot-tall guyed AM tower with a new 250-foot monopole tower that will be centered at the exact same location. The proposal also includes the construction of a temporary crane access road to be fully removed or reduced and landscaped as an auxiliary service point to the facility. 20 Tucker Drive; Heavy Industrial (I-H) Zoning District; ± 9.77 acres; Grid # 6262-03-170145; *Vertical Bridge CC FM, LLC (Applicant) and iHeartMedia + Entertainment, Inc., successor in interest to Clear Channel Broadcasting, Inc. (Owner)*.

A motion was made to open the Public Hearing.

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

A motion was made to close the Public Hearing.

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

A motion was made to 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: 6-0

A motion was made that the Planning Board grant conditional site plan approval, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies, and 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 October 14, 2022.
2. Town Engineering Department comments dated October 12, 2022.
3. Town Floodplain Administrator comments dated October 12, 2022.
4. Arlington Fire Department comments dated October 6, 2022.
5. DC Department of Planning and Development comments dated October 5, 2022.
6. Town Environmental Consultation (Aspen) comments dated October 5, 2022.
7. Town Zoning Department comments dated October 5, 2022.
8. Town Sewer Department comments dated October 5, 2022.
9. Town Building Department comments dated October 4, 2022.
10. Town Water Department comments dated September 29, 2022.
11. Town Highway Department comments dated September 28, 2022.
12. Planning Board comments:
  - a. Applicant to update the site plan to include additional silt fencing per Town Environmental Consultant comments.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

A motion was made that the Planning Board grant conditional aquatic resources permit approval for Vertical Bridge – AM Tower Replacement – 20 Tucker Drive, subject to completing conditions of site plan approval.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

A motion was made to accept architecture as presented.

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

#### 4. **WILTSE ESTATES LOT 19 SUBDIVISION**

**Final (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, Negative Declaration adopted June 16, 2022; *Celeste Wiltse, Applicant and Owner.*

A motion was made to open the Public Hearing.

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

A motion was made to close the Public Hearing.

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

A motion was made that the Planning Board grant conditional Final (Major) Subdivision Approval of the application for “Wiltse Estates Subdivision of Lot #19 Revision to Filed Map #10510A,” 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 October 12, 2022.
2. Town Engineer comments dated October 13, 2022.
3. Water Department’s approval of the final plat and plans for signature.
4. Sewer Department’s comments dated October 6, 2022.
5. Arlington Fire District’s review and approval of the final plat and plans for signature.
6. Dutchess County Department of Behavioral and Community Health approval of the Final Subdivision Plat and Plans prior to Chairman’s signature.
7. Conditional approval of the final plat shall expire within 180 days after the resolution granting such approval unless all requirements stated in such resolution have been certified as completed, per §177-11(P).
8. Comments of the Planning Board meeting.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**5. CHILDREN’S HOME OF POUGHKEEPSIE – MODULAR LEARNING CENTER**

**SEQRA Review, Site Plan Review, and Architectural Review** for the construction of a ±5,740 square foot temporary modular learning center. 10 Children’s Way (mailing address) 36 Children’s Way (parcel address); Residence, Single-Family 20,000 Square Foot (R-20) Zoning District; ± 24.4 acres; Grid # 6162-05-192927; Unlisted Action; *Children’s Home of Poughkeepsie c/o John Bray, Applicant and Owner.*

A motion was made to open the public hearing.

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

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

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

A motion was that the Planning Board defer action, 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 October 14, 2022.
2. Town Engineering Department comments dated October 7, 2022.
3. Fairview Fire Department comments dated October 6, 2022.
4. Town Water Department comments dated October 5, 2022.
5. Town Zoning Department comments dated October 5, 2022.
6. Town Building Department comments dated October 4, 2022.
7. Town Sewer Department comments dated September 28, 2022.
8. Town Highway Department comments dated September 28, 2022.
9. DC Department of Behavioral and Community Health review.
10. Planning Board comments:
  - a. Applicant to identify number of students per classroom.
  - b. Applicant to confirm with the sewer department that the proposed sewer infrastructure is sufficient based on the proposed building usage.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**6. 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 November 17, 2022.

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

**7. ALLSPACE SELF-STORAGE FACILITY EXPANSION**

**Site Plan and Special Use Permit Hearing** 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 Owner.*

A motion was made that that the Planning Board adjourn the public hearing to November 17, 2022.

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

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

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

**MOTION TO END PUBLIC COMMENT SESSION.**

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

**C) PLAN REVIEWS**

**1. PEDERSON FILL PERMIT**

**Declaration of SEQR Lead Agency Intent, and Land Contour Permit, Aquatic Resource Permit and Erosion Sediment Control Permit review** for an application to place fill on an existing site of three lots, including demolition of an existing house. 244, 246 and 248 Innis Avenue; Zoned SPC (Salt Point Center) District; +/- 0.745 acres; Grid #s 6162-15-748465, -745459 and -748453; Unlisted Action; *Kenneth Pedersen, 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: 6-0

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

1. Town Planning Department's comments dated October 12, 2022.
2. Town consulting Engineer CPL's comments dated October 13, 2022.
3. Wetland consultant Aspen Environmental's comments dated October 10, 2022.
4. Zoning Administrator's comments dated October 4, 2022.
5. Water Department's comments dated October 5, 2022.
6. Sewer Department's comments dated October 4, 2022.
7. Building Department's comments dated September 30, 2022.
8. Arlington Fire District comments dated October 6, 2022.
9. Dutchess County Department of Planning's comments dated October 7, 2022.
10. Dutchess County Department of Public Works' review.
11. NYS Department of Transportation's review.
12. NYS Department of Environmental Conservation's review.
13. Comments of the Planning Board meeting.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

## 2. 1984 SOUTH ROAD – SITE RESTORATION

**Declaration of SEQR Lead Agency Intent, and Land Contour Permit review** for an application to excavate, process and dispose of construction and demolition (C&D) debris as directed by court order, and to place suitable material in the excavation. 1984 South Road; Zoned B-H (Highway Business) District; +/- 8.83 acres; Grid # 6159-03-413250; Unlisted Action; *Stan Scheinberg LLC c/o Alexandra Downey, 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: 6-0

A motion was made that 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's comments dated October 14, 2022.
2. Town consulting Engineer CPL's comments dated October 13, 2022.
3. Wetland consultant Aspen Environmental's comments dated October 12, 2022.
4. Zoning Administrator's comments dated October 4, 2022.
5. Water Department's comments dated October 5, 2022.
6. Sewer Department's comments dated October 4, 2022.
7. Building Department's comments dated October 4, 2022.
8. Arlington Fire District comments dated October 6, 2022.
9. Dutchess County Department of Planning's comments dated October 5, 2022.
10. NYS Department of Transportation's review.
11. NYS Department of Environmental Conservation's review.



12. Comments of the Planning Board meeting.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**3. 824-826 MAIN STREET**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the renovation of a vacant building to accommodate two (2) store front commercial/retail occupancies, two (2) two-bedroom apartments and one (1) bedroom apartment with on-site parking facilities. The structure is already connected to municipal water and sewer. The proposal includes upgrading the water service with a new connection to the Town water main. 824-826 Main Street; Zoned ATC (Arlington Town Center); ± 0.27 acres; Grid # 6161-08-876800; Unlisted Action; *824-826 Main Street, LLC c/o Dan Petrizzo (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 October 14, 2022.
2. Town Engineering Department comments dated October 12, 2022.
3. Arlington Fire Department comments dated October 7, 2022.
4. Town Building Department comments dated October 6, 2022.
5. Town Zoning Department comments dated October 5, 2022.
6. Town Sewer Department comments dated October 5, 2022.
7. Town Water Department comments dated October 5, 2022.
8. DC Department of Public Works review.
9. DC Department of Behavioral and Community Health review.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**4. FAITH ASSEMBLY OF GOD – CASPERKILL**

**SEQRA Review, Lot Line Revision Review, and Amended Site Plan Review** for (1) the proposed lot line revision transferring ±2.70 acres from Faith Assembly to Casperkill. The application also includes parking modifications and improvements, enabling parking closer to the sanctuary space. 25 Golf Club Lane (Faith Assembly) and 110 Golf Club Lane (Casperkill); R-2A (Residence, Single-Family 2-Acre) Zoning District and Crown Heights Center Overlay (CHCO) Zoning District; ±26.75 acres and ±345.42 acres, respectively; Grid: # 6160-03-250125 and 6159-02-503995, respectively; Unlisted Action; *Faith Assembly of God and Casperkill-I, LLC c/o Kevin Marrinan (Applicants and Owners)*.

A motion was made move 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 the identified interested and involved agencies.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

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

1. Town Planning Department comments dated October 14, 2022.
2. Town Engineering Department comments dated August 9, 2022.
3. Town Water Department comments dated August 8, 2022.
4. Town Building Department comments dated August 3, 2022.
5. Town Zoning Department comments dated August 3, 2022.
6. Town Sewer Department comments dated August 1, 2022.
7. DC Department of Planning and Development comments dated July 29, 2022.
8. Arlington Fire Department comments dated July 27, 2022.
9. NYS Department of Transportation review.
10. NYS Department of Environmental Conservation review.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

#### 5. SOTO-PALERMO – LOT LINE REVISION

**SEQRA Review and Lot Line Revision Review** for the transfer of  $\pm 2,403$  square feet or  $\pm 0.0552$  acres from 18 W Dogwood Drive to 15 E Dogwood Drive. 18 W Dogwood Drive and 15 E Dogwood Drive. Residence, Single-Family 20,000 Square Foot (R-20) Zoning District. 0.521 acres (18 W Dogwood Drive) and 0.27 acres (15 E Dogwood Drive); Grid #'s 6060-04-965094 and 6060-04-980092, respectively. Type II Action; *Candido Palermo and Patricia Palermo (18 W Dogwood Drive), Owner, and Alejandro Soto and Lisa Soto (15 E Dogwood Drive), Applicant and Owner.*

A motion was made that the Planning Board determines 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: 6-0

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, December 19, 2022 forward to Friday, February 17, 2023, subject to the following:

1. Town Planning Department comments dated October 18, 2022.
2. Town Engineering Department comments dated October 6, 2022.
3. Town Zoning Department comments dated October 5, 2022.
4. Town Water Department comments dated October 5, 2022.
5. Town Sewer Department comments dated September 28, 2022.
6. DC Department of Behavioral and Community Health review.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

6. **HUDSON HERITAGE – BLOCK M, BUILDING L AND BUILDING D ARCHITECTURAL REVIEWS**  
**Architectural Review** for the public amenity area along Winslow Gate Road at Building M, for changes to Building L resulting from the addition of two tenant spaces, and changes to Building D resulting from the addition of one tenant space. 25 and 35 Winslow Gate Road (formerly 3532 North Road); Zoned HRDD (Historic Revitalization Development District); Grid #6163-04-946011; +/- 156 acres; Type II Action; *EFG/Saber Heritage SC, LLC, Applicant and Owner.*

**Winslow Gate Road Block M Public Amenity area**

A motion was made to accept the architecture as presented, subject to amending the site plan accordingly [incorporate changes to the site plan into the pending submittal to address August 18, 2022 amended site plan conditions of approval].

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

**Building L & Building D Architectural Amendments**

A motion was made to accept the architecture as presented, subject to screening of utilities.

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

**D) OTHER BUSINESS**

1. **EASTDALE VILLAGE**

**Time Extension** of Special Use Permit approval and Site Plan approval periods prescribed for construction of the project. 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; 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 July 21, 2022; *MHTC Development, LLC, Applicant, on behalf of all project site Owners.*

A motion was made that the Planning Board, for the Eastdale Village project, grant a waiver of the Special Use Permit (SUP) requirement of §210-152.1(J) that construction is to be started within one year of Planning Board approval of a Special Use Permit for a Day Care Facility, and for multi-family dwellings and mixed residential and non-residential uses within multi-story structures, and extend the latest start date for construction of such SUP uses in the project to July 31, 2025.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

A motion was made that the Planning Board, for the Eastdale Village project, grant a waiver of the Site Plan requirement of §210-151(J) that Site Plan Approval shall be void if construction is not started within one year of the date of Planning Board approval and completed within two years of the date of such approval, and that the Planning Board extend the latest start date for construction to July 31, 2025, and the completion date to July 31, 2026.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

***MOTION TO TERMINATE THE MEETING AT 7:57 PM.***

Moved: Ben Paganelli  
Seconded: Nicole Gemmati  
Carried: 6-0