



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

DECISION AGENDA

April 15, 2021 at 5:00 PM

Meeting held only via Zoom, Chairman Whitehead called for Board Members attendance, members present:

Chairman Carl Whitehead
Member Nicole Gemmati
Member Ahmad Katnani, Alternate
Member Ben Paganelli
Member Joan Quinn
Member Bob Nasser
Member Rocco Romeo

Member Fanelli was absent.

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. VASSAR INN & INSTITUTE

SEQRA Review, Zoning Text Amendment Recommendation to the Town Board, and Site Plan Public Hearing for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (± 195 seats) and restaurant with outdoor dining (± 120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner.*

Motion that the Planning Board open the Public Hearing.

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

Motion that the Planning Board adjourn the Public Hearing to June 17, 2021.

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

Motion that the Planning Board as lead agency adopt a Resolution Adopting a SEQRA Negative Declaration for the Vassar Inn & Institute project, as prepared by counsel and staff.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-2

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Nay
Member Paganelli	Aye
Member Quinn	Nay
Member Romeo	Aye

Motion that the Planning Board convey a recommendation to the Town Board that it adopt a revised proposed Zoning Text Amendment to add a new definition for “College/University Conference Center” as a special use permitted in the Institutional (IN) District, subject to a new supplemental regulation §210-113, as attached.

Moved: Nicole Gemmati
 Seconded: Ben Paganelli
 Carried: 6-1

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Nay
Member Romeo	Aye

Motion that the Planning Board defer action on the application pending Town Board action on a proposed zoning amendment and a revised submittal.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

2. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

SEQRA Review, Second Amended Site Plan and Preliminary 4-lot Major Subdivision Hearing, and Architectural Review for proposed amendments to the July 2020 conditionally approved Raymond Avenue School Development project: a) Site Plan changes: From a total of 6 buildings (including removal of the former historic school) to 4 buildings (retaining and modifying the former historic school), including the elimination of a 110-room hotel, 187 residential units (289 bedrooms) to 198 residential units (284 bedrooms), 9,209 SF commercial to 20,850 SF commercial, 6,400 SF accessory residential to 4,200 SF accessory residential (clubhouse amenities and offices), 334 parking spaces (349 required) to 260 spaces (258 required), and relocation of an outdoor courtyard and seating area between Buildings A and B to an open space and seating area south of the Raymond Avenue driveway access; and b) Subdivision Plat changes for two existing lots: From a proposed lot consolidation and subdivision to result in a total of six (6) lots, as amended now proposed to result in a total of four (4) lots, and from proposed municipal water and sewer services via private utilities to proposed Town dedication of new water and sewer utilities. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; Grid #s 6161-12-755735 (± 6.38 acres) and 6161-12-784726 (± 0.43 acre); Type I Action; *Arthur May Redevelopment, LLC, Owner, (f/k/a Paz Management, Inc.)*.

Motion that the Planning Board open the Amended Site Plan and Preliminary Subdivision public hearing.

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

Motion that the Planning Board close the Amended Site Plan and the Preliminary Subdivision public hearing.

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

Motion that the Planning Board as lead agency hereby determines that the Raymond Avenue School Property Redevelopment Project as amended (Second Amended Site Plan and Preliminary 4-lot Major Subdivision) would not have a significant adverse effect on the environment, and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for an Type I action dated April 15, 2021.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board find that the Raymond Avenue School Property Redevelopment Project as amended (Second Amended Site Plan and Preliminary 4-lot Major Subdivision) is consistent with the Development Master Plan for this project as adopted by the Town Board on August 21, 2019.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board adopt an Amended Resolution of Conditional Site Plan Approval for the Raymond Avenue School Property Second Amended Site Plan as prepared by counsel, staff and consultants.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional architectural review approval for mixed use Buildings AB (along Raymond Avenue) and D (former School) of the Raymond Avenue School Property Redevelopment Second Amended Site Plan, and defer architectural review of Buildings C (residential 5 stories to rear) and E (commercial, south of main access drive.,\

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional Preliminary 4-lot Major Subdivision Approval, waive a public hearing on Final 4-lot Major Subdivision Approval, and grant conditional Final 4-lot Major Subdivision Approval for the Raymond Avenue School Property Redevelopment project as amended.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

3. ONE DUTCHESS AVENUE
Public Hearing, SEQRA Review, Coastal Consistency Review, Site Plan Review, Aquatic Resources Permit Review, and Architectural Review of the proposed development for two (2) four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4-acres in the Town that is part of a larger mixed-use waterfront re-development involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned WHOD (Waterfront Housing Overlay District) and WD-2 (Waterfront District 2), Grid #s: 6062-02-755495, 6062-02-768525, 6062-02-781496, and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O’Neill Group-Dutton LLC, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to May 20, 2021.

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

Motion 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.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

4. LAKEVIEW MAXI STORAGE AMENDED SITE PLAN

SEQRA Review, Amended Site Plan and Special Use Permit Public Hearing to increase dimensions of previously approved storage buildings 3 and 4 from 40’x96’ to 40’x128’ and 35’x120’, respectively, add a maintenance shed, extend the site development area eastward, and make related drainage and other modifications. 16 Creek Road; Zoned I-H (Heavy Industry) District; 1.8 ± acres; Grid # 6162-02-649538; Unlisted Action; *Scott Bryant/DMS Morganview Realty LLC, Owner.*

Motion that the Planning Board open the Site Plan and Special Use Permit public hearing.

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

Motion that the Planning Board closed the public hearing.

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

Motion that the Planning Board as an involved agency for an uncoordinated SEQRA review hereby determines that the Lakeview Maxi-Storage Special Use Permit and Amended Site Plan will not have a significant adverse effect on the environment, and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for an Unlisted action dated April 15, 2021.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional special use permit approval and conditional amended site plan approval for the Lakeview Maxi-Storage Application.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grand architectural review approval of amended Buildings 2, 3, and 4.

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

5. 900 DUTCHESS TURNPIKE - AP PACKAGING

Site Plan Public Hearing for a proposed reuse of manufacturing space for AP Packaging Headquarters within a portion of 353,000 SF Building A on the site, involving the addition of 12 loading docks and related parking and circulation, drainage, landscaping and other site modifications. 900 Dutchess Turnpike; Zoned I-H (Heavy Industrial) District; Grid #6262-04-830160; ± 58.3 acres; Type II Action; *Phoenix Poughkeepsie, LLC, Owner.*

Motion that the Planning Board open the Site Plan public hearing.

Moved: Carl Whitehead
 Seconded: Rocco Romeo
 Carried: 7-0

Motion that the Planning Board close the Site Plan public hearing.

Moved: Carl Whitehead
 Seconded: Ahmad Katnani
 Carried: 7-0

Motion that the Planning Board grant conditional site plan approval for the 900 Dutchess Turnpike - AP Packaging Site Plan.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant architectural review approval of the architectural changes to the building north side for additional loading docks.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

6. SOUTH HILLS COMMONS

SEQRA Review, Recommendation to the Town Board for Zoning District Change, Site Plan Review, and Architectural Review for a proposed zoning district change from R-20 to R-M in order to construct four (4) multifamily, two-story buildings, containing six (6) units each, for a total of 24 units. The application includes merging the parcels under review. Route 9D and Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±5.50 acres and ±1.04 acres; Grid #'s: 6158-01-261673 and 6158-01-237655, respectively; Unlisted Action; *John Tremblay, Owner and MidHudson Development Corp, Applicant.*

Motion that the Planning Board adjourn the public hearing to May 20, 2021.

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

7. DEPARTMENT OF CORRECTIONS & COMMUNITY SUPERVISION

Site Plan Hearing for a proposed conversion from Market to Office Space. 20 Manchester Road; Zoned ATC (Arlington Town Center) District; Grid #6161-12-965745; ± 2.95 acres; Type II Action; *20 Manchester LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to May 20, 2021.

Moved: Carl Whitehead
Seconded: Ahmad Katnani
Carried: 7-0

8. STEWARTS SHOP – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the construction of a new 3,696 square foot Stewart's Shop and a 2,440 square foot self-service gasoline canopy and fueling area. 2245 South Road; Zoned B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart's Ice Cream, Co., Inc., Owner.*

Motion that the Planning Board adjourn the public hearing to May 20, 2021.

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

9. **ARLINGTON FARMS – MALABAR REALTY LLC**
SEQR Review, Special Use Permit and Site Plan Public Hearing, 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 # 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to May 20, 2021.

Moved: Carl Whitehead
Seconded: Rocco Romeo
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. **HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY**
SEQR Declaration of Lead Agency Intent, Special Use Permit and Site Plan Review proposed for a kennel use with accessory animal hospital. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.691 acres; Grid #s 6262-04-662287 & 667251; Unlisted Action. *Marc Vumbico, Celeste Wiltse-Vumbico and Samantha Wiltse Vumbico, Owners.*

No action was taken as this application was removed from the Planning Board Agenda at the applicant's request.

2. EASTDALE VILLAGE 12TH SITE PLAN AMENDMENT

Amendment to the conditions of Site Plan approval for the 12th Site Plan Amendment regarding phased development timing for opening the Darrow Road connector. Eastdale Avenue North; Otto Way; Hillside Drive; Town Center Drive; Elizabeth Lane; 949 Dutchess Turnpike; Eastdale Avenue South; Parkside Drive; and 15 Victory Lane; Zoned MHC (McDonnell Heights Center) District; ± 63.461 acres; Grid #s 6262-04-715370; 739356; 746391; 696343; 724392; 758382, 768412; 777377; 769361; 743328; 742330; 750324; 726341; 713324; 740312; 738315; 732317; 776348; 820277; and 786243. 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 March 18 2021. *MHTC Development, LLC, Premier Eastdale, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Rossi Eastdale LLC, and Industrial Retro, LLC, Owners.*

Motion that the Planning Board amend the 3/18/21 conditions of Site Plan approval for the 12th Site Plan Amendment to provide for the construction of the Darrow Place connector road according to MHTC’s 3/30/21 proposal, and to authorize revision of Title Sheet Note #28 subject to staff review and approval, retaining all other 3/18/21 conditions of approval.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

3. HUDSON HERITAGE

Amend Resolutions of Subdivision Approval to change a condition allowing only the grocery store to obtain a CO before sewer district formation. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); Grid #6163-03-011149; Town Board SEQRA Findings (Type 1 Action) issued 12/06/2017; Planning Board SEQR Findings, Modified Development Master Plan, and Phase 1 Site Plan approved 06/04/2019, Amended Phase 1 Site Plan approved 04/16/2020; Final Major Subdivision approval on 04/30/2020, Amended Preliminary Subdivision Approval and Amended Final Subdivision Section 1 approval on 07/16/2020; and Amended Conditional Final (Major) Subdivision Section 2 and Section 3 approval on 08/20/2020; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board amend Condition #4 of the Preliminary and Conditional Final (Major) Subdivision Plat Approval, dated July 16, 2020, and Condition #3 of the Amended Conditional Final (Major) Subdivision Approval, dated August 20, 2020, as follows:

Formation of the sewer improvement district for the Site is required prior to the Town issuing any temporary or final Certificates of Occupancy for any building at the Site in connection with the Project, except that the Applicant may obtain a temporary or final Certificate of Occupancy

for the supermarket and approximately 30,200 square feet of additional commercial space on Lot 4, provided that (i) until such time as the sewer district is formed, the owner(s) of the Lots shown on the Amended Final Subdivision Plat of Section 1 filed with the County Clerk shall be responsible to maintain the sewer service connection on Lot 4 and the trunk line under Winslow Gate Road, and (ii) the Applicant and the Town enter into a Sewer Use (or Tenancy) Agreement in form and substance acceptable to the Town Attorney, pursuant to which the Applicant shall be liable for payment of all sewer charges based upon usage metered from the water meter on Lot 4, any fees and assessments for capital improvements to the Town sewer system on the same basis and to the extent as will be payable in the new sewer district once formed.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

D) OTHER BUSINESS

1. HISTORIC REVITALIZATION DEVELOPMENT DISTRICT (HRDD) – ZONING TEXT AMENDMENT (RE: SIGNAGE)

Respond to referral from the Town Board for a recommendation, pursuant to §210-154, on a proposed zoning text amendment establishing sign regulations for the HRDD District.

Motion that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed zoning text amendment.

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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

2. MARIST COLLEGE DYSON CENTER ADDITION

Time Extension for the approved renovation of the existing Dyson Center involving an addition to the south face of the existing structure and the addition of a full floor, resulting in a 4-story 107,351 gross square foot building. 1 John Winslow Drive; Zoned IN (Institutional) and WD-1 (Water District-1); ± 20.28 acres; Grid #6062-02-890825; Unlisted Action; *Marist College, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions for Marist College Dyson Center Addition, moving the conditional approval expiration date from April 30, 2021 to October 27, 2021.

Moved: Carl Whitehead
Seconded: Ahmad Katnani
Carried: 7-0

3. CHABAD LUBAVITCH – 63 VASSAR ROAD

Time Extension of an approved signed Site Plan for a one-story, 2,285 SF addition to an existing structure for religious organization and worship and related parking expansion, valid to obtain a Building Permit until April 15, 2021. 63 Vassar Road; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 2.44 acres; Grid # 6260-04-566185; Negative Declaration for an Unlisted Action adopted 10/17/2019; *Chabad Lubavitch of the Mid-Hudson, Owner*.

Motion that the Planning Board grant two (2) ninety (90) day time extensions of conditional Site Plan approval from April 15, 2021 forward to October 12, 2021 due to project delays during the COVID pandemic.

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

4. CAPOLINO SUBDIVISION – 655 Vassar Road

Time Extension for an approved subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 655 Vassar Road; Zoned R20 (Residence, Single Family 20,000 sf) District; ± 2.53 acres; Grid # 6159-04-651113; Unlisted Action; *Guido Capolino*.

Motion that the Planning Board grant one (1) 90-day time extension for the Capolino Minor Subdivision application, moving the expiration date from April 14, 2021 to July 13, 2021.

Moved: Carl Whitehead
Seconded: Ahmad Katnani
Carried: 7-0

5. IDOM EQUITIES, INC. (MODI-23 DAVIS AVENUE)

Time Extension of a conditionally approved Minor Subdivision of one lot with two existing buildings into two lots to separate the buildings, and conditional Special Use Permit and Site

Plan approval for the two lots. 23 Davis Avenue; Zoned ATC (Arlington Town Center); SEQR Negative Declaration (Unlisted Action) adopted 4/30/20; ± 1.64 acres; Grid # 6161-12-879739; *Idom Equities Inc., Owner.*

Motion that the Planning Board grant a 90-day time extension of conditional Minor Subdivision approval from April 25, 2021 forward to July 24, 2021, and an 85-day time extension of conditional Special Use Permit and Site Plan approval from April 30, 2021 forward to July 24, 2021.

Moved: Carl Whitehead
Seconded: Ahmad Katnani
Carried: 7-0

MOTION TO TERMINATE THE MEETING AT 9:17 P.M.

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

PRESENT	ABSENT
Chairman Whitehead	Member Fanelli
Member Gemmati	
Member Katnani, Alternate	
Member Nasser	
Member Paganelli	
Member Quinn	
Member Romeo	