



# *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**

#### ***DECISION AGENDA***

***May 20, 2021 at 5:00 PM***

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

Chairman Carl Whitehead  
Member Peter Fanelli  
Member Nicole Gemmati  
Member Ahmad Katnani, Alternate, arrived at 5:45 pm  
Member Ben Paganelli  
Member Bob Nasser  
Member Rocco Romeo

Member Joan Quinn was absent.

#### ***2. STATEMENT OF COMPLIANCE BY THE CHAIR***

#### ***3. AGENDA ITEMS***

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

##### **1. 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 open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to July 15, 2021.

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

Motion that the Planning Board determine that the proposed South Hills Commons application would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated May 20, 2021.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

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

Motion that the Planning Board convey no recommendation, positive or negative, as part of its advisory report to the Town Board regarding the proposed zoning district change from R-20 to R-M.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

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

Motion that the Planning Board defer further action on this application until the Town Board has reached a decision on the zoning map amendment, 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: 6-0

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

**2. ONE DUTCHESS AVENUE**

**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: 6-0

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board adopt the Resolution adopting SEQRA findings for the One Dutchess Avenue Phase 3 project as prepared by Town Planning Staff and Town Consultants.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

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

Motion that the Planning Board determine that the One Dutchess Avenue Phase 3 Site Plan is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

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

Motion that the Planning Board grant conditional site plan approval for One Dutchess Avenue Phase 3 Site Plan.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

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

Motion that the Planning Board grant conditional aquatic resources permit approval for One Dutchess Avenue Phase 3 Site Plan, subject to completing conditions of site plan approval.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0

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

Motion that the Planning Board grant architectural approval as presented.

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

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

- 3. EASTDALE VILLAGE 13<sup>TH</sup> SITE PLAN AMENDMENT & LOT 1E SUBDIVISION**  
**Public Hearing, Amended Site Plan, Preliminary and Final Subdivision** for a proposed Eastdale Village 13<sup>th</sup> Site Plan Amendment and Subdivision of Lot 1E for the portion of Eastdale Village southeast of Dutchess Turnpike: For modifications to site amenities, new Building P, and subdivision of two (2) existing lots into a total of seven (7) lots. 25, 27, 31, 32, 34, 35, 36, 38, 39, 42, 43, 44, 45, 46, 48, and 50 Eastdale Avenue North; 10, 15, 20, 35, and 55 Otto Way; 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Hillside Drive; 10, 20, 30, 40, and 50 Town Center Drive; 949 Dutchess Turnpike; Elizabeth Lane; 3, 5, 7, 9, 11, and 13 Eastdale Avenue South; 29, 40-46, 50-56, 60-66, 70-76, and 80 Parkside Drive; 1,2, and 28 Eastdale Avenue South; 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. 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, 45 Eastdale Avenue LLC, 27 Eastdale Avenue LLC, 31-35 Eastdale Avenue LLC, 39 Eastdale Avenue LLC, 43 Eastdale Avenue LLC, and Industrial Retro, LLC, Owners.*

Motion that the Planning Board open the preliminary subdivision and site plan public hearing.

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

Motion that the Planning Board close the subdivision and site plan public hearing.

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

Motion that the Planning Board find that the Eastdale Village 13th Amended Site Plan and Lot 1E Subdivision involve 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 incremental changes described in the Eastdale Village application received April 26, 2021.

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

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

Motion that the Planning Board find that proposed modifications to the area, yard and bulk provisions of §210-27 are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District, pursuant to §210-27(I)(10); and "...that the Planning Board grant conditional Preliminary and Final (Major) Subdivision Approval for the "Final Subdivision Plat Of The Lands Of MHTC Development, LLC As Shown On Filed Map No 11947B, Eastdale Village, East.

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

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

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 13th Amended Site Plan.

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

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

**4. VERIZON WIRELESS / NEW HAMBURG MARINA MICRO - 15 POINT STREET SEQRA Review, Coastal Consistency Review and Site Plan Public Hearing** for a proposed installation and operation of an unmanned “small cell” wireless communications facility including one antenna and related equipment mounted on an existing building, at a center-line height of 47.2 feet and within a 4.6 x 10 feet fenced compound, at White’s Hudson River Marina. 15 Point Street; Zoned R-NH (Residence New Hamburg) and WD-1 (Waterfront District 1); ± 15.3 acres; Grid # 6057-06-489789; Unlisted Action; *White’s Hudson River Marina, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board, as the only involved agency for an uncoordinated SEQRA review of the Planning Board application, hereby determines that the Verizon Wireless / New Hamburg Marina Micro - 15 Point Street Site Plan 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 Unlisted action dated May 20, 2021.

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

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

Motion that the Planning Board determine that the Verizon Wireless / New Hamburg Marina Micro - 15 Point Street Site Plan is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

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

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

Motion that the Planning Board grant conditional site plan approval for the Verizon Wireless / New Hamburg Marina Micro - 15 Point Street Site Plan.

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

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

Motion that the Planning Board grant architectural approval as presented.

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

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

**5. T-MOBILE @ FAITH ASSEMBLY OF GOD – 25 Golf Club Lane**  
**SEQRA Review, Site Plan Review, and Architectural Review** for the modification of an existing wireless antenna facility atop an existing building. 25 Golf Club Lane; Zoned R-2A (Residential, Single Family, 2 Acre) District; ± 26.75 acres; Grid #6160-03-250125; Type II Action; *Network Building and Construction on behalf of T-Mobile, Applicant.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board determines that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(9) and no further environmental review is required.

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

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

Motion that the Planning Board grant conditional site plan approval for T-Mobile – 25 Golf Club Lane.

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

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

Motion that the Planning Board grant architectural approval as presented.

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

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

**6. FRIENDLY FORD**  
**Site Plan and Special Use Permit Public Hearing** for a proposal to demolish an existing service area of 2,840 SF and construct a new service bay addition of 6,800 SF. 2250 South



Road; Zoned B-H (Highway Business); ± 2.87 acres; Grid # 6159-01-273908; Type I Action;  
*South Road Facilities, 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 close the public hearing.

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

Motion that the Planning Board grant conditional amended special use permit approval and conditional amended site plan review approval.

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

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

Motion that the Planning Board grant architectural approval of the building addition as presented.

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

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

**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 open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board grant conditional site plan approval for the Department of Corrections & Community Supervision a/k/a 20 Manchester LLC Site Plan.

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

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

Motion that the Planning Board grant architectural approval of building modifications as presented.

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

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

**8. CAMELOT VILLAGE MOBILE HOME PARK – AMENDED SITE PLAN II SEQRA Review, Coastal Consistency Review, Amended Site Plan Review, and Architectural Review** for the combining of two (2) previously approved storage buildings into one (1) larger ±9,450 square foot building. 589-621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District and WD1 (Waterfront District 1) District; ± 29.8 acres; Grid # 6159-03-175445; *Camelot Village NY 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 close the public hearing.

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

Motion that the Planning Board hereby determine that Camelot Village Mobile Home Park Amended Site Plan II 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 May 20, 2021.

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

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

Motion that the Planning Board determine that the Camelot Village Mobile Home Park Amended Site Plan II is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

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

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

Motion that the Planning Board grant conditional site plan approval for Camelot Village Mobile Home Park Amended Site Plan II.

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

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

Motion that the Planning Board grant architectural approval as presented.

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

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

**9. 8 NEPTUNE ROAD – CLANCY MOVING SYSTEMS**  
**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review**  
 for (1) the proposed reuse of an existing ± 53,870 square foot building as a warehouse use to serve commercial storage needs and (2) accessory office space for up to five (5) employees. 8 Neptune Road, Zoned Highway Business (B-H) District and Crown Heights Center Overlay (CHCO) District; ± 5.5 acres; Grid # 6159-01-123903; Type II Action; *Clancy Moving Systems, Inc, Applicant.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion 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: Rocco Romeo  
 Carried: 7-0

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

Motion that the Planning Board grant conditional special use permit approval and site plan approval.

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

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

Motion that the Planning Board grant architectural review approval with samples and elevations as presented.

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

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

- 10. AT HOME STORE AT SHOPPES AT SOUTH HILLS AMENDED SITE PLAN SEQRA Review and Amended Site Plan Review** for a proposed parking area to contain 44 parking spaces in a previously undeveloped portion of the South Hills Center to be available for the At Home retailer. 1895 South Road; Zoned SHC (South Hills Center) District; ± 72.62 acres; Grid # 6158-01-297959; Unlisted Action; *South Hills Improvements, 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 July 15, 2021.

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

Motion 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.

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

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

- 11. 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 June 17, 2021.

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

- 12. ARLINGTON FARMS – MALABAR REALTY LLC**  
**SEQRA Review, Special Use Permit and Site Plan Review, 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 June 17, 2021.

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

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

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

**MOTION TO END PUBLIC COMMENT SESSION.**

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

**C) PLAN REVIEWS**

1. **HUDSON HERITAGE WINSLOW GATE CENTRAL HUDSON MODIFICATIONS SEQR and Development Master Plan Consistency Review and Amended Site Plan Review** for proposed modifications to the Winslow Gate Road site entrance for a Central Hudson Gas Regulator Pad. 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; Amended Conditional Final (Major) Subdivision Section 2 and Section 3 approval on 08/20/2020; and Amended Site Plan modifications through 02/18/2021; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

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

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

Motion that the Planning Board hereby makes determinations of Consistency with SEQRA Findings and Conformance with the Modified Development Master Plan (Modified DMP) for the Hudson Heritage Amended Winslow Gate Entrance Plan.

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

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

Motion that the Planning Board grant conditional amended site plan approval for the Hudson Heritage Amended Winslow Gate Entrance Plan.

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

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

- 2. WILTSE ESTATES SUBDIVISION LOT 53**  
**Pre-application Discussion and Preliminary (Minor) Subdivision Review** for a proposed subdivision of Lot 53 into two lots to support single family residential homes. 51 Edwin Road; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ± 1.80 acres; Grid # 6262-04-604276; Unlisted Action; *Marwin Nesheiwat, Owner.*

No action was taken, as the applicant or a representative was not present at the meeting.

**D) OTHER BUSINESS**

- 1. EXTENSION OF THE TEMPORARY TOWN-WIDE MORATORIUM ON DEVELOPMENT OF MOTOR VEHICLE SERVICE FACILITIES THAT INCLUDE A GASOLINE FILLING STATION OR SELL GASOLINE IN THE TOWN OF POUGHKEEPSIE**

**Respond to referral from the Town Board** for a recommendation on a proposed local law extending the temporary Town-wide moratorium on the development of Motor Vehicle Service Facilities that include a gasoline filling station or sell gasoline.

Motion that the Planning Board make no recommendation, positive or negative, to the Town Board concerning the proposed moratorium extension; and finds that it is a matter of Town Board discretion.

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

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



**2. PROPOSED LOCAL LAW ESTABLISHING A FLOATING OVERLAY ZONE TO ALLOW VEHICLE FUELING STATIONS IN THE TOWN OF POUGHKEEPSIE**  
**Respond to referral from the Town Board** for a recommendation on a proposed local law that would amend Chapter 210 of the Town Code [Zoning] by adding a Section 210-42 establishing a Vehicle Fueling Station (VFS) Floating Overlay District.

Motion that the Planning Board make no recommendation to the Town Board, positive or negative, on the “PROPOSED LOCAL LAW ESTABLISHING A FLOATING OVERLAY ZONE TO ALLOW VEHICLE FUELING STATIONS IN THE TOWN OF POUGHKEEPSIE” but offered comments and questions for the Town Board’s consideration.

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

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

***MOTION TO TERMINATE THE MEETING AT 10:17 P.M.***

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

<b>PRESENT</b>	<b>ABSENT</b>
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Katnani, Alternate	
Member Nasser	
Member Paganelli	
Member Romeo	Member Quinn