



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

DECISION AGENDA

July 21, 2022

This meeting was held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. Members of the board were present in person.

Acting Chairman Gemmati called for Board Members attendance, members present:

Chairman Carl Whitehead	Absent
Member Peter Fanelli	Present
Member Nicole Gemmati	Present
Member Ahmad Katnani, Alt.	Absent
Member Steven Levasseur	Present
Member Bob Nasser Alt.	Absent
Member Ben Paganelli	Present
Member Joan Quinn	Absent
Member Rocco Romeo	Absent

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

- HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing, and Amended Architectural Review** for proposed amendments per ongoing field changes and revised tenant preferences/needs. No increase in building square footage is proposed. Lot 17 is to be subdivided from Lot 4. 3532 North Road (U.S. Route 9) and Winslow Gate Road; Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-03-016059, 6163-03-027019, 6163-04-960057, 6163-04-946011, and 6163-04-967013; Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to August 18, 2022.

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

A motion was made that the Planning Board defer further action on this application subject to the following:

Respond in writing to comments of the Planning Board and all comments received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Planning Department comments dated July 15, 2022.
2. Town Engineer consultant (CPL) comments dated July 11, 2022.
3. Town traffic consultant (AKRF) comments dated July 11, 2022.
4. Town Zoning Administrator's review (pending).
5. Town Water Department's review and approval of final plans.
6. Town Sewer Department's review and approval of final plans.
7. Town Building Department's review and approval of final plans.
8. Fairview Fire District's review and approval of final plans.
9. Dutchess County Department of Behavioral and Community Health review and approval of the amended site plan (if required), and approval upon the subdivision plat prior to the Chairman's signature.
10. Dutchess County Department of Planning comments dated July 11, 2022 (Site Plan).
11. Dutchess County Department of Public Works (M. Dutcavich) review and approval of final plans.
12. Comments of the Planning Board meeting: Board members wanted to wait and see the amended Declaration.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

2. **MOBIL STATION – MID HUDSON CENTER**

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

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to August 18, 2022.

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

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

1. Town Planning Department comments dated July 13, 2022.
2. Town consulting civil engineer (AKRF) comments dated July 13, 2022.
3. Town consulting traffic engineer (AKRF) comments dated July 11, 2022.
4. Town Zoning Administrator comments dated July 5, 2022.
5. Town Water Department's comments dated July 11, 2022.
6. Town Sewer Department's comments dated June 29, 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 July 11, 2022.
10. NYS Department of Transportation's comments dated July 13, 2022.
11. Comments of the Planning Board:
 - a. A Board member thought 'Green Giant' arbor vitae 3-4 feet high not high enough, should be 6-8 feet high.
 - b. A Board member requested pedestrian warning signage for safety for the southern crosswalk between the Mobil area and the plaza.
 - c. A Board member complimented the applicant on the proposed alternative curbed island design for the drive-thru exit traffic flow into the gas filling area.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

3. EASTDALE VILLAGE - LOT LINE REVISION 9Wa-9Wb REAPPROVAL

Amended SEQRA Review and Lot Line Revision for proposed reapproval of a Lot Line Revision between Ortega Lot and Lot 9W (proposed Lots 9Wa and 9Wb) on the west side of the Eastdale Village project, previously approved concurrently with the 17th Amended Site Plan to accommodate an enlarged Building F revised from a bank to ambulatory surgery center, and reduced size Building O2 of mixed residential over commercial use. 315 Founders Way (fka 949 Dutchess Turnpike) and 325 Founders Way; Zoned MHC (MacDonnell Heights Center); Grid #s 6262-04-776348 and -769361; 1.387 acres (of 66.25+/- acres project); Unlisted Action; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through June 16, 2022; *MHTC Development, LLC, Applicant and Owner.*

A motion was made that the Planning Board find that reapproval of the Lot Line Revision for Lots 9Wa and 9Wb involves incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the SEQRA resolutions of consistency adopted February 22, 2022 (for the 17th ASP and Lot Line Revision), May 19, 2022 (for the 18th ASP) and June 16, 2022 (for the 19th Amended Site Plan and Lot Line Revision).

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

A motion was made 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 Lot Line Revision Approval (valid for 60 days) for 'A Lot Line Alteration Between Lot 9W as shown on Filed Map No. 8062B and the Lands of MHTC Development, LLC, Eastdale Village West,' and also grant a 60 day time extension of said Approval from September 19, 2022 forward to November 18, 2022, subject to the following:

Respond to the comments of all reviewing departments and agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Town Planning Department's comments dated July 12, 2022.
2. Town Engineering consultant CPL's comments dated July 14, 2022.
3. Dutchess County Department of Behavioral and Community Health's approval placed upon the Lot Line Alteration Plat.
4. Standard conditions of approval:
 - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plans for the project.
 - b. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
 - c. Pursuant to Chapters 105 and 106 of the Town Code, the applicant shall pay the cost of all application and consultant review fees incurred by the Town in the review of this application including all inspection fees, prior to the Chairman's signature.
 - d. The Lot Line Revision Approval shall be valid for the time period as approved (recommended through **November 18, 2022**). The Town shall have no obligation to provide notice of the pending expiration to the owners/applicant and it is the sole responsibility of the owners/applicant to complete conditions of Planning Board approval and to file a signed plat with the Dutchess County Clerk prior to its expiration.
5. Comments of the Planning Board meeting.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

- 4. EASTDALE VILLAGE 20TH SITE PLAN AMENDMENT & SUBDIVISION OF LOT 2E**
SEQRA Review, Minor Subdivision and Amended Site Plan Hearing for proposed subdivision of Lot 2E into two lots, one for the Ortega House and one for Townhouse Buildings 12-15, and the 20th Amended Site Plan to support the proposed subdivision, with no physical changes proposed. 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; Unlisted Action; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through June 16, 2022; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, Eastdale Residential IV, LLC, 27 Eastdale, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, LLC, 31-35 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, Owners.*

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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

A motion was made that the Planning Board find that the Eastdale Village 20th Amended Site Plan and Subdivision of Lot 2E application involves incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Findings adopted March 15, 2018 and amended September 17, 2020, as modified by the proposed Eastdale Village application received June 28, 2022.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

A motion was made 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 Showing the Resubdivision of Lot 2E As Shown On Filed Map No. 11947C Eastdale Village, East,' subject to the following:

Respond to the comments of all reviewing departments and agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the numbered items in Section (E.) [conditions of amended site plan approval] below.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

A motion was made that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 20th Amended Site Plan, subject to the following:

Respond to the comments of all reviewing departments and agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Town Planning Department's comments dated July 14, 2022.
2. Town Engineering consultant CPL's comments dated July 14, 2022.
3. Town Zoning Administrator's comments dated July 14, 2022.
4. Town Water, Sewer and Building Departments' approval of final plans.
5. Arlington Fire District's review and approval of final plans.
6. Dutchess County Department of Health approval stamp upon the Minor Subdivision Plat, and also upon the 20th Amended Site Plan if such approval is required.
7. NYS OPRHP's review.
8. Standard conditions of approval:

- a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plans for the project.
- b. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
- c. The applicant shall pay the cost of all application and consultant review fees incurred by the Town in the review of this application including all inspection fees, prior to the Chairman's signature
- d. The Subdivision Approval shall be valid for 180 days from the date of Planning Board approval. The Town shall have no obligation to provide notice of the pending expiration to the owners/applicant and it is the sole responsibility of the owners/applicant to complete conditions of Planning Board approval and to file a signed plat with the Dutchess County Clerk prior to its expiration.
- e. The Site Plan Approval shall be void if construction is not started within one (1) year of the date of Planning Board approval, and completed within two (2) years of the date of such approval. Prior to its expiration, the site plan approval may be renewed by request of the applicant for up to two (2) additional ninety (90) day periods. The applicant shall receive no notice of the pending expiration and it is the sole responsibility of the applicant to renew the Site Plan Approval prior to its expiration.

9. Comments of the public hearing and Planning Board meeting.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

5. **STORAGE DEPOT EXPANSION – PAGE PARK**

SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (Applicant and Owner)*.

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to August 18, 2022.

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

A motion was 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 15, 2022 (this document).
2. Town Zoning Department comments dated July 13, 2022.
3. Town Engineering Department comments dated July 12, 2022.
4. Town Water Department comments dated July 11, 2022.
5. Town Sewer Department comments dated July 11, 2022.
6. Arlington Fire Department comments dated June 29, 2022.

7. DC Department of Public Works comments dated June 21, 2022 and June 30, 2022.
8. Town Building Department comments dated June 28, 2022.
9. DC Department of Behavioral and Community Health comments dated June 15, 2022.
10. Town Environmental Consultant (Aspen) review.
11. NYS Department of Transportation review.
12. NYS Department of Environmental Conservation review.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

6. ALLSPACE SELF-STORAGE FACILITY EXPANSION

Discussion, 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 to open the public hearing.

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

A motion was made to adjourn the public hearing to August 18, 2022.

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

The Planning Board discussed a revised layout with the applicant as requested, and took no further action.

7. 244 BOARDMAN ROAD – DISH NETWORK 5G

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

A motion was made to adjourn the public hearing to August 18, 2022

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

8. 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).*

A motion was made to adjourn the public hearing to September 15, 2022

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

9. 511 HAIGHT AVENUE

SEQRA Review and Site Plan Review for the proposed demolition of an existing hot tub and existing shed in order to construct five (5) new parking spaces at the rear of the existing building. Site changes also include the construction of two (2) accessible parking spaces on the west side of the existing building. 511 Haight Avenue; Arlington Town Center (ATC) Zoning District; ±0.16 acres; Grid # 6161-08-833780; Unlisted Action; *Diane and Stephen Morgan, Applicants and Owners.*

A motion was made to adjourn the public hearing to August 18, 2022

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

10. ARLINGTON FARMS – MALABAR REALTY LLC

SEQR Review, Special Use Permit, Site Plan and Architectural Review for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 +/- acre; Grid # 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner.*

A motion was made to adjourn the Public Hearing to September 15, 2022.

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

11. GUARDIAN SELF-STORAGE – LOVE ROAD

SEQRA Review, 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 adjourn the public hearing to August 18, 2022

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

12. DELAVERGNE AVENUE SUBDIVISION (MAJOR)

SEQRA Review and Preliminary Major Subdivision Review for a major subdivision, as proposed, to include one (1) existing residential lot and five (5) new residential building lots. Infrastructure proposals include extending public water and public sewer and the development of a new road to be dedicated to the Town. 40 Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±4.16 acres; Grid #'s: 6158-01-164655 (Town of Poughkeepsie) and 6158-09-173629 (Village of Wappingers Falls); Unlisted Action; *Adam Broder (Applicant) and Markly Wilson & Gonul Wilson (Owners).*

A motion was made to adjourn the public hearing to August 18, 2022

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

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

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. SOTO-PALERMO – LOT LINE REVISION

SEQRA Review and Lot Line Revision Review for the transfer of ± 2,403 square feet or ± 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 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: Steven Levasseur
Seconded: Ben Paganelli
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 15, 2022 (this document).
2. Town Zoning Department comments dated July 13, 2022.
3. Town Engineering Department comments dated July 11, 2022.
4. Town Water Department comments dated July 11, 2022.
5. Town Building Department comments dated July 11, 2022.
6. Town Sewer Department comments dated June 30, 2022.
7. Arlington Fire Department comments dated June 30, 2022.
8. Town Highway Department comments dated June 30, 2022.
9. DC Department of Behavioral and Community Health review.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

2. 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 July 15, 2022 (this document).
2. Town Zoning Department comments dated July 14, 2022.
3. Town Engineering Department comments dated July 12, 2022.
4. Town Sewer Department comments dated July 11, 2022.
5. Town Water Department comments dated July 11, 2022.
6. DC Department of Planning and Development comments dated July 1, 2022.
7. Arlington Fire Department comments dated June 30, 2022.
8. Town Building Department comments dated June 29, 2022.
9. DC Department of Public Works review.
10. DC Department of Behavioral and Community Health review.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

D) PLAN REVIEWS

1. BARTOLUCCI-CURATOLO LOT LINE REVISION

Lot Line Revision Re-approval for an expired approval to merge property at 33 Willowbrook Heights with properties at 46 & 50 Lorraine Boulevard and adjust lot lines. 46 Lorraine Boulevard, 50 Lorraine Boulevard, and 33 Willowbrook Heights; Zoned R-20 (Residence Single Family 20,000 SF); ± 0.58 acres, 1.01 acres, and 0.61 acres respectively; Grid # 6259-03-036457, 6259-03-016479, 6259-03-043467; Type II Action; *Thomas J. Curatolo Jr. and Lynne Bartolucci, Trustees (46 Lorraine); Raymond A. Bartolucci and Lynne Curatolo-Bartolucci, Owners (50 Lorraine); Thomas J. Curatolo Jr. and Lynne Bartolucci-Curatolo, Trustees (33 Willowbrook); Owners.*

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: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

A motion was made the Planning Board grant conditional lot line revision approval (valid for 60 days) of the Planning Board application for Lot Line Adjustments for the Lands of Curatolo & Bartolucci, which was

conditionally approved by the Planning Board on January, 20, 2022, and also grant a 60 day time extension of said approval from September 19, 2022 forward to November 18, 2022, subject to the January 20, 2022 conditions of Planning Board approval of said application.

Moved: Steven Levasseur
Seconded: Ben Paganelli
Carried: 4-0

2. STRATFORD FARMS TOWNHOUSES

Time Extension of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions of Site Plan Approval and of Final (Major) Subdivision Approval from July 11, 2022, forward to January 7, 2023.

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

3. FOAM & WASH – 2629 South Road

Time Extension for the demolition of an existing restaurant building and construction of a new 7,666 sf car wash and dog wash building. 2629 South Road. Zoned Highway Business (B-H) District; ± 1.66 acres; Grid # 6160-01-005822; Unlisted Action; *Third Rock Realty LLC, Owner.*

A motion was made that the Planning Board grant a time extension for two (2) ninety-day periods, moving the required construction completion date to February 16, 2023.

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

4. ZONING TEXT AMENDMENT - ELECTRIC VEHICLE (EV) CHARGING STATIONS

Respond to referral from the Town Board for a recommendation on a proposed local law to amend Chapter 210, entitled “Zoning”, to include provisions for Electric Vehicle (EV) Charging Stations.

A motion was made that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed zoning text amendment with one modification. In Section 4.1 of the proposed local law, the definition of Electric Vehicle should be revised to eliminate the specific reference to New York State as follows: “A motor vehicle that is registered with a state ~~the New York State~~ Department of Motor Vehicles or similar entity and that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purposes.”

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

MOTION TO TERMINATE THE MEETING AT 7:27 PM.