

**TOWN OF EAST FISHKILL  
PLANNING BOARD SPECIAL MEETING  
JANUARY 23, 2023**

John Eickman called the meeting to order.

***Members present:***

Donald Pape, John Eickman, Richard Campbell, Sarah Bledsoe; Michelle Robbins, Planner; Matt Rickett, Zoning Administrator.

The meeting began with the Pledge of Allegiance.

**CHAIRPERSON COMMENTS**

Mr. Eickman thanked everyone for taking time to attend this special meeting.

**DISCUSSION:**

**#2022-039 – Hudson Valley Logistics Center, 500 South Drive (6356-04-587105)**

Applicant is proposing a 540,000 sf warehouse distribution center on the former IBM Campus (formerly the proposed Sports Dome Site).

**Ryan Kelly, Mike Finan, and Jennifer Grey were present.**

Ms. Grey stated this is to revisit the decision from last week. They presented the potential site plan changes to staff and a recommendation was made to present those changes to this Board to confirm everybody's understanding that they were field changes that could be made without a formal amended site plan. Last week the Board acted to approve an amended site plan. For a number of reasons, they are looking to preserve the original approved site plan. The particular tenant these changes were for has not yet signed a lease. In the event that the lease does not go through and this

particular tenant does not occupy the building, these specific changes that are being proposed would not be necessary, unless another tenant comes in and seeks the same relief. With that in mind they would like to preserve the December 20, 2022 site plan, which was approved by the Board. They ask that you rescind the amended site plan that was adopted last week and instead confirm their understanding that the changes proposed to the site, including the relocation of the guardhouse, the reduction of height of the building, and the other changes that were described last week are essentially field changes that can be reviewed and approved administratively by the Building Department without requiring a formal review and approval by this Board.

Mr. Eickman asked if there were any questions or comments from the Board.

Mr. Papae clarified that they wanted to go back to the original plan without the height reduction. He asked if they were still going to make the two corners look symmetrical. Ms. Grey stated that in the event that this particular tenant goes forward, those changes will be made. She believes that a signed lease is very close to happening. Just in case, they are looking to preserve, as a matter of record, the December plans.

Mr. Campbell asked Ms. Robbins if the application does move forward with this particular tenant, and these changes are made, would they then be considered minor changes. Ms. Robbins said yes. They would be considered minor fields changes. If they don't sign a lease and that particular tenant, they will revert back to the original plans from December. That would be the plans on record as the site plan approval. Field changes such as these are made quite often when projects are in the

middle of construction.

Mr. Eickman asked if there were any additional questions. There were none.

**RESOLUTION RESCINDING AMENDED SITE PLAN APPROVAL AND  
CONFIRMING PROPOSED MINOR SITE ADJUSTMENTS  
DO NOT REQUIRE AN AMENDMENT TO THE APPROVED SITE PLAN**

**NAME OF SITE PLAN:** Hudson Valley Logistics Center

**NAME OF APPLICANT:** CANAM Hudson Valley Logistics Owner, LLC

**LOCATION:** 500 South Drive

**GRID NUMBERS:** 6356-04-587105 & p/o 6356-04-606028

Resolution Offered by Planning Board Member John Eickman

**WHEREAS**, on December 5, 2022 the Planning Board approved Subdivision and Site Plan applications submitted by property owner CANAM Hudson Valley Logistics Owner, LLC (the “Applicant”), for construction of a warehouse/distribution center containing a total of approximately 540,688 square feet of floor area, including 20,000 square feet of office floor area, 124 loading docks, 145 trailer parking spaces, and 324 car parking spaces, as well as stormwater management facilities, fencing, landscaping, site lighting, signage and other utility infrastructure (the “Project”) on property located at 500 South Drive consisting of approximately 33.73 acres in the I-1 Light Industrial Zoning District, designated as Tax Parcel 6356-04-587105, and 7.63 acres in the I-1 Light Industrial Zoning District, designated as p/o Tax Parcel 6356-04-606208 (the “Property”); and

**WHEREAS**, the Applicant notified the Planning Board by letter dated December 29, 2022 that the Applicant may be incorporating minor adjustments to the approved Site Plan to accommodate specific needs of a prospective tenant, specifically a reduction in building height of approximately four (4’) feet, relocation of the proposed guard house from the northeast portion of the site to the southwest portion of the site, enhancements to the building façade, and installation of a gate at the northwest ingress and egress; and

**WHEREAS**, on January 17, 2023 the Applicant appeared before the Planning Board to present the minor adjustments to the Planning Board; and

**WHEREAS**, on January 17, 2023 the Planning Board adopted a resolution granting

Amended Site Plan approval; and

**WHEREAS**, upon further review of the proposed adjustments at a duly noticed special meeting held on January 23, 2023, the Planning Board desires to rescind the Amended Site Plan approval as the Planning Board agrees with Town staff that the proposed adjustments are “field changes” that may be administratively reviewed and approved without an amendment to the approved Site Plan by the Planning Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby rescinds the Amended Site Plan Approval granted on January 17, 2023 for the minor site adjustments proposed by the Applicant.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby determines that the proposed minor adjustments to the approved Site Plan described herein and presented by the Applicant do not require an application for an amendment to the approved Site Plan and may be implemented as field changes.

**BE IT FURTHER RESOLVED**, that within five (5) business days of the adoption of this resolution, the Chair or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

Resolution Seconded by Planning Board Member Rich Campbell

The votes were as follows:

Board Member Lori Gee	Absent
Board Member Ed Miyoshi	Absent
Board Member Sarah Bledsoe	Aye
Board Member Richard Campbell	Aye
Donald Papae	Aye
Chairperson John Eickman	Aye

Mr. Eickman asked if there was any other business to be brought before the Board. There were none.

ADJOURNMENT

**MOTION made by Richard Campbell, seconded by Don Papae, to adjourn the Planning Board meeting. Voted and carried unanimously.**

Respectfully submitted:

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Julie J. Beyer, Meeting Secretary  
East Fishkill Planning Board