

**HAMPTONBURGH PLANNING BOARD  
REGULAR MEETING**

**THURSDAY, AUGUST 5, 2021**

A Regular Meeting of the Planning Board was held Thursday, August 5, 2021 in Town Hall, Bull Road, Campbell Hall, NY.

Those members present were: Mr. Arnold, Mr. Calogero, Mr. Cawein, and Chairman McCloud.

Town consultants present were: Planning Board Attorney David A. Donovan and Town Engineer Arthur R. Tully.

Chairman McCloud opened the meeting at 7:00 p.m.

**MOTION** offered by Mr. Calogero, seconded by Mr. Arnold, to accept the Planning Board minutes of May 6, 2021 as submitted. Motion carried with all voting in favor.

**RDM WAREHOUSES**

Site Plan/Subdivision, Neelytown Road  
Section 1, Block 1, Lot 6

**MOTION** offered by Mr. Cawein, seconded by Mr. Arnold, to re-schedule a public hearing for consideration of RDM Warehouses site plan and subdivision on Thursday, September 2, 2021 at 7:00 p.m., or as soon thereafter as the matter can be heard. Motion carried with all voting in favor.

**PHARMACANN, LLC**

Amended Site Plan, Hudson Crossing Dr.  
Section 1, Block 1, Lot 26 & 21.212

Jeremy Valentine, the applicant's representative, presented to the Board plans to add an additional grow building. He noted that they are SEQR compliance and submitted documents.

Town Engineer Tully reviewed Lanc & Tully's review letter dated August 4, 2021 and noted:

- They will need to review the SEQR compliance dated and submitted August 5, 2021.
- Inquired if the Town of Montgomery was notified regarding the expansion for water and sewer flows.

**MOTION** offered by Mr. Arnold, seconded by Mr. Calogero, to waive the public hearing in accordance with §150-16E(5) of the Code of the Town of Hamptonburgh and contingent upon Lanc & Tully's review. Motion carried with all voting in favor.

**MOTION** offered by Mr. Calogero, seconded by Mr. Cawein, that the Hamptonburgh Planning Board, as Lead Agency, notes that the environmental impacts of the proposed amended site plan approval are consistent with and would not exceed any threshold established in the Generic Statement Findings issued in 2015 relative to the PharmaCann project and issues a **negative declaration** contingent upon final review by Lanc & Tully. Motion carried with all voting in favor.

**MOTION** offered by Mr. Calogero, seconded by Mr. Arnold to grant **conditional amended site approval** to the site plan application of PharmaCann for property identified on the Town of Hamptonburgh Tax Map as Section 1, Block 1, Lots 26 & 21.212 as said proposal is depicted on the plans prepared by MH&E Consulting Engineers entitled PharmaCann Greenhouse Addition dated July 16, 2021 contingent upon compliance with comments by the Town Engineer and Planning Board Attorney. Motion carried with all voting in favor.

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**BLACKBURNE DEVELOPMENT, LLC**

Lot Line Change, Route 416  
Section 23, Block 2, Lots 17.1, 18.1 & 19.1

Plans were presented to the Board regarding Blackburne Section 2 interior lot line change.

**MOTION** offered by Mr. Calogero, seconded by Mr. Cawein, to waive the public hearing in accordance with §150-16E(5) of the Code of the Town of Hamptonburgh. Motion carried with all voting in favor.

**MOTION** offered by Mr. Arnold, seconded by Mr. Cawein, that the Hamptonburgh Planning Board, as Lead Agency, notes that the project presents no significant environmental impact, therefore the Board issues a **negative declaration** thereby ending the SEQR process. Motion carried with all voting in favor.

**MOTION** offered by Mr. Cawein, seconded by Mr. Calogero, **grant approval** to the lot line change application of Blackburne Development, LLC for property identified on the Town of Hamptonburgh Tax Map as Section 1, Block 1, Lots 17.1, 18.1 & 19.1 as said proposal is depicted on the plans prepared by TM Depuy Engineering & Land Surveying, PC entitled Blackburne Section 2 dated July 20, 2021. Motion carried with all voting in favor.

**MOTION** offered by Mr. Cawein, seconded by Mr. Calogero, to adjourn the Planning Board meeting at 7:15 p.m. Motion carried with all voting in favor.

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Jean Lord, Planning Board Secretary