



Town of Washington Planning Board Resolution
RESOLUTION GRANTING SPECIAL PERMIT APPROVAL FOR
SIGNAGE IN THE HM DISTRICT

3707 Route 44 (Gonsalves)

Town of Washington Planning Board member Eric Alexander offered the following resolution, which was seconded by member Anna Hall as follows:

WHEREAS, the Applicant, Raymond Gonsalves, is requesting approval of a special use permit for signage for the relocated personal training business at 3707 Route 44 in Mabbettsville, identified as Tax Parcel No. 135889-6865-03-393396-000 (the “Property”), which is situated in the Town’s Hamlet Mixed Use (HM) zoning district; and

WHEREAS, on June 4, 2024, the Planning Board granted to the Applicant a special use permit and site plan approval for a personal training business at the Property, though the Board’s approval did not include review of the proposed signage; and

WHEREAS, the Applicant seeks approval for two (2) signs on the Property, one freestanding and one building-mounted, to advertise the personal training business; and

WHEREAS, the Washington Town Code Schedule of District Use Regulations (Appendix A) requires special permit approval from the Planning Board for signs within the HM District; and

WHEREAS, the Town’s Building Inspector has indicated that he has reviewed and inspected the proposed signs and found them to be in compliance with Section 165-42 of the Code; and

WHEREAS, on May 6, 2025, the Planning Board determined that the project was a Type II action under the State Environmental Quality Review Act (SEQRA) and therefore no further environmental review was required; and

WHEREAS, because the Property is located along Route 44 (a State road), on May 6, 2025, the Planning Board referred the action to the Dutchess County Department of Planning and Development pursuant to General Municipal Law 239-m; and

WHEREAS, the Planning Board held a duly-noticed public hearing on the special permit application on June 3, 2025 at which all those who wished to be heard on the application were heard; and

WHEREAS, the Board has considered the entire record in this matter, including all submissions by the Applicant, all comments and written materials submitted by the Board's consultants, all provisions of applicable laws and regulations, including the Town Code and the Comprehensive Plan, together with relevant maps relating to same.

NOW THEREFORE BE IT RESOLVED, that the Planning Board grants Special Use Permit approval for the proposed 3707 Route 44 (Gonsalves) signage, but finds that such approval shall be subject to the following conditions:

- a) The Dutchess County Department of Planning and Development either fails to respond to the referral of the Application on or before June 6, 2025 or responds without comment. In the event that County Planning provides any comment, the Application will be placed back on a Planning Board agenda for review, consideration, and potential incorporation of such comments. The Planning Board retains all discretionary rights as to the review of the Project in the event of timely comment from County Planning.
- b) Payment of all fees including Planning Board consultant review fees.
- c) Applicant's compliance with all municipal regulations.

The foregoing resolution was duly put to a vote which resulted as follows:

	<u>YEA</u>	<u>NAY</u>
Susan Meaney, Chair	<u>YEA</u>	_____
Emily Abrahams	<u>YEA</u>	_____
Eric Alexander	<u>YEA</u>	_____
Nicole Drury	<u>absent</u>	_____
Richard Philipps	<u>absent</u>	_____
Anna Hall	<u>YEA</u>	_____
Adam Brandow	<u>absent</u>	_____

Dated: Millbrook, New York

June 3rd, 2025



Lisa Agnelli, Secretary
Town of Washington Planning Board