



# 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***

***February 18, 2021 at 5:00 PM***

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

Chairman Carl Whitehead  
Member Peter Fanelli  
Member Nicole Gemmati  
Member Ahmad Katnani, Alternate  
Member Ben Paganelli  
Member Joan Quinn  
Member Rocco Romeo

*Member Bob Nasser was absent.*

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

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

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

##### **1. SOUTH HILLS COMMONS**

**Public Hearing, 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 March 18, 2021.

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

*Note: Member Katnani arrived at the meeting.*

Motion 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.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

- 2. ONE DUTCHESS AVENUE**  
**Public Hearing, 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: 7-0

Motion that the Planning Board adjourn the Public Hearing to April 15, 2021.

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

Motion 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.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**3. HUDSON HERITAGE NORTH ENTRANCE AMENDED SITE PLAN SEQR Consistency Review and Amended Site Plan Hearing** for amendment of Phase 1 development plans last approved 04/16/2020, to revise grading and eliminate retaining walls for the North Entrance to Hudson Heritage. 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 04/06/2020; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, 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 makes determinations of Consistency with SEQRA Findings; and Conformance with the Modified Development Master Plan (Modified DMP); and grants conditional amended site plan approval, for the Hudson Heritage North Entrance Amended Site Plan for Phase 1.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**4. 195 VAN WAGNER ROAD – FERRARI & SONS OFFICE**  
**Public Hearing, SEQRA Review, Site Plan Review, and Architectural Review** for a proposed 240 square foot (SF) addition to an existing one-story office building with an existing three (3) bay garage; and site work to include a new asphalt paved parking area. 195 Van Wagner Road; I-H (Heavy Industrial) Zoning District; ±0.52 acres; Grid # 6262-03-059282; Type II Action; *Ferrari & Sons Construction Management, LLC, Applicant and 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: Ahmad Katnani  
 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)(9), requiring no further environmental review.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional site plan approval for Ferrari & Sons Office – 195 Van Wagner Road.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board to grant architectural review approval with elevations and samples 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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**5. 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 adjourn the Public Hearing to March 18, 2021.

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

Motion that the Planning Board determine that the proposed activity is a Type II Action and is not subject to SEQRA review pursuant to 6 NYCRR 617.5(c)(7) of the SEQRA regulations.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board defer further action on this application.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**6. HURRICANE GRILL & WINGS PERGOLA**

**Public Hearing, SEQRA Review, Amended Site Plan Review, and Architectural Review** for the installation of a pergola around the exterior dining area in front of the existing restaurant. 9-11 Raymond Avenue; ATC (Arlington Town Center) Zoning District; ±1.93 acres; Grid # 6161-08-770792; Type II Action; *Angelo Balbo, 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: Ahmad Katnani  
 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)(9), requiring no further environmental review.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional amended site plan approval for Hurricane Grill & Wings Pergola Amended Site 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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant architectural review approval with samples and elevations 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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

- 7. LOCUST GROVE CROSSINGS – 2736-2738 South Road**  
**Site Plan Review and Architectural Review** for the development of a 32-unit multifamily development in four (4) buildings, eight units per building, with associated parking. The proposed buildings will be two (2) stories at 5,275 square feet per floor. 2736-2738 South Road; Zoned RM (Residence, Multifamily) District; ± 2.68 acres; Grid # 6161-03-078100; Unlisted Action; *Tara Maguire, Owner.*

Motion that the Planning Board adjourn the public hearing to March 18, 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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

- 8. 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 March 18, 2021.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

- 9. 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 #s 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 March 18, 2021.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

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

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

**MOTION TO END PUBLIC COMMENT SESSION.**

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

**C) PLAN REVIEWS**

- 1. BP3 SPRINGSIDE DEVELOPMENT**  
**Amended Site Plan, Special Use Permit and Architectural Review** of proposed modifications to add 2 residential units and revise the 5<sup>th</sup> floor layout, for a conditionally approved Site Plan for a 5-story mixed use building consisting of ±7,184 SF first-floor service business and commercial tenant space and 23 residential apartments in the floors above; site and on-street parking, hardscape and landscaping. Springside Avenue; Zoned ATC (Arlington Town Center) District; ± 1.277 acres; Grid # 6161-08-821910; SEQR Negative Declaration (Unlisted Action) adopted 08/20/2020; *Built Parcel Three LLC, Owner.*



Motion that the Planning Board waive the site plan and special use permit public hearing.

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

Motion that the Planning Board, as SEQRA lead agency, determines that the Springside Development Fifth Floor Revisions proposed January 21, 2021 involve incremental changes to the BP3 Springside Development project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Negative Declaration for the project adopted August 20, 2020.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional amended special use permit approval and conditional amended site plan approval and amended architectural approval (excluding the pavilion) for the Springside Development Fifth Floor Revisions proposed January 21, 2021 a/k/a amendments to the BP3 Springside Development project, subject to all conditions of the previous August 20, 2020 conditioned approvals of the BP3 Springside Development project.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

2. **SHADY BROOK MOBILE HOME PARK AMENDED SITE PLAN**  
**Amended Site Plan and Special Use Permit Review** of revised plans to import fill to raise home sites above existing base flood elevations, for a signed site plan for improvements to an existing mobile home park including connection to municipal sewer, for a final configuration of 60 homes in conformance with Town Mobile Home Park design standards. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Negative Declaration and Resolutions of Conditional Special Use Permit Approval and of Amended Site Plan Approval adopted June 20, 2019; 67 Manchester, LLC, Owner.

Motion that the Planning Board waive the Site Plan and Special Use Permit public hearing.

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

Motion that the Planning Board, continuing in its role as Lead Agency for the coordinated review of this project as an Unlisted Action, makes the following SEQR review findings:

In comparison to the SEQR Negative Declaration adopted June 20, 2019 for the existing Site Plan and Special Use Permit, the Shady Brook Trailer Park Amended Site Plan will involve the importation of an additional estimated 20,000 cubic yards of fill to raise previously planned site grades by a depth of 2-3 feet, and related utility, stormwater and flood damage prevention revisions, in order to reduce the height above grade for finished floor elevations of the planned mobile homes on the site while maintaining their minimum required height above Base Flood Elevation (B.F.E.). No changes to site use or lot layout, nor substantial increases to site disturbance, impervious surface, erosion or sedimentation, stormwater treatment facilities, traffic, or other effects were identified based on the information and materials provided. Accordingly, the Shady Brook Trailer Park Amended Site Plan does not propose project changes which may result in any significant adverse environmental impacts not previously identified and addressed in the Planning Board SEQRA Negative Declaration for an Unlisted Action of June 20, 2019, which is hereby reaffirmed.

Moved: Nicole Gemmati  
 Seconded: Ben Paganelli  
 Carried: 7-0

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

Motion that the Planning Board finds that the project as amended by the Shady Brook Trailer Park Amended Site Plan would continue to comply with the standards for site plan and special use permit approval as more particularly set forth in the Planning Board’s previous Resolution of Conditional Amended Site Plan Approval of June 20, 2019 and previous Shady Brook Mobile Home Park Special Use Permit resolution of June 20, 2019; and, that the Planning Board find that the Shady Brook Trailer Park Amended Site Plan would fulfill the purposes of Chapter 210, Zoning and of the Town Plan, and that the Planning Board grant conditional amended site plan approval and conditional special use permit approval subject to the said Resolutions of June 20, 2019.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**3. HUDSON HERITAGE DIRECTIONAL SIGNS**

**Site Plan and Architectural Review** of directional signage at Hudson Heritage. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); Part of Grid #6163-03-011149; Type II Action; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board grant Conditional Site Plan and Architectural Review Approval for the Hudson Heritage Directional Signs Application.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**4. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT**

**Discussion and Declaration of Lead Agency Intent** for proposed modifications to the Raymond Avenue School Development project involving Amended Site Plan and Subdivision approvals. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; Grid #s 6161-12-755735 (± 6.38 acres) and 6161-12-784726 (± 0.43 acre); *Arthur May Redevelopment, LLC, Owner, (f/k/a Paz Management, Inc.).*

Motion that the Planning Board declare its intent to be the Lead Agency, upon receipt by the Planning Department of an amended Planning Board application, EAF and materials determined by staff to be sufficient for circulation, to coordinate the environmental review of the proposed project as a Type I action, and authorize the Planning Department’s circulation of a Notice of said intent, a copy of the EAF, and a copy of the application to the identified involved agencies.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 6-0-1

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

**D) OTHER BUSINESS**

**1. ROGERS LOT LINE REVISION**

**Time Extension** for a conditionally approved Lot Line Revision. Lot 1 to be amended from ±1.45 acres to ±1.16 acres and Lot 2 to be amended from ±0.45 acres to ±0.74 acres. 18 and 20 Main Street New Hamburg. R-NH (Residence, New Hamburg) Zoning District; ±1.896 acres, total; Grid #'s 6057-07-559817 (18 Main Street) and 6057-07-570814 (20 Main Street); Type II Action; *Christopher Rogers and Carolina Rogers (18 Main Street) and Francis Rogers and Nancy Rogers (20 Main Street), Owners.*

Motion that the Planning Board grant one (1) 60-day time extensions for the Rogers Lot Line Revision application, moving the expiration date from February 15, 2021 to April 16, 2021.

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	Absent
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

**2. 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 a 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; and find that it is a matter of Town Board discretion.

Moved: Carl Whitehead  
Seconded: Joan Quinn  
Carried: 7-0

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

**MOTION TO TERMINATE THE MEETING AT 9:22 P.M.**

Moved: Nicole Gemmati  
Seconded: Joan Quinn  
Carried: 7-0

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