



# 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**

**March 16, 2023**

**5:00PM**

### **DECISION AGENDA**

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.

Attendance for this meeting:

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

### **AGENDA ITEMS**

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

##### **1. STRATFORD FARMS TOWNHOUSES**

**Amended Final Subdivision and Amended Site Plan Hearing and Amended Architectural review**, for a clustered subdivision of 26 townhouse lots, a common area lot and site improvements on a parent lot of  $\pm$  6.832 acres which received conditional approvals in 2013. Proposed amendments are inclusive of a proposed Town road rather than a previously approved private road, among other modifications. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *Dan Gueron, ABD Stratford LLC, Applicant and Owner.*

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to May 18, 2023.

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

A motion was made that the Planning Board defer Amended Final (Major) Subdivision and Amended Site Plan Approvals, subject to the following conditions:

Respond to the following, said responses to be reviewed by the Planning Department as to adequacy and completeness:

1. Planning Department's comments dated March 8, 2023.
2. Town Engineer CPL's comments dated March 6, 2023.
3. Town environmental consultant Aspen Environmental's comments dated March 8, 2023
4. Town traffic consultant JMC's comments dated March 3, 2023
5. Zoning Administrator comments dated March 9, 2023.
6. Water Department comments dated March 3, 2023.
7. Sewer Department comments dated March 6, 2023.
8. Building Department's review and approval of subsequent plans.
9. Highway Department's review and approval of subsequent plans.
10. Arlington Fire District comments dated February 28, 2023.
11. Dutchess County Department of Planning & Development comments dated March 6, 2023.
12. Dutchess County Department of Behavioral and Community Health's review, and approval of plans prior to Chairman's signature.
13. NYS Department of Transportation's review.
14. NYS Department of Environmental Conservation's review.
15. Comments of the Planning Board meeting, including but not limited to the following:
  - a. The Board wanted the Town Highway Department's comments, especially regarding snow storage.
  - b. The Board asked about open space amenities.
  - c. The Board asked the applicant to consider additional parking spaces [for visitors].
  - d. The Board thought additional shade trees would be nice.

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

2. **ALLSPACE SELF-STORAGE FACILITY EXPANSION**  
**SEQR Review, Rezoning Recommendation to the Town Board, Special Use Permit and Site Plan Hearing, and Aquatic Resource Permit review** 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 Owners.*

A motion was made that the Planning Board open the public hearing.

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

A motion was made that the Planning Board adjourn the Public Hearing to May 18, 2023.

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

A motion was made that the Planning Board determine that the proposed Allspace Self Storage Facility Expansion project would not have a significant adverse impact on the environment, and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for a Type I Action dated March 16, 2023.

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

A motion was made that the Planning Board convey a neutral recommendation to the Town Board regarding adoption of the proposed Zoning Map Amendment to rezone parcel 6162-16-860468, +/- 5.328 acres, from the Residence Multifamily (R-M) District to the Light Industrial (I-L) District.

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

A motion was made that the Planning Board defer action on this application pending action by the Town Board and a revised submittal by the applicant, subject to the following:

Respond to comments of the Planning Board and those 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. Town Planning Department comments dated March 10, 2023.
2. Town consulting Engineer (CPL) comments dated March 10, 2023.
3. Town wetland consultant Aspen Environmental's comments dated March 9, 2023.
4. Town Zoning Administrator comments dated March 9, 2023.
5. Town Water Department comments dated March 3, 2023.
6. Town Sewer Department's review and approval of final plans.
7. Building Department review and approval of final plans.
8. Arlington Fire District review and approval of final plans.
9. Dutchess County Department of Planning comments dated March 1, 2023.

10. New York State Department of Transportation's review.
11. Comments of the March 16, 2023 Planning Board meeting.

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

**3. HAIFA HOLDINGS, LLC – 819 MAIN STREET**

**Re-approval** for the approved construction of a 13,862 SF, three story mixed-use building with 4,377 SF of commercial space on the first floor and a total of 12 residential units on the upper floors. 819 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.51 acres; Unlisted Action; Grid # 6161-08-871823; *Haifa Holdings, LLC, Owner.*

A motion was made that the Planning Board open the public hearing.

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

A motion was made that the Planning Board close the public hearing.

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

A motion was made that the Planning Board hereby determines that the Haifa Holdings, LLC – 819 Main Street re-approval would not have a significant adverse effect on the environment and that an environmental impact statement will not be required for the reasons set forth in the attached Negative Declaration resolution dated March 16, 2023.

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

A motion was made that the Planning Board grant conditional special use permit and conditional site plan approval for the Haifa Holdings, LLC – 819 Main Street re-approval, as depicted on the plan set dated December 21, 2018 and last revised on February 27, 2023 subject to the following:

1. Town Planning Department comments dated March 15, 2023.
2. Town Zoning Department comments dated March 8, 2023.
3. Town Water Department comments dated March 3, 2023.
4. Town Engineering Department (CPL) comments dated March 1, 2023.
5. DC Department of Planning and Development comments dated March 1, 2023.
6. Town Highway Department comments dated February 28, 2023.
7. Town Building Department comments dated February 28, 2023.
8. Arlington Fire Department comments dated February 27, 2023.
9. Town Sewer Department comments dated February 27, 2023.
10. DC Department of Public Works review.
11. Planning Board comments:

- a. *Applicant to confirm, in writing, acceptable to the Town Legal Department, that it and its successors waive any claim for damages occurring within 10 feet of the current southerly pavement edge of Woodcliff Avenue as a result of Town Highway Department activity including snow and ice control. Said waiver to be expanded to waive any claim for damages in that 10 foot area by third parties, and documenting that owners will restore and replace as needed.*
- b. *Applicant to execute a new parking, improvement and maintenance agreement and license. New agreement and license to including all required exhibits (property description and correct site plan sheet reference), new dates, and new Highway Superintendent.*

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

A motion was made that the Planning Board grant architectural review re-approval for the Haifa Holdings, LLC – 819 Main Street as depicted on the plan set with a resubmission date of February 27, 2023.

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

#### 4. **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 that the Planning Board adjourn the Public Hearing to April 20, 2023.

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

#### 5. **76 IRELAND DRIVE EXTENSION – DISH WIRELESS**

**SEQRA Review and Site Plan Hearing** for a proposed site plan application to add three (3) antennas and related equipment to an existing lattice tower, and a five (5) foot by seven (7) foot lease area with (1) cabinet, within a tower compound serving two tower facilities and multiple carriers. 76 Ireland Drive Extension; I-H (Heavy Industrial) Zoning District; +/- 0.34 acre of 2.38 acre tower lease area, 5.38 acre parent parcel; Grid #6261-02-536543 (parent parcel); Unlisted Action; *Derek Picinic, Agent OBO Crown Castle-DISH Network LLC, Applicant, and HGP Realty Corp, Owner.*

A motion was made that the Planning Board adjourn the Public Hearing to April 20, 2023.

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

**6. BP4 - WESTERLY HOUSE**

**SEQRA Review, Site Plan and Special Use Permit Hearing, and Architectural Review** for a proposed four-story multi-family structure for 20 residential units and parking on a site with an existing structure (#45 Springside Ave.). The proposal includes a driveway easement through a commonly owned single-family residential lot; and a stormwater easement through an adjacent Arlington Heights Homeowners Association lot. 45 Springside Avenue; Zoned Arlington Town Center (ATC); ±1.548 acres; Grid #6161-08-791929; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four LLC, Owner.*

A motion was made that the Planning Board adjourn the Public Hearing to April 20, 2023.

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

***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. CASPERKILL SOUTH ROAD DEVELOPMENT**

**SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review** for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail with non-retail uses and dwelling units above; and two (2) retail and restaurant buildings, one of which proposes a drive-thru. Development to include ±26 dwelling units at ±30,000 sf and ±85,400 sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane. ±5.80 acres, ±3.36 acres, and ±345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-

243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*.

*No action was taken as this item was removed from the agenda per the applicant's request.*

**2. VASSAR COLLEGE ADMISSIONS BUILDING**

**SEQRA Declaration of Lead Agency Intent and Site Plan Review** for proposed construction of a new Admissions and Career Education (ACE) building, walkways, landscaping/lighting, new College entrance at the intersection of Collegeview Avenue and Fairmont Avenue, removal of 9 of 13 tennis courts, and revisions to surrounding parking, in a project area of +/- 7.32-acres. 124 Raymond Avenue; Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Type I Action; *Vassar College, Applicant & Owner*.

A motion was made that the Planning Board declare its intent to be the Lead Agency 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 and interested agencies.

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

A motion was made that the Planning Board defer further action on this application pending establishment of a Lead Agency, 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. Planning Department's comments dated March 9, 2023.
2. Town consulting Engineer CPL's comments dated March 9, 2023.
3. Town traffic consultant JMC's comments dated March 7, 2023.
4. Zoning Administrator's comments dated March 9, 2023.
5. Water Department's comments dated March 3, 2023.
6. Sewer Department's comments dated March 1, 2023.
7. Building Department's comments dated February 28, 2023.
8. Highway Department's review of subsequent plan revisions.
9. Historic Preservation Committee's review.
10. Police Department Traffic Division's review.
11. Arlington Fire District comments dated February 28, 2023.
12. Central Hudson Gas & Electric Corporation's review.
13. Dutchess County Dept. of Behavioral and Community Health's review.
14. Dutchess County Department of Planning's comments dated March 6, 2023.
15. NYS Department of Transportation's comments dated March 16, 2023.
16. NYS Department of Environmental Conservation's review.
17. NYS Office of Parks, Recreation and Historic Preservation's review.
18. Comments of the Planning Board meeting.

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

**3. FERRARI & SONS OFFICE – 195 VAN WAGNER ROAD**

**SEQRA Review and Amended Site Plan Review** for the placement of river rock on site where prior approval proposed grass. 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.*

A motion was made that the Planning Board waive the public hearing.

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

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)(9), requiring no further environmental review.

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

A motion was made that the Planning Board grant conditional amended site plan approval for Ferrari & Sons Office – 195 Van Wagner Road, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to, the following:

1. Town Planning Department comments dated March 10, 2023.
2. Town Engineering Department (CPL) comments dated March 6, 2023.
3. DC Department of Planning and Development comments dated March 1, 2023.
4. Town Building Department comments dated February 27, 2023.
5. Town Water Department comments dated February 24, 2023.
6. Arlington Fire Department comments dated February 24, 2023.
7. Town Sewer Department comments dated February 23, 2023.
8. Town Zoning Department comments dated February 23, 2023.
9. DC Department of Public Works review.

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



**D) OTHER BUSINESS**

**1. 18 CREEK ROAD**

**Request for a Site Plan Approval Waiver** pursuant to §210-150 E. 18 Creek Road; Zoned I-H (Heavy Industry) District; +/- 2.8 acres; Grid # 6162-02-667548; Request by Scott Bryant, P.E. (DMS/Morganview Realty, LLC) received November 10, 2022. Supplemental letter received December 7, 2022.

A motion was made to adopt the resolution as prepared by the Planning Board’s counsel and staff.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-2

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Nay
Member Gemmati	Aye
Member Katmani, Alt.	Aye
Member Levasseur	Absent
Member Paganelli	Aye
Member Quinn	Nay
Member Romeo	Aye

A motion was made to refer §210-150 E to the Town Board to review with a request that the Board clarify or remove this section.

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

**2. TOWN CODE AMENDMENT – SHORT-TERM RENTALS (STR’s)**

**Respond to referral from the Town Board** for a recommendation on a proposed local law adding a new Chapter 168.1 entitled “Short-Term Rentals” to the Town Code; and amending Chapter 210, entitled “Zoning”, to include related provisions for “Short-Term Rentals” in §§ 210-9, 210-55B, 210-92(O)(2), and adding a §210-105.1.

A Motion was made that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed Town Code amendment.

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

**3. EASTDALE VILLAGE - LOT LINE REVISION OF LOT 12W/LANDS OF AGRO (with the 19TH SITE PLAN AMENDMENT)**

**Time Extension** for a conditionally approved lot line revision of Lot 12W and Lands of Agro associated with the conditionally approved 19th Amended Site Plan for the Eastdale Village project, consisting of a revised stormwater management facility from an underground facility to an aboveground stormwater pond, addition of 1.38 acres adjoining land to the project for that purpose, and other modifications. Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Eastdale Avenue South, Parkside Drive and Founders Way; and 900, 902, 904, 925, 926, 928, 930, 932 and 949 Dutchess Turnpike and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); + 63.461 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; -828251; and -693311; 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 February 17, 2022; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, 27 Eastdale, 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, 13 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, and Charles and Christine Agro, Owners.*

A motion was made that the Planning Board grant a ninety (90) day time extension of conditional Lot Line Revision approval from April 12, 2023 forward to July 11, 2023.

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

**4. EASTDALE VILLAGE – LOT 2E SUBDIVISION (with the 20TH SITE PLAN AMENDMENT)**

**Time Extension** for a conditionally approved subdivision of Lot 2E into two lots, one for the Ortega House and one for Townhouse Buildings 12-15, associated with 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 that the Planning Board grant a ninety (90) day time extension of conditional Subdivision approval from April 17, 2023 forward to July 16, 2023.

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

**5. GREYSTONE DAYHAB**

**Time Extension** of a conditionally approved site plan to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned R-M (Residence,

Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, INC, Owner.*

A motion was made that the Planning Board grant a 12-month time extension of conditional Site Plan approval from April 15, 2023 forward to April 15, 2024.

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

**6. WILTSE ESTATES – LOT 19**

**Time Extension** of a conditionally approved final subdivision of Wiltse Estates Subdivision Lot #19 with existing dwelling and septic system, to create three new residential lots, and a utility easement over Lot #54 to access central sewer, subject to sewer tenancy approval by the Town Board. 29 Wiltse Lane and Edwin Road; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 10.4 acres; Grid # 6262-04-610315 & -603278; Unlisted Action; *Celeste Wiltse, Applicant and Owner.*

A motion was made that the Planning Board grant a 180-day time extension of conditional Final (Major) Subdivision approval from April 18, 2023 forward to October 15, 2023.

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

**7. VERIZON STORE RETAIL EXPANSION 2018-2021**

**Time Extension** of Amended Site Plan conditional approval granted 10/18/2018 and reapproved 9/23/21 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Applicant and Owner.*

A motion was made that the Planning Board grant one (1) ninety (90) day time extension of conditional Amended Site Plan approval from March 22, 2023 forward to June 20, 2023, and to advise the applicant that obtaining site plan signature and a building permit are necessary to preserve site plan approval.

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

***MOTION TO TERMINATE THE MEETING AT 8:09 PM.***

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