



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

September 21, 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.	Absent
Member Steven Levasseur	Present
Member Ben Paganelli	Present
Member Joan Quinn	Present
Member Rocco Romeo	Absent

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. **HUDSON HERITAGE –RESUBDIVISION OF LOTS 3-5 (WINSLOW GATE RD.), OF HUDSON HERITAGE SECTION 1**
 - a) **SEQR and Development Master Plan Consistency Review, Preliminary and Final Major Subdivision Hearing** for additional subdivision of Lots 3, 4, & 5 of the Hudson Heritage Subdivision Section 1 into thirteen (13) parcels. The proposed application amends Hudson Heritage Subdivision Section 1 to be a total of 15 parcels, and the underlying Hudson Heritage Preliminary Subdivision Plat for 155.90 acres to be filed in three Sections. Zoned HRDD (Historic Revitalization Development District); +/- 155.9 acres; Grid #s 6163-03-016059, -946011, -027019, -967013, -960057 and -011149, respectively located at 56-64 Winslow Gate Road, 15-55 Winslow Gate Road, 10-50 Winslow Gate Road, Winslow Gate Road, 63 Winslow Gate Road,

and 3532 North Road; Town Board as SEQR Lead Agency, Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

- b) Time Extension** of Hudson Heritage project amended site plan and subdivision approvals of August 18, 2022.

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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

Based upon a review of the Planning Board application materials for Preliminary and Final Subdivision Approval submitted through September 6, 2023, inclusive of a Combined Application revised dated July 24, 2023, and Final Subdivision Plat, Hudson Heritage Major Subdivision Section 1 Sheets C001 and C002 revised 8/4/2023, and Town Board Resolution 6:7-#3 of 2023 adopted 06/06/2023, the Planning Board has determined that the proposed Amended Preliminary and Final Subdivision do not propose Project changes which may result in any significant adverse environmental impacts not previously identified and addressed in the Planning Board SEQRA Findings adopted June 4, 2019 and considered by the SEQRA Determinations of April 16, 2020 through August 18, 2022 for previous Site Plan and Subdivision amendments. The proposed Amended Preliminary and Final Subdivision would not result in a substantial change to the total approved building square footage of the Project, the plans to reuse various historic buildings at the Site or the proposed densities for the residential and/or commercial components of the redevelopment (i.e., not to exceed 750 residential units/350,000 square feet of commercial space). The proposed uses shown on the Amended Preliminary and Final Subdivision are consistent with the intensity and level of demand on municipal resources associated with the uses proposed in connection with the Site Plan as originally approved by the Planning Board in June, 2019 and amended in April, 2020 through August 2022. While EFG/Saber is proposing to reconfigure lot boundaries around various buildings, vehicle and pedestrian travel ways and parking areas, the modifications would not impair the mitigation measures incorporated into the Project as a result of the previous SEQRA review process before the Town Board and Planning Board.

Accordingly, the Planning Board hereby finds that the Amended Preliminary and Final Subdivision would not result in any significant adverse environmental impacts warranting additional assessment through the preparation of a supplemental Environmental Impact Statement.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

Pursuant to Section 210-66(E)(3) of the Town Zoning Code, the Planning Board has determined that the Project as proposed in the Amended Preliminary and Final Subdivision would remain consistent and in substantial conformance with the Modified Development Master Plan (DMP). The Project would continue to result in a phased revitalization and redevelopment of the Site with an integrated mix of residential and nonresidential uses, including the rehabilitation of historic structures, as well as the permanent preservation of open space, environmentally sensitive resources and recreational resources, all of which would promote pedestrian activity through a safe and walkable environment that links residential components at the Site to commercial components at the Site, as well as to on- and off-Site passive recreational resources. This includes the continued proposal to

preserve and restore the Great Lawn, and the adaptive reuse of the 80,000 square foot Main Administration Building.

The Planning Board finds, therefore, that the Amended Preliminary and Final Subdivision is consistent with the Modified DMP.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board adopt the attached “Town of Poughkeepsie Planning Board Resolution Granting Amended Preliminary And Conditional Final (Major) Subdivision Plat Approval For Section 1 of The Hudson Heritage Final Subdivision Plat (2023).”

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board reaffirm the determinations, resolutions and conditional approvals of August 18, 2022 for the Hudson Heritage project, and grant time extensions of said conditional amended Site Plan, Preliminary and Final Subdivision approvals forward to March 19, 2024 (180 days from September 21, 2023).

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

2. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY

SEQR Review, Site Plan and Special Use Permit Hearing proposed to legalize the existing use of an animal rescue/sanctuary and to expand additional kennels and training services. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Type 1 Action. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to October 19, 2023.

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

A motion was made that the Planning Board recategorize the proposed action as an Unlisted action for SEQRA review, based upon the revised application that no longer proposes zoning text and map amendments.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board determine that the proposed Hudson Valley Animal Rescue and Sanctuary 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 an Unlisted Action dated September 21, 2023.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board defer further action on this application pending action on required variances by the Zoning Board of Appeals, 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 September 15, 2023.
2. Town Engineer comments dated September 15, 2023.
3. Town Zoning Administrator's comments dated September 6, 2023.
4. Town Water Department comments dated September 5, 2023.
5. Town Building Department's comments dated September 7, 2023.
6. Arlington Fire District's review of a subsequent submittal.
7. Dutchess County Department of Behavioral and Community Health's review, and approval if required.
8. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

3. **IBM – QUANTUM SYSTEM II BUILDING 414**

SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review for a permanent drive, loading dock, pads for chillers and generators at Building 414, along with the associated site lighting, grading, and internal site sidewalk connections at Building 414. 2455 South Road; Heavy Industrial (IH) Zoning District; ±180.09 acres; Grid #: 6060-04-840280; Unlisted Action; *IBM Corp (Applicant and Owner)*.

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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

A motion was made that the Planning Board determine that IBM – Quantum System II Building 414 is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board hereby determine that IBM Quantum System II Building 414 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 an Unlisted Action dated September 21, 2023.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board grant conditional site plan approval for IBM Quantum System II Building 414, 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 September 15, 2023.
2. Town Engineering Department comments dated September 7, 2023.
3. Town Water Department comments dated September 6, 2023.
4. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made to accept architecture as presented.

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

- 4. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT – AMENDED SITE PLAN SEQRA Review, Development Master Plan consistency review, and Amended Site Plan Hearing**, for proposed amendments to the April 15, 2021 approved amended Raymond Avenue School Development Anchor Project site plan, consisting of site modifications to add stormwater practices on the rear of two adjoining parcels at 35 and 37 Raymond Avenue; and modifications to the site open space area, landscaping, utilities and other development features. Zoned ATC (Arlington Town Center) District; 17 Anya Court, 21 Raymond Avenue, Raymond Avenue, 35 Raymond Avenue, and 37 Raymond Avenue; Grid #s 6161-12-745724; -755735; -778745; and -778723 (subtotal 6.8 acres); and added parcels -785720 and -787714 (subtotal 0.52 acre); SEQR Negative Declaration for a Type I Action adopted 4/15/21; *Arthur May Redevelopment, LLC (Applicant), Arthur May Redevelopment, LLC and 37 Raymond Ave, LLC (Owners)*.

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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

Based upon a review of the Raymond Avenue School Property Amended Site Plan application materials submitted August 25, 2023, inclusive of the Amended Site Plan set revised dated 08/25/23 and of LaBella correspondence of August 25, 2023 reviewing SEQRA impact categories for the additional offsite use, the Planning Board determines that the proposed amendment does not propose changes to the Project which may result in any significant adverse environmental impacts not previously identified and addressed in the Planning Board SEQRA Negative Declaration for a Type I action adopted April 15, 2021.

Accordingly, the Planning Board hereby finds that the Raymond Avenue School Property Amended Site Plan would not result in any significant adverse environmental impacts warranting additional assessment through the preparation of a supplemental Environmental Impact Statement.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 5-0 (*Member Fanelli Recused*)

A motion was made that the Planning Board find that the Raymond Avenue School Property Amended Site Plan is consistent with the Development Master Plan for this project as adopted by the Town Board on August 21, 2019.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 5-0 (*Member Fanelli Recused*)

A motion was made that the Planning Board grant Conditional Amended Site Plan Approval for the Raymond Avenue School Property Amended Site Plan, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said responses 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 September 13, 2023.
2. Town Consulting Engineer CPL comments dated September 14, 2023.
3. Water Department's comments dated September 5, 2023.
4. Zoning Administrator, Sewer and Building Department approval of final plans.
5. Arlington Fire District comments dated September 6, 2023.
6. Dutchess County Department of Behavioral and Community Health's review.
7. NYS Department of Transportation's review.
8. NYS Office of Parks Recreation and Historic Preservation's review and confirmation of "no impact" for the additional area.
9. Other revisions as may be required for the Amended Site Plan to be suitable for signature by the Planning Board Chairman.
10. Comments of the Planning Board meeting, including but not limited to the following:
 - a. Prefabricated bridge for path over standing water area in detention basin may require Building Department approval, and hand rails are recommended for its height above grade.
 - b. Fencing around the basin to be aesthetically pleasing (e.g. post and rail).
 - c. Work with staff to ensure reasonable screening of uniform store and its parking from the site open space area.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 5-0 (*Member Fanelli Recused*)

5. **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; ±1.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC (Owner)*. **TO BE ADJOURNED**

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

6. **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 ± 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*. **TO BE ADJOURNED**

A motion was made to adjourn the public hearing to October 19, 2023.

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

7. **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 or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with 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)*. **TO BE ADJOURNED**

A motion was made to adjourn the public hearing to October 19, 2023.

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

8. **68 VAN WAGNER ROAD**

SEQR Review, Site Plan and Special Use Permit Hearing for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkleman Architecture PLLC, Applicant, and Santiago Sanchez, Owner*. **TO BE ADJOURNED**

A motion was made to adjourn the public hearing to October 19, 2023.

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

9. WASH CO CAR WASH – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review for a proposed ±5,400 square foot car wash. 2245 South Road; Zoned BH (Highway Business); ±0.91 acres; Grid # 6159-01-249880; Unlisted Action; *Splash Car Wash, Inc. (Applicant) and MCRJ Realty Corp, Inc. (Owner)*. **TO BE ADJOURNED**

A motion was made to adjourn the public hearing to October 19, 2023.

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

10. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD

Special Use Permit Review, Site Plan Review, and Architectural Review to repurpose a building, turning the existing structure into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type I Action; *South Hills Owner LLC c/o DLC Management (Applicant and Owner)*. **TO BE ADJOURNED**

A motion was made to adjourn the public hearing to October 19, 2023.

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

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. VERTICAL BRIDGE – 2 PENDELL ROAD

SEQRA Review, Site Plan Review, and Architectural Review for installation of a wireless telecommunications facility comprising a 150-foot high monopole, 6,084 SF fenced compound, supportive ground equipment, AT&T antenna and three other carriers for future collocation; to replace one of two existing AM radio towers. 2 Pendell

Road; Zoned R-M (Residential Multi-Family) District; ± 9.83 acres; Grid # 6162-02-615714; Unlisted Action; *Vertical Bridge CC FM, LLC (Applicant), and Peak Broadcasting of Fresno c/o Townsquare Radio, LLC (Owner)*. **ITEM WAS WITHDRAWN FROM THE AGENDA AT THE REQUEST OF THE APPLICANT ON 9/13/2023.**

2. 822 MAIN STREET

SEQRA Review, Special Use Permit Review, and Site Plan Review for the renovation of an existing two-story vacant building and site to accommodate four (4) two-bedroom apartments with on-site parking. 822 Main Street; ATC (Arlington Town Center) Zoning District; ±0.126 acres; Grid # 6161-08-870800; *822 Main Street, LLC, Owner*.

A motion was that the Planning Board defer 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, including, but not limited to, the following:

1. Town Planning Department comments dated September 15, 2023.
2. Town Water Department comments dated September 11, 2023.
3. Town Engineering Department comments dated September 7, 2023.
4. Arlington Fire Department comments dated September 7, 2023.
5. Town Zoning Department comments dated September 6, 2023.
6. Town Sewer Department comments dated September 5, 2023.
7. DC Planning and Development comments dated September 1, 2023.
8. Town Highway Department comments dated August 30, 2023.
9. DC Department of Public Works comments dated August 30, 2023 (no comment unless ROW work is required).
10. Town Building Department comments dated August 29, 2023.
11. DC Department of Behavioral and Community Health review.
12. Planning Board comments.
13. Any easement documentation be provided to the Planning Board for review and preliminary approval prior to a conditional approval being granted. Applicant to plan accordingly.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

3. COTTON WAY – LOT LINE REVISION RE-APPROVAL

Re-Approval for the transfer of ± 464 square feet or ± 0.011 acres from 11 Cotton Way to 14 Cotton Way. 11 and 14 Cotton Way. Residence, Single-Family 4-acre (R-4A) Zoning District. ±0.758 acres (11 Cotton Way) and ±0.346 acres (14 Cotton Way); Grid #'s 6262-02-844986 and 6262-02-830983, respectively. Type II Action; *Lloyd B. Cotton (11 Cotton Way), Owner, and PJ One Enterprises LLC (14 Cotton Way), Applicant and Owner*.

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)(16) and no further environmental review is required.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

A motion was made that the Planning Board grant conditional lot line revision re-approval and also grant a one-time 60-day time extension, as permitted by Town Code, of said re-approval from Monday, November 20, 2023 forward to Friday, January 19, 2024, subject to the following:

1. Town Planning Department comments dated September 15, 2023.

2. Planning Board comments.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

D) OTHER BUSINESS

1. 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 October 15, 2023 forward to April 12, 2024.

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

2. SAVONA’S REAR DINING AREA

Time Extension for a conditionally approved Site Plan for construction of a rear dining patio of 575 square feet with a seating capacity of 39 persons maximum. 1 Collegeview Avenue; ATC (Arlington Town Center) Zoning District; ±0.44 acre; Grid # 6161-12-823675; Type II Action; *Tinkelman Architecture, PLLC (Applicant) and College Properties LLC (Owner)*.

A motion was made that the Planning Board grant two (2) 90-day time extensions of conditional Site Plan approval from October 18, 2023.forward to April 15, 2024.

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

3. GUARDIAN SELF-STORAGE – LOVE ROAD

Time Extension for a conditionally approved 71,200 square foot, climate-controlled storage facility with associated parking and other site improvements. 20-50 Love Road; B-H (Highway Business) Zoning District; ± 4.59 acres; Grid # 6261-01-187898; Type I Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner)*.

A motion was made that the Planning Board grant two (2) 90-day time extensions for the Guardian Self Storage application, moving the current approval expiration date from October 20, 2023 to April 17, 2024.

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

4. VERIZON STORE ADDITIONAL RETAIL EXPANSION

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 September 18, 2023 forward to December 17, 2023, and to advise the applicant that obtaining site plan signature and a building permit are necessary to preserve site plan approval.

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

MOTION TO TERMINATE THE MEETING AT 6:34 PM.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0