



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-790-4772 Fax

NOTICE OF PLANNING BOARD

REGULAR MEETING

NOVEMBER 21, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. VASSAR INN & INSTITUTE

SEQRA Review, Recommendation to the Town Board on a Zoning Text Amendment, and Site Plan Hearing for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (± 195 seats) and restaurant with outdoor dining (± 120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional); ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner.*

Motion that the Planning Board open the Public Hearing.

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

Motion to adjourn the Public Hearing to December 19, 2019.

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

2. SOUTH ROAD CROSSINGS

Public Hearing, Subdivision Review (Minor), Site Plan Review, and Architectural Review for a proposed minor subdivision with creation of an ODA (Open Development Area) on the rear hotel lot. Construction of five (5) new buildings including a five (5) story hotel, bank, two (2) retail sites and a retail/coffee shop with associated landscaping and parking. 2611-2629 South Road; Zoned BH (Business Highway) District; ± 17.45 acres; Grid # 6060-02-950800; Unlisted Action; *Cameron Poughkeepsie LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional minor subdivision approval and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

Motion that the Planning Board grant conditional site plan approval and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

Motion that the Planning Board grant conditional architectural review for the Hotel & Buildings 1 & 2.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

3. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

- a) **Site Plan Public Hearing** regarding a proposed Site Plan for an Anchor Project in accordance with a Development Master Plan, consisting of a hotel, residential and commercial uses in seven multi-story buildings. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.38 acres and ± 0.43 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; SEQRA Negative Declaration for a Type 1 Action approved by the Town Board 8/21/19; *Paz Management, Inc., Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

Motion to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (P. Fanelli recused)

Motion to close the Public Hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (P. Fanelli recused)

Motion that the Planning Board adopt the Resolution of Conditional Site Plan Approval for the Raymond Avenue (Arthur May) School Property Redevelopment AP (Anchor Project) Site Plan as prepared by Town Planning Staff; Planning Board Attorney and Town Consultants.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0 (P. Fanelli recused)

- b) **Planning Board to Declare Lead Agency Intent, and Preliminary Major Subdivision Review** for a proposed subdivision of the Raymond Avenue School Property Redevelopment site into six lots. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.38 acres and ± 0.43 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Unlisted Action; *Paz Management, Inc., Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*
Note: This item is not a public hearing.

Motion that the Planning Board 1) Declare its intent to be the Lead Agency to coordinate the environmental review of the proposed action, the Raymond Avenue (Arthur May) School Property Redevelopment – AP (Anchor Project) Preliminary Major Subdivision, as a SEQRA Type 1 Action, and authorize the Planning Department to circulate a Notice of said intent, a copy of the EAF, and a copy of the application, plans and other materials, to the involved agencies; and, 2) Defer further action on this subdivision application pending establishment of a Lead Agency, and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0 (P. Fanelli recused)

4. MAZDA EXPANSION – 2309 ROUTE 9

Site Plan and Special Use Permit Hearing to expand the existing Mazda Route 9 motor vehicle sales and service facility by a $\pm 7,550$ SF building expansion and to accommodate new inventory and parking areas. 2309 Route 9; Zoned B-H (Highway-Business) and R-M (Residential Multi Family) Districts; ± 13.89 acres; Grid #s 6160-03-132019 and 100001; SEQRA Negative Declaration for an Unlisted Action adopted 9/19/19; *Danielle Associates LLC and Elgen Associates Inc., Owner(s)*.

Motion to open the Public Hearing.

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

Motion to close the Public Hearing.

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

Motion that the Planning Board grant conditional special use permit approval and conditional site plan review approval and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

Motion that the Planning Board grant architectural review approval with samples and renderings as presented.

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

5. MEDIIUSA GROUP

Site Plan Hearing for a proposal to modify use of an existing building to provide for processing. 259 North Grand Avenue; Zoned I-L (Light Industrial) District; ± 1.071 acres; Grid # 6162-16-967480; Type II Action; *Peter Schoonmaker, Owner*.

Motion to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

Motion to adjourn the Public Hearing to January 16, 2020.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board defer further action on this application and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

- 6. HAIFA HOLDINGS, LLC**
Public Hearing, SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for proposed 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.*

Motion to open the Public Hearing.

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

Motion to close the Public Hearing.

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

Motion that the Planning Board determine that the proposed Haifa Holdings, LLC – 819 Main Street application 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 November 21, 2019.

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

Motion that the Planning Board grant conditional special use permit approval and conditional site plan approval and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

Motion that the Planning Board grant architectural review approval with samples and renderings as presented.

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

7. **CENTERPOINT COMMERCIAL DEVELOPMENT**

Site Plan Hearing for proposed construction of a 4,860 square foot building for tenant retail business and restaurant uses (no drive-through) with associated parking, utility connections, landscaping and lighting improvements, on a site with an existing 11,265 SF retail pharmacy. 3350 Route 9 North; Zoned B-N; ± 2.37 acres; Grid # 6062-02-973599; Unlisted Action; *Marist Centerpoint LLC, Owner.*

Motion to open the Public Hearing.

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

Motion to close the Public Hearing.

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

Motion that the Planning Board determine that the proposed Centerpoint Commercial Development 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 November 21, 2019.

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

Motion that the Planning Board grant conditional Site Plan approval and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

Motion that the Planning Board grant architectural review approval with samples and renderings as presented.

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

8. STEWARTS SHOPS – 6 MANCHESTER CIRCLE

Public Hearing, SEQRA Review, and Site Plan Review for a proposed canopy replacement and fuel tank replacement and associated site improvements. 6 Manchester Circle; Zoned IH (Heavy Industrial); ±0.77 acres; Grid #6261-01-237642; Unlisted Action; *Stewart's Ice Cream, Co., Inc., Owner.*

Motion to open the Public Hearing.

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

Motion to close the Public Hearing.

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

Motion that the Planning Board hereby determine that 6 Manchester Circle – Stewart's Shops Site Plan Amendment 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 November 21, 2019.

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

Motion that the Planning Board grant conditional site plan approval for 6 Manchester Circle – Stewart’s Shops Site Plan Amendment, and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

Motion that the Planning Board grant architectural review approval as presented.

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

9. EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)

Preliminary Subdivision Hearing for a proposed re-subdivision of Lot 13W-a, Eastdale Village, West, into two lots to allow financing of the separately-owned buildings A1 and A2. Eastdale Avenue North, 50 Eastdale Avenue North, 10-20 and 30 Town Center Drive, 10 and 15 Otto Way, Hillside Drive, Elizabeth Lane, Dutchess Turnpike, Victory Lane-Rear and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± 63.642 acres; Grid #s 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769361, -743328, -726341, -713324, and -732317 (west of Dutchess Turnpike); and 6262-04-820277, -929217, -892195 and part of -786243 (east of Dutchess Turnpike); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018, as amended through September 19, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board close the public hearing.

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

Motion that the action contemplated by the Eastdale Village Preliminary Subdivision Application dated August 26, 2019 was considered in the SEQRA review for the MacDonnell Heights Town Center Project as a Type I action (inclusive of a concurrent SEQRA and subdivision public hearing), and that the proposed Eastdale Village Major Subdivision

(Resubdivision of Lot 13W-a) is consistent with SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018; and

...that the Planning Board find that proposed modifications to the area, yard and bulk provisions of §210-27 are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District, pursuant to §210-27(I)(10); and

...that the Planning Board grant conditional Preliminary Major Subdivision Approval (Resubdivision of Lot 13W-a) for the Eastdale Village (f/k/a MacDonnell Heights Town Center) project and direct the applicant to respond to the comments of all reviewing departments and agencies.

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

Motion that the Planning Board waive a public hearing on Final Major Subdivision Approval and grant conditional Final Major Subdivision Approval (Resubdivision of Lot 13W-a), subject to the preceding conditions of Preliminary Major Subdivision Approval and revise "Preliminary Subdivision Plat" to "Final Subdivision Plat", and any other revisions as required for the plat to be suitable for filing with the Dutchess County Clerk.

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

10. **FOX RUN AT FULTON AKA FAIRVIEW COMMONS**

SEQRA Review, Rezoning Recommendation to Town Board and Amended Site Plan

Hearing to amend a previously approved site plan for 151 residential units in three apartment buildings (inclusive of community/office space), to: Increase Building A in size (34,000 to $\pm 70,400$ GSF) and number of units (up to ± 57 units); reallocate unit counts in other buildings; increase site parking from 447 spaces to ± 617 spaces; and add three adjacent parcels subject to rezoning by the Town Board; resulting in a net increase of ± 53 units and ± 170 parking spaces. 1-60 Campus View Court, 7-11 Rondek Road, 60 Fulton Street, Lake Street; Zoned FC (Fairview Center) District, PROD (Planned Residential Overlay District), B-N (Neighborhood Business) and R-20 (Residence Single-Family 20,000SF) Districts; ± 15.88 acres; Grid # 6162-05-161788, -125791, -119824, and 6162-09-168737; Unlisted Action; *Fox Run at Fulton LLC, Owner.*

Motion that the Planning Board adjourn the Site Plan public hearing to December 19, 2019.

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

B) MOTION TO ALLOW PUBLIC COMMENT ON 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. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

Site Plan Review for a proposed new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

Motion that the Planning Board defer action on this application and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

2. EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)

Architectural Review for proposed buildings #2, 3, 4, 5, 6, and A1 of the 5th Amended Site Plan for Eastdale Village. Eastdale Avenue North, 50 Eastdale Avenue North, 10-20 and 30 Town Center Drive, 10 and 15 Otto Way, Hillside Drive, Elizabeth Lane, Dutchess Turnpike, 2 Victory Lane.; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± 63.642 acres; Grid #s 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769361, -743328, -726341, -713324, and -732317 (west of Dutchess Turnpike); and 6262-04-820277, -929217, -892195 and part of -786243 (east of Dutchess Turnpike); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018, as amended through September 19, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board grant architectural review approval with samples and renderings as presented.

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

3. STEWARTS SHOP – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, and Site Plan 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 BH (Highway Business) District; ± 0.91 acres; Grid # 6159-01-249880; Unlisted Action; *MCRJ Realty Corp., Owner.*

Motion that the Planning Board defer further action on this application and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

4. LOCUST GROVE CROSSINGS – 2736-2738 South Road

SEQRA Review and Site Plan 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 declare its intent to be Lead Agency, coordinate the environmental review of the proposed project as an Unlisted 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

Motion that the Planning Board defer action on this application pending the establishment of a Lead Agency, and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

5. 766 MAIN STREET

SEQRA Review, Special Use Permit Review, and Site Plan Review for the proposed renovation of an existing building to include four (4) residential units (3 units on the second floor and 1 accessible unit on the first floor), as well as 1,970 square feet of retail space on the first floor. The first floor will also include a lobby to serve the residential units. 766 Main Street; Zoned ATC (Arlington Town Center); ± 0.15 acres; Grid # 6161-07-742820; Unlisted Action; *US Bank National Association, Trustee.*

Motion that the Planning Board declare its intent to be Lead Agency to conduct an uncoordinated environmental review of the proposed project as an Unlisted Action.

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

Motion that the Planning Board defer action on this application.

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

6. CAPOLINO SUBDIVISION – 655 Vassar Road

SEQRA Review and Subdivision Review (Minor) for the proposed subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 655 Vassar Road; Zoned R20 (Residence, Single Family 20,000 sf) District; ± 2.53 acres; Grid # 6159-04-651113; Unlisted Action; *Guido Capolino.*

No action was taken; removed from the agenda by applicant.

7. MANOR HILL COMMUNITY PROJECT

Planning Board to declare intent to continue as SEQRA Lead Agency for proposed Town Board rezoning from R-20 to R-MH District, and for Planning Board Site Plan, Special Use Permit and Aquatic Resource Permit approvals for a proposed manufactured home community comprised of 18 lease lots. The project includes a new access road from North Grand Avenue into the existing Manor Hill Mobile Home Park, and water and sewer services via connection to existing Town facilities. 246 North Grand Avenue; Zoned R-20 (Residence Single-Family

20,000 SF) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

Motion that the Planning Board declare its intent to continue as the SEQRA Lead Agency to coordinate the environmental review of the proposed project as a Type 1 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 all involved agencies.

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

Motion that the Planning Board defer further action on this application pending reestablishment of a Lead Agency, and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

D) OTHER BUSINESS

1. ARLINGTON FARMS – MALABAR REALTY LLC

Time Extension for a conditional site plan approval for proposed demolition of the existing structures on the site and the construction of a one story gas station-convenience store (3,400 SF) with a gas canopy and four gas pumps. 798 Dutchess Turnpike and 219 Overocker Road; Zoned B-H (Highway-Business) District; 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015; *Malabar Realty, LLC, Owner.*

Motion that the Planning Board grant a time extension of conditional Site Plan approval for two 90-day periods from November 25, 2019 forward to May 22, 2020.

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

2. HUDSON HERITAGE

Time Extension for a Preliminary (Major) Subdivision approval for a total of 16 lots on the site and roads to be dedicated to the Town. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; SEQRA Findings for a Type 1 Action issued December 6, 2017 by the Town Board; Planning Board approved SEQR Findings, a Modified Development Master Plan, and conditional Preliminary Subdivision approval on 6/4/19; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner*

Motion that the Planning Board grant a 90-day time extension of its conditional Preliminary Major Subdivision approval from December 11, 2019 forward to March 10, 2020, plus a second time extension period forward to June 4, 2020.

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

3. MARIST COLLEGE CITY/TOWN LOT LINE REVISION

Time Extension of an approved Lot Line Revision to add the Town of Poughkeepsie’s three-eighths interest in a portion of 173 Kittredge Place (tax parcel no. 6062-02-835560) and adjacent property Kittredge Place (tax parcel no. 6062-02-818562) to Marist College. 11-21 Champagnat Way, 176 Kittredge Place and Kittredge Place; Zoned IN (Institutional) WD1 (Waterfront District 1) and WD2 (Waterfront District 2) Districts; ± 1.157 acres; Grid #6062-02-870603, 818562 & 835560; Type II Action; *Town of Poughkeepsie, City of Poughkeepsie, and Marist College, Owners.*

Motion that the Planning Board grant a one-time 60-day time extension expiring February 4, 2020 for the conditional lot line approval.

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

MOTION TO TERMINATE THE MEETING AT 11:21 P.M.

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

PRESENT:	ABSENT:
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Nasser	
Member Paganelli	
Member Romeo	Member Quinn