



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

*August 18, 2022*

*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	Absent
Member Bob Nasser Alt.	Absent
Member Ben Paganelli	Present
Member Joan Quinn	Absent
Member Rocco Romeo	Present

#### **AGENDA ITEMS**

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

- HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION SEQR and Development Master Plan Consistency Review, Amended Site Plan and Preliminary Major Subdivision Hearing, and Amended Architectural Review** for proposed amendments per ongoing field changes and revised tenant preferences/needs. No increase in building square footage is proposed. Lot 17 is to be subdivided from Lot 4. 3532 North Road (U.S. Route 9) and Winslow Gate Road; Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-03-016059, 6163-03-027019, 6163-04-960057, 6163-04-946011, and 6163-04-967013; Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

A motion was made to open the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made regarding SEQRA review:

“Based upon a review of the Planning Board application submitted January 24, 2022, as revised and supplemented through August 18, 2022, and in particular, the Hudson Heritage Phase 1 Amended Site Plan and Subdivision SEQRA Comparison Memo prepared by LaBella PC, dated June 27, 2022, the Planning Board has determined that the proposed Amended Site Plan and 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 Determination of April 16, 2020, for previous Site Plan amendments. The Amended Site Plan 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 Site Plan 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. While EFG/Saber is proposing to reconfigure 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 Site Plan and Amended Preliminary 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: Rocco Romeo  
Carried: 5-0

A motion was made regarding consistency with the Modified Development Master Plan (DMP):

“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 Site Plan and 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 resource’s 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 Site Plan is consistent with the Modified DMP.”

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

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 Approval for Section 1 of the Hudson Heritage Final Subdivision Plat.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made to grant amended site plan approval for the Hudson Heritage Amended Site Plan last revised June 27, 2022, noting among other things that the Hudson Heritage Maintenance Association, and not the Town of Poughkeepsie, will continue to have responsibility for Common Facilities, including but not limited to Trails, as detailed in a Second Amended and Restated Declaration of Easements, Covenants and Restrictions proposed by the applicant and acceptable to the Town; and, conditioned upon and subject to the following terms and conditions:

1. Acceptance, as adequate and complete, by the Planning Department of the Applicant's responses to those comments of the Planning Board, Town departments, Planning Board consultants, and other Agencies that the Planning Department determines are required to be satisfied prior to the signing of the Amended Site Plan by the Chair, including but not limited to the following:
  - a. Planning Department comments dated July 15, 2022.
  - b. Town Engineer consultant (CPL) comments dated August 11, 2022.
  - c. Town traffic consultant (AKRF) comments dated July 11, 2022.
  - d. Town Zoning Administrator's review and approval of final plans.
  - e. Town Water, Sewer and Building Department's review and approval of final plans.
  - f. Fairview Fire District's review and approval of final plans.
  - g. Dutchess County Department of Behavioral and Community Health review and approval of the amended site plan (if required), and approval upon the subdivision plat prior to the Chairman's signature.
  - h. Dutchess County Department of Planning comments dated July 11, 2022 (Site Plan).
  - i. Dutchess County Department of Public Works (M. Dutcavich) review and approval of final plans.
  - j. Comments of the Planning Board meeting.
2. The Amended Final Section 1 Subdivision Plat conditionally approved on August 18, 2022 shall be signed by the Planning Board Chair and filed with the Dutchess County Clerk prior to or concurrent with Chair signature of this Amended Site Plan.
3. Maintenance of the existing escrow account, in an amount to be determined by the Director of Municipal Development, to pay the actual cost of consultant fees related to review of the proposed final design documents and legal agreements, and construction inspection for the Project.
4. Payment of all fees incurred by the Town to review the Application.
5. Planning Board architectural review and approval of each individual building and pedestrian area shown on the Amended Site Plan, inclusive of the proposed wall and adjacent public amenity space in front of Building M, prior to issuance of a building permit for such building or area structures.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

**2. VERIZON WIRELESS – WINSLOW GATE ROAD**

**SEQRA Review, Site Plan Review, and Architectural Review** for the installation and operation of a small cell facility including a new ±40-foot utility pole and 10 foot x 10 foot equipment area. 10-50 Winslow Gate Road; Historic Revitalization Development District (HRDD) Zoning District. ±24.3 acres; Grid # 6163-03-027019; Unlisted Action; *Verizon Wireless of the East LP d/b/a Verizon Wireless (Applicant) and EFG/Saber Heritage SC, LLC (Owner)*.

A motion was made open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to close the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made that the Planning Board determine that the proposed Verizon Wireless – Winslow Gate Road would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated August 18, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made that the Planning Board grant conditional site plan approval for Verizon Wireless – Winslow Gate 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 August 12, 2022.
2. Fairview Fire Department comments dated August 9, 2022.
3. Town Engineering Department comments dated August 8, 2022.
4. Town Water Department comments dated August 8, 2022.
5. Town Building Department comments dated August 1, 2022.
6. Town Zoning Department comments dated August 3, 2022.
7. DC Department of Planning and Development comments dated July 29, 2022.
8. Town Sewer Department comments dated July 28, 2022.
9. Town ZBA-retained Field Expert (HDR) Technical Review Memo dated July 10, 2022.
10. Additional Planning Board conditions for site and architecture as follows: replace proposed chain link fence with a fence made up of panels such as those around the Central Hudson gas regulator on site, include landscaping (arborvitae or similar shrubs) to soften appearance of equipment compound, and do *not* include the alternative false light fixtures on the pole.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

**3. 244 BOARDMAN ROAD – DISH NETWORK 5G**

**Site Plan Review and Architectural Review** to add three (3) antennas, six (6) remote radio heads (RRHs), one (1) overvoltage protection device (OVP), one (1) hybrid cable connection to an existing tower. A five (5) foot by seven (7) foot lease area for a proposed equipment platform within an existing equipment compound area is also proposed. 244 Boardman Road; Institutional (IN) Zoning District; ±34.17 acres; Grid # 6260-03-146453; Unlisted Action; Derek Picinic, Agent, on behalf of Crown Castle – Dish Network, LLC (*Applicant*) and Poughkeepsie Day School (*Owner*).

A motion was made to open the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to close the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made that the Planning Board hereby determine that 244 Boardman Road – Dish Network 5G 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 August 18, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made that the Planning Board grant conditional site plan approval for 244 Boardman Road – Dish Network 5G, 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 August 12, 2022.
2. Town Water Department comments dated August 8, 2022.
3. Town Engineering Department comments dated August 3, 2022.
4. Town Technical Engineer (HDR) review.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made that the Planning Board accept architecture as presented.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

**4. MOBIL STATION – MID HUDSON CENTER**

**SEQRA Review, Amended Site Plan and Special Use Permit Hearing and Architectural Review** for renovation of an existing 3,110 SF gasoline service station and convenience store, with the addition of a Dunkin Donuts and drive-through access and accompanying site improvements. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acres; Grid # 6062-02-992924; Type II Action; *CPD NY Energy Corp. (Applicant), TFS Midhudson LLC (Owner)*.

A motion was made to open the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to adjourn the public hearing to September 15, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made 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 including, but not limited to, the following:

1. Town Planning Department comments dated July 13 and August 9, 2022.
2. Town consulting civil engineer (AKRF) comments dated July 13, 2022.
3. Town consulting traffic engineer (AKRF) comments dated August 11, 2022.
4. Town Zoning Administrator comments as updated August 9.
5. Town Water Department's comments dated July 11, 2022 and as updated.
6. Town Sewer Department's comments dated June 29, 2022.
7. Town Building Department's review and approval of final plans.
8. Fairview Fire District's review and approval of final plans.
9. Dutchess County Department of Planning's comments dated July 11, 2022 and as updated August 12, 2022.
10. NYS Department of Transportation's comments dated August 11, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

**5. STORAGE DEPOT EXPANSION – PAGE PARK**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the expansion of an existing Storage Depot business onto a new parcel nearby. The application includes three (3) new storage buildings with related parking, utilities, landscaping, and stormwater management. 35 Page Park Drive; I-H (Heavy Industrial) Zoning District; ± 5.38 acres; Grid # 6261-02-536543; Type 1 Action; *HGP Realty Corp. (Applicant and Owner)*.

A motion was made to opening the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to adjourn the public hearing to September 15, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made 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 including, but not limited to, the following:

1. Town Planning Department comments dated August 12, 2022.
2. Town Engineering Department comments dated July 12, 2022 and August 9, 2022.
3. Town Zoning Department comments dated July 13, 2022.
4. Town Water Department comments dated July 11, 2022.
5. Town Sewer Department comments dated July 11, 2022.
6. Arlington Fire Department comments dated June 29, 2022.
7. DC Department of Public Works comments dated June 21, 2022 and June 30, 2022.
8. Town Building Department comments dated June 28, 2022.
9. DC Department of Behavioral and Community Health comments dated June 15, 2022.
10. Town Environmental Consultant (Aspen) review.
11. NYS Department of Transportation review.
12. NYS Department of Environmental Conservation review.
13. Planning Board comments about snow removal – if additional space for snow storage cannot be found, include as a condition that a note be placed on the plan requiring that snow be carted off-site when necessary.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

## 6. 511 HAIGHT AVENUE

**SEQRA Review and Site Plan Review** for the proposed demolition of an existing hot tub and existing shed in order to construct five (5) new parking spaces at the rear of the existing building. Site changes also include the construction of two (2) accessible parking spaces on the west side of the existing building. 511 Haight Avenue; Arlington Town Center (ATC) Zoning District; ±0.16 acres; Grid # 6161-08-833780; Unlisted Action; *Diane and Stephen Morgan, Applicants and Owners.*

A motion was made to opening the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made to adjourn the Public Hearing to October 20, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made 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 including, but not limited to, the following:

1. Town Planning Department comments dated August 12, 2022.
2. Town Engineering Department (CPL) comments dated August 8, 2022.
3. Town Water Department comments dated August 8, 2022.
4. Town Zoning Department comments dated August 3, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

**7. ALLSPACE SELF-STORAGE FACILITY EXPANSION**

**Site Plan and Special Use Permit Hearing** 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 Owner. TO BE ADJOURNED*

A motion was made that the public hearing be adjourned to September 15, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

**8. GUARDIAN SELF-STORAGE – LOVE ROAD**

**SEQRA Review, Special Use Permit Review, Site Plan Review, Floodplain Development Permit Review, and Architectural Review** for a proposed 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 1 Action; *Guardian Self Storage East, LLC (Applicant) and Herbert Redl (Owner). TO BE ADJOURNED*

A motion was made that the public hearing be adjourned to September 15, 2022.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

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

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0



**MOTION TO END PUBLIC COMMENT SESSION.**

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

**C) PLAN REVIEWS**

**1. SALT POINT CENTER**

**SEQRA Declaration of Lead Agency Intent, Site Plan and Architectural review**, regarding a proposal for a construction of one 3-story commercial building, and two 4-story residential buildings (38 units each), and associated parking and stormwater treatment. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.73 acres; Grid # 6162-02-750540; Type I Action; *Jacob Wagschal, Applicant, Maturin Smith, Owner.*  
**REMOVED FROM AGENDA AT THE REQUEST OF THE APPLICANT**

**2. VASSAR COLLEGE – TENNIS COURTS**

**SEQRA Declaration of Lead Agency Intent and Site Plan Review** for proposed construction of eight new tennis courts with bleachers outside of Walker Field House and the Athletics Building of Vassar College, including modification of an adjoining access road and parking. 54-124 Raymond Avenue (28 Sunset Lake Drive); Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Unlisted Action; *Vassar College, Applicant & Owner.*

A motion was made that the Planning Board waive the site plan public hearing for this project.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

A motion was made that the Planning Board declare that the project is an Unlisted Action, and that the Board intends to conduct an uncoordinated review of this action pursuant to SEQRA §617.6(b)(4).

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made that the Planning Board, as an involved agency for an uncoordinated SEQRA review of an Unlisted action, determine that the Vassar College – Tennis Courts Site Plan application would not have a significant adverse effect on the environment and that no environmental impact statement will be required for the reasons set forth in the Negative Declaration dated August 18, 2022.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made that the Planning Board grant Conditional Site Plan Review Approval for the Vassar College – Tennis Courts Site Plan, 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 August 11, 2022.
2. Town Engineering Department comments dated August 11, 2022.
3. Town Zoning Administrator's review and approval of final plans.
4. Town Water Department review and approval of final plans.
5. Town Sewer Department's review and approval of final plans.
6. Town Building Department comments dated August 3, 2022.
7. Town Historic Preservation Commission's review.
8. Arlington Fire District's review and approval of final plans.
9. Dutchess County Department of Health's review.
10. New York State Department of Environmental Conservation's review.
11. Comments of the Planning Board meeting.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

### 3. **BP4 – WESTERLY HOUSE**

**SEQRA Declaration of Lead Agency Intent, Site Plan, Special Use Permit and Architectural Review** for a proposed four-story multi-family structure for 20 residential units with on-site parking, and road access via easement over another lot. 45 Springside Avenue; Zoned Arlington Town Center (ATC); ±1.548 acres; Grid #6161-08-791929; Unlisted Action; *Built Parcel Four LLC, Applicant and Owner.*

A motion was made that the Planning Board declare its intent to be the SEQRA Lead Agency to coordinate the environmental review of the proposed project as an Unlisted Action, and authorize the Planning Department's circulation of a notice of intent, a copy of the EAF and a copy of the application to all involved and interested agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

A motion was made that the Planning Board defer action on this application pending the establishment of a Lead Agency, and direct the applicant to respond in writing to comments 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 August 11 and August 16, 2022.
2. Town Engineering consultant CPL comments dated August 8, 2022.
3. Town Zoning Administrator comments dated August 17, 2022.
4. Town Water Department's comments dated August 8, 2022.
5. Town Sewer Department comments dated July 29, 2022.
6. Town Building Department's comments dated August 3, 2022.
7. Town Highway Department's comments dated July 29, 2022.
8. Arlington Fire District comments dated August 9, 2022.
9. Dutchess County Department of Planning's comments dated August 9, 2022.
10. Dutchess County Department of Behavioral and Community Health's comment dated July 28, 2022.
11. NYS Department of Transportation's review.
12. NYS Department of Environmental Conservation's review.
13. Comments of the Planning Board meeting, including but not limited to the following:
  - a. Address feasibility and long-term maintenance of drainage underneath the proposed building.
  - b. Address sight lines from Springside Avenue.
  - c. Address screening for neighboring R-20 homes.
  - d. Address required open space(s).

- e. Consider breaking up the large roof areas, especially at the east and west ends of the building.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

#### 4. SOBOL – 3432-3456 NORTH ROAD

**Architectural Review** for the installation of a garage-style door at the front of the existing building and other façade changes. 3432-3456 North Road; Fairview Center (FC) Zoning District; ±9.71 acres; Grid # 6062-02-990867; Type II Action; *SoBol c/o Ameritech Concepts, Inc. (Applicant) and TFS MidHudson, LLC c/o Angelo Balbo (Owner)*.

A motion was made that the Planning Board grant architectural approval as presented and direct the applicant to respond to comments 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 August 12, 2022.
2. Town Engineering Department comments dated August 8, 2022.
3. Town Zoning Department comments dated August 8, 2022.
4. Town Building Department comments dated August 3, 2022.
5. Additional Planning Board conditions for architecture as follows: submit plan for replacement of small landscaped area immediately in front of the proposed door to the Engineering and Building Departments for review before final signature, and add a couple of planters in that area as a replacement.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0

#### 5. VERIZON STORE RETAIL EXPANSION

**Architectural Review and Time Extension** of 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 Site Plan approval from September 23, 2021 forward to December 22, 2022, 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: 5-0

A motion was made to accept architectural elevation and renderings as presented.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

***D) OTHER BUSINESS***

***No Other Business this month.***

***MOTION TO TERMINATE THE MEETING AT 8:21 PM.***

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 5-0