I. Call to Order

II. Public Comment on Regular Agenda Items - 10 Minutes

III. Minutes Approval
   A. Tuesday, April 05, 2016

IV. Public Hearings
   A. Bethlehem Lutheran Church - 85 Elm Avenue, Delmar - Site Plan / Special Use Permit Application - Public Hearing - 04/21/2016 - 6:00 p.m.
   B. First United Methodist Church - 428 Kenwood Avenue, Delmar - Special Use Permit / Site Plan Application - Public Hearing - 04/21/2016 - 6:00 p.m.

V. Action Items
   A. Bethlehem Lutheran Church - 85 Elm Avenue, Delmar - Special Use Permit / Site Plan Application - Possible Action on Special Use Permit - SUP 31
   B. Bethlehem Lutheran Church - 85 Elm Avenue, Delmar - Special Use Permit / Site Plan Application - Possible Action on Site Plan - SPA 226
   C. First United Methodist Church - 428 Kenwood Avenue, Delmar - Special Use Permit / Site Plan Application - Possible Action on Special Use Permit - SUP 32
   D. First United Methodist Church - 428 Kenwood Avenue, Delmar - Special Use Permit / Site Plan Application - Possible Action on Site Plan - SPA 227
   E. Gateway Commerce Center - MED / Development Master Plan - NYS Route 144 (River Road) / NYS Thruway Exit 22 - Time Extension for Planning Board Recommendation to Town Board
   F. Keystone East Apartments / Keystone Builders, Inc. - 225 Delaware Avenue, Delmar - Site Plan Application for 6-Unit Apartment Building - Project Update and Possible Action on SEQR Classification of Action and Negative Declaration
   G. Keystone East Apartments / Keystone Builders, Inc. - 225 Delaware Avenue, Delmar - Site Plan Application for 6-Unit Apartment Building - Possible Action to Adopt Park Fee Resolution Requiring Payment of Park Fee In-Lieu-Of Park Land Reservation
   H. Keystone East Apartments / Keystone Builders, Inc. - 225 Delaware Avenue, Delmar - Site Plan Application for 6-Unit Apartment Building - Possible Action on Site Plan - SPA 228
I. DJK Holdings LLC - 772 Delaware Ave, Delmar - Site Plan Application - Possible Action on SEQR Determination of Significance Resolution for a Landscape Supply Retail Facility

J. DJK Holdings LLC - 772 Delaware Ave, Delmar - Site Plan Application - Possible Action on Site Plan Approval for a Landscape Supply Retail Facility

VI. Discussion/Information Items

A. Delaware Ave, 308 - Site Plan Amendment Application - Initial Presentation for 4,000 SF Commercial Building

B. Port Road South, 126 - Site Plan Application - Initial Presentation

C. Charlew Builders, Inc. / Waldenmaier Parcel - Corrit Drive, Bain Drive, Hampton Street, Glenmont - Major Subdivision Application - 29 Single-Family Lots

VII. New Business

VIII. Adjournment

Adjourn - Next Meeting 05/03/2016 at 6:00 p.m.