

TOWN OF WARWICK PLANNING BOARD

January 7, 2015

Members present: Chairman, Benjamin Astorino  
Roger Showalter, Vice-Chairman  
Dennis McConnell, Beau Kennedy,  
Christine Little, John MacDonald, Alternate  
Laura Barca, HDR Engineering  
J. Theodore Fink, Greenplan  
John Bollenbach, Planning Board Attorney  
Connie Sardo, Planning Board Secretary

The regular meeting of the Town of Warwick Planning Board was held Wednesday, January 7, 2015 at the Town Hall, 132 Kings Highway, Warwick, New York. Chairman, Benjamin Astorino called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Mr. Astorino: First of all, I would like to wish everyone a Happy New Year. Since this is our first meeting of the New Year, I would like to do a little housekeeping. I would like to appoint Roger Showalter as Vice-Chairman of the Planning Board. Thank you for all of your great services in the past years. You have been a great help when I wasn't able to attend meetings.

Mr. Showalter: You are welcome.

**PUBLIC HEARING OF Daniel and Shari Forst**

Application for Site Plan Approval and Special Use Permit for the construction and use of a dog evaluation and training facility aka Canine Case Squad, situated on tax parcel S 20 B 2 L 17.1; project located on the left side of Grandview Place 37 feet west of Lincoln Road (37 Grandview Place), in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: Karen Emmerich from Lehman & Getz Engineering. Doug Jones, Esq. Daniel and Shari Forst, Applicants.

Connie Sardo: Mr. Chairman, we have just received the certified mailings for the Forst public hearing.

Mr. Astorino: Thank you.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – pending comments
4. Architectural Review Board – pending comments
5. OC Planning Department – 09/12/14 no advisory comments
6. TW Building Department – 08/28/14 valid open permit for renovations to a pole barn
7. If ZBA approval is granted, the complete ZBA language must be shown on the drawing.

8. Sheet 1, Notes 8 & 9 state that there is an existing and proposed well and septic system; the proposed information should be added to the plan. Applicant to show that well and septic can services the water/wastewater uses of the existing home and proposed business.
9. There is an existing fence shown; applicant to clarify the purpose of this fence, including what dogs are proposed to use this fence. Applicant to add a note to the plans stating that the personal dog run will not be used for dogs that are being evaluated, monitored, or trained at the facility.
10. Applicant to clarify where the dog training will take place (indoors or outdoors); add a note to the plan.
11. Applicant to clarify what the training will include (e.g., will the dog owners also be onsite for the training). Applicant to add a note to the plan.
12. Applicant to clarify if the dogs will spend the night at the Canine Case Squad. Applicant to add a note to the plan.
13. Applicant to show the levels of protection, including inside the training building) for nearby residents if a dog should try to escape the facility; notes and/or details should be added to the plan describing these protection measures.
14. Traffic flow patterns and the design of any loading areas, including truck turning movements, must be shown on the plans. Applicant to add a note to the plan.
15. Show the location, type, and screening details for solid waste disposal facilities and containers. Applicant to add a note to the plan.
16. The declaration information for the Ridgeline and Agricultural notes must be added to the plan.
17. Surveyor to certify that iron rods have been set at all property corners.
18. Payment of all fees.

The following comment submitted by the Conservation Board:

Daniel and Shari Forst – None submitted.

The following comment submitted by the ARB:

Daniel and Shari Forst - -None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: We didn't address SEQR at the last meeting because they had to go to the ZBA for a variance. It is an Unlisted Action. There are no other Involved Agencies. The Planning Board could go ahead and declare itself Lead Agency.

Mr. Kennedy makes a motion for Lead Agency. Seconded by Mr. McConnell. The following Resolution was carried 5-Ayes.

617.12(b)

**State Environmental Quality Review (SEQR)**  
Resolution Authorizing Filing of Negative Declaration

**Name of Action:** Canine Case Squad - Forst Special Use Permit

**Whereas**, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed special use permit for a dog training and evaluation facility (dog kennel), Town of Warwick, Orange County, New York, and

**Whereas**, there are no other involved agencies pursuant to SEQR,  
and

**Whereas**, the Planning Board has reviewed an Environmental Assessment Form (EAF) for the action dated 8/21/14, the probable environmental effects of the action, and has considered such impacts as disclosed in the EAF.

**Now Therefore Be It Resolved**, that the Planning Board adopts the findings and conclusions relating to probable environmental effects contained within the attached EAF and Negative Declaration and authorizes the Chair to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law, and

**Be It Further Resolved**, that the Planning Board authorizes the Chair to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action.

Comment #2: Applicant to discuss project.

Karen Emmerich: The applicant is here for Site Plan Approval and Special Use Permit for a dog evaluation and training facility. It is located in Glenmere Homesites on Grandview Place.

Comment #3: Conservation Board – pending comments

Comment #4: Architectural Review Board – pending comments

Comment #5: OC Planning Department – 09/12/14 no advisory comments

Comment #6: TW Building Department – 08/28/14 valid open permit for renovations to a pole barn

Comment #7: If ZBA approval is granted, the complete ZBA language must be shown on the drawing.

Connie Sardo: The ZBA variance was granted on November 24, 2014.

Karen Emmerich: Yes. We will show that on the plans.

Comment #8: Sheet 1, Notes 8 & 9 state that there is an existing and proposed well and septic system; the proposed information should be added to the plan. Applicant to show that well and septic can services the water/wastewater uses of the existing home and proposed business.

Karen Emmerich: Laura, I think we do show that on the plan. I am not sure what you are looking for. It shows where the well and septic are located.

Laura Barca: It needs to state that the use that is being proposed the employees of the special use are the same as the house that there is no increase.

Karen Emmerich: It says the number of employees is one for existing owner on the plan. Do I need to clarify it more than that?

Mr. Bollenbach: Is the facility hooked up to the septic?

Karen Emmerich: There is a bathroom.

Mr. Bollenbach: The rinsing, washing, bathing, etc... Is that just going to be grey water dumped out? Or, is that going to be put into the septic?

Karen Emmerich: Other than bathing your own dogs, do you do anything like that at the facility?

Shari Forst: No.

Daniel Forst: No.

Mr. Astorino: This facility from what I had seen, it is not a grooming facility or a kennel in that aspect. Is that correct?

Karen Emmerich: Yes.

Mr. Astorino: I don't think there is an issue. I think that comment would work. I think that will suffice. Does the Board agree?

Mr. McConnell: Yes.

Karen Emmerich: Do you want me to clarify any other way on the plans?

Mr. McConnell: The question I had when we were out there is that these kennels are designed very nicely to have the ability to clean them with a drain that hooks into the septic. It may not be the same type of usage that John was just talking about with grooming and bathing and so on. It does require an amount of water to hose down these kennels. That would be an amount greater than two people living. It would be an amount greater than if you had dogs that you aired outside rather than in an enclosed facility. Laura that was my comment to you. Has the impact on the septic been considered and calculated for that part of the kennel?

Laura Barca: I don't believe that the drainage of the kennels are connected to the septic system.

Mr. McConnell: I was told that it was. Then, what is it connected to?

Mr. Astorino: It's connected to the bathroom in the kennel.

Laura Barca: The septic system is connected to the bathroom in the kennel. When the kennels are cleaned, where does that wastewater go?

Karen Emmerich: We would have to verify that with the contractor. We are not sure where that is.

Laura Barca: Ok.

Mr. McConnell: What did the plans say?

Karen Emmerich: I don't know. I haven't seen the building plans. They are not sure.

Mr. McConnell: Ok. That was a question that I asked while we were out there. I asked, where does this drain to? Has anyone calculated the impact on the septic? I was told that it drains into a septic field.

Mr. Astorino: Let's verify on where it is going number one. Number 2, if it is going into a septic, how many gallons per day. It is a number. If it is 1000 gallon tank, which it is. I don't think it would be an issue.

Mr. McConnell: I don't know. That was why I asked the question at the site visit.

Mr. Astorino: We will get that information. Please provide that.

Daniel Forst: When we are cleaning the kennels we are hand cleaning them. Unless some weird thing happens like if a dog got sick, then we would have to hose it down. Most of the time the kennels have to be cleaned by hand.

Laura Barca: Right. Wastewater might be minimal. We need to know where it is going.

Daniel Forst: Right.

Karen Emmerich: We will clarify that.

Comment #9: There is an existing fence shown; applicant to clarify the purpose of this fence, including what dogs are proposed to use this fence. Applicant to add a note to the plans stating that the personal dog run will not be used for dogs that are being evaluated, monitored, or trained at the facility.

Karen Emmerich: Ok. We do show the fence there. It shows the personal dog run. We will add a note.

Comment #10: Applicant to clarify where the dog training will take place (indoors or outdoors); add a note to the plan.

Karen Emmerich: Ok.

Comment #11: Applicant to clarify what the training will include (e.g., will the dog owners also be onsite for the training). Applicant to add a note to the plan.

Laura Barca: We had talked about it. We know all of the answers. It needs to be on the plans.

Karen Emmerich: The owners may or may not be onsite.

Mr. Astorino: Then you need to say that. Put a note on the plans.

Karen Emmerich: Ok.

Comment #12: Applicant to clarify if the dogs will spend the night at the Canine Case Squad. Applicant to add a note to the plan.

Mr. Astorino: You had said on certain instances.

Mr. McConnell: Just put down a rough estimate.

Mr. Astorino: Exactly.

Laura Barca: We need to clarify what that is.

Karen Emmerich: On Map Note #16, we state that the number of dogs to be trained or boarded at the facility is 3 dogs.

Mr. Bollenbach: Perhaps, we could add to Map Note #16. We could add the maximum number of dogs on the premises. I believe that was a concern previously. I am suggesting that we have it specify a maximum of 6 dogs on the premises. Whatever the number is. Three dogs to be housed at the training facility maximum. There was an enforcement question as to how many animals are permitted.

Mr. Astorino: Ok.

Mr. McConnell: John, are you talking about on the premises or spending the night on the premises?

Mr. Bollenbach: Map Note #16 states the maximum number of dogs to be trained or boarded at the facility = 3. I am suggesting to add to that the maximum permitted on the premises is 6.

Mr. McConnell: I get that now. I didn't have the map in front of me. I didn't know that also referred to boarding.

Mr. Bollenbach: Yes.

Comment #13: Applicant to show the levels of protection, including inside the training building) for nearby residents if a dog should try to escape the facility; notes and/or details should be added to the plan describing these protection measures.

Mr. Astorino: We all had seen that out there. We don't have a problem with that.

Mr. Bollenbach: Protection measures. I just want to bring up a few things specific to housing dangerous dogs. Dogs that have been judicated to be dangerous. Does it show the signage? There is a signage requirement? Is that on the plans? That should be indicated. Indicate the signage. Are there self-locking gates?

Mr. Astorino: John, we went through that facility. There is a double fence. That was why we went to the site.

Mr. Bollenbach: Ok. So there is signage that says dangerous biting dogs. Ok.

Mr. Astorino: There is signage that says dangerous dogs. Whatever you want to call it.

Mr. Bollenbach: Ok.

Doug Jones: I did not see that portion in the statue.

Mr. Bollenbach: Yes it is. It is in §123.

Doug Jones: Is that the Town's Code?

Mr. Bollenbach: No. This is the NYS Agriculture & Markets Law. It can't be Beware of Dogs. It needs to be Beware of dangerous biting dogs. That was one of the requirements under the Ag & Markets Law for signage.

Mr. Astorino: If you have a dog that has been deemed dangerous, you would have to put a sign on the kennel stating that. Is that correct? Karen, put a note on the plan that states that.

Doug Jones: John, maybe we could put on the map subject to Ag & Markets Law §123.

Mr. Bollenbach: Sure. That will be fine.

Comment #14: Traffic flow patterns and the design of any loading areas, including truck turning movements, must be shown on the plans. Applicant to add a note to the plan.

Karen Emmerich: That is not an issue.

Mr. Astorino: That is not. We had seen that when we were out there.

Comment #15: Show the location, type, and screening details for solid waste disposal facilities and containers. Applicant to add a note to the plan.

Laura Barca: There are not any.

Karen Emmerich: No. They keep their garbage inside.

Laura Barca: Ok.

Comment #16: The declaration information for the Ridgeline and Agricultural notes must be added to the plan.

Karen Emmerich: Yes.

Comment #17: Surveyor to certify that iron rods have been set at all property corners.

Karen Emmerich: Ok.

Comment #18: Payment of all fees.

Karen Emmerich: Ok.

Mr. Astorino: Do any Board Members or Professionals have any comments or concerns? This is a public hearing, if there is anyone in the audience wishing to address the Forst/Canine Case Squad application, please rise and state your name for the record.

Beatrix Mazzara: We have utilized Canine Case Squad. They have evaluated one of our dogs in their home. They always have been very professional. They have always been concerned. They have shown that. They have always showed safety. They run a professional good business. We just wanted to speak up for them on their behalf.

Mr. Astorino: Ok. Thank you. Is there anyone else wishing to address the Forst/Canine Case Squad application?

Lonnie Kasman: I am a Veterinarian at the Monroe Animal Hospital. I have been a Veterinarian for 25 years. I have known Dan and Shari for 10 years. I have utilized them numerous times for behavioral consultations. I have heard you guys talking about that they are trainers. They are really not trainers. They are Board Certified Behaviorists. There is a big difference. We are so very lucky and fortunate to have them in our area. There are not that many people like this. They have helped dozens of my clients. They have helped with my own personal dog. I have been to that facility that they built. It is a very nice impressive facility.

Mr. Astorino: Yes. It is.

Lonnie Kasman: As far as safety goes, they know what to do. They know more than us. It is a very nice facility. I wish them the best of luck with it. I could answer any questions that the Board might have.

Mr. McConnell: In your professional opinion, you have no reservations about the facility or their qualifications.

Lonnie Kasman: Absolutely not.

Mr. Astorino: Ok. Thank you. Is there anyone else wishing to address the Forst/Canine Case Squad application? Let the record show no further public comment.

Mr. McConnell: Mr. Chairman, do we have copies of correspondence from neighbors?

Mr. Astorino: Yes. I believe that was submitted to us.

Mr. McConnell: To me that would be important to us. It is not only with what these people spoke about tonight, it is also about the neighbors think.

Mr. Astorino: The neighbors also received letters. I heard that at the ZBA meeting numerous neighbors came out to that meeting and voiced their opinions. They didn't have any problems with this application. We do have letters in the file.

Mr. McConnell: Ok.

Mr. Astorino: Does anybody have anything else? Ok. Seeing none, could we have a motion on the Negative Declaration?

Mr. McConnell makes a motion for the Negative Declaration.

Seconded by Mrs. Little. The following Resolution was carried 5-Ayes.

617.12(b)

**State Environmental Quality Review (SEQR)**  
Resolution Authorizing Filing of Negative Declaration

**Name of Action:** Canine Case Squad - Forst Special Use Permit

**Whereas**, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed special use permit for a dog training and evaluation facility (dog kennel), Town of Warwick, Orange County, New York, and

**Whereas**, there are no other involved agencies pursuant to SEQR,  
and

**Whereas**, the Planning Board has reviewed an Environmental Assessment Form (EAF) for the action dated 8/21/14, the probable environmental effects of the action, and has considered such impacts as disclosed in the EAF.

**Now Therefore Be It Resolved**, that the Planning Board adopts the findings and conclusions relating to probable environmental effects contained within the attached EAF and Negative Declaration and authorizes the Chair to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law,  
and

**Be It Further Resolved**, that the Planning Board authorizes the Chair to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action.

Mr. McConnell makes a motion to close the public hearing.

Seconded by Ms. Little. Motion carried; 5-Ayes.

Mr. Kennedy makes a motion on the Daniel and Shari Forst application, granting Site Plan Approval and Special Use Permit for the construction and use of a dog evaluation and training facility aka Canine Case Squad, situated on tax parcel S 20 B 2 L 17.1; project located on the left side of Grandview Place 37 feet west of Lincoln Road (37 Grandview Place), in the RU zone, of the Town of Warwick, County of Orange, State of New York. A Negative Declaration was adopted on January 7, 2015. Approval is granted subject to the following conditions:

1. ZBA approval was granted on 11/24/14, the complete ZBA language must be shown on the drawing.
2. Sheet 1, Notes 8 & 9 state that there is an existing and proposed well and septic system; the proposed information should be added to the plan. Applicant to show that well and septic can service the water/wastewater uses of the existing home and proposed business. Planning Board Engineer to verify septic connection.
3. There is an existing fence shown; applicant to clarify the purpose of this fence, including what dogs are proposed to use this fence. Applicant to add a note to the plans stating that the personal dog run will not be used for dogs that are being evaluated, monitored, or trained at the facility.
4. Applicant to clarify where the dog training will take place (indoors or outdoors); add a note to the plan.
5. Applicant to clarify what the training will include (e.g., will the dog owners also be onsite for the training). Applicant to add a note to the plan.
6. Applicant to clarify if the dogs will spend the night at the Canine Case Squad. Applicant to add a note to the plan. Also note maximum 6 dogs allowed on premise (Note #16).
7. Applicant to show the levels of protection, including inside the training building) for nearby residents if a dog should try to escape the facility; notes and/or details should be added to the plan describing these protection measures. Add Map Note for facility to comply with NYS Agriculture and Market Law §123 criteria for dangerous dogs.
8. Traffic flow patterns and the design of any loading areas, including truck turning movements, must be shown on the plans. Applicant to add a note to the plan.
9. Show the location, type, and screening details for solid waste disposal facilities and containers. Applicant to add a note to the plan.
10. The declaration information for the Ridgeline and Agricultural notes must be added to the plan.
11. Surveyor to certify that iron rods have been set at all property corners.
12. Payment of all fees.

Seconded by Mr. McConnell. Motion carried; 5-Ayes.

Karen Emmerich: Thank you.

Daniel Forst: Thank you.

Shari Forst: Thank you.

**Review of Submitted Maps:*****HOMARC, LLC.***

Application for Preliminary Site Plan Approval and Special Use Permit and FEIS completeness for the construction and use of a commercial site plan of a 21,900 square foot professional and office development on a 5.1 acre site, situated on tax parcel S 51 B 1 L 5.231; project located on the northern side of NYS Route 94 near the intersection with Warwick Turnpike (152 NYS Route 94 South), in the CB zone, of the Town of Warwick, County of Orange, State of New York. The Planning Board adopted a Final Scoping Document on 3/4/09. The Planning Board adopted an "Amended" Final Scoping Document on 7/17/13. Planning Board deemed the DEIS complete on 7/16/14. The Planning Board closed the Public Hearing on the DEIS at the 8/20/14 Planning Board meeting with written comment period opened until 9/10/14. The Preliminary Site Plan Approval and Special Use Permit Public Hearing was adjourned without date. Planning Board to accept the FEIS for review.

Mr. Astorino: We just need a motion from the Board to accept the FEIS.

Mr. Kennedy makes a motion to accept the FEIS for review.

Seconded by Mr. Showalter. Motion carried; 5-Ayes.

Connie Sardo: I just want to let the Board know that this application will be put on the 1/26/15 Work Session Agenda for the 2/4/15 Planning Board Meeting.

Mr. Astorino: Ok.

**Other Considerations:**

1. **Ernhout Lot Line Change** – Letter from Brian Friedler from Lehman & Getz Engineering, dated 12/5/14 addressed to the Planning Board in regards to the Ernhout Lot Line Change – requesting a 6-Month Extension on Final Approval of a proposed Lot Line Change, situated on tax parcels SBL # 49-1-17.12 & 17.21; parcels located on the eastern side of Covered Bridge Road and Francher Road (101 Covered Bridge Road & 25 Francher Road), in the SL zone. Conditional Final Approval was granted on 4/2/14. *The Applicant has stated that they are still finalizing easements and deed descriptions.* The 6-Month Extension becomes effective on 10/2/14.

Mr. McConnell makes a motion on the Ernhout Lot Line Change application, granting a 6-Month Extension on Final Approval of a proposed Lot Line Change, SBL # 49-1-17.12 & 17.21. Conditional Final Approval was granted on 4/2/14.

The 6-Month Extension becomes effective on 10/2/14.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes.

2. **Van Houten Subdivision** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 12/5/14 addressed to the Planning Board in regards to the Van Houten Subdivision – requesting a 6-Month Extension on Final Approval of a proposed 2-Lot Subdivision, situated on tax parcel SBL # 40-1-9.3; parcel located on the eastern side of Ryerson Road 580± feet north of Rutherford Road, in the RU zone. Conditional Final Approval was granted on 6/18/14. *The Applicant has stated that they are waiting for the declarations to be filed so that that they could submit the final plans for signature.* The 6-Month Extension becomes effective on 12/18/14.

Mr. Kennedy makes a motion on the Van Houten Subdivision application, granting 6-Month Extension on Final Approval of a proposed 2-Lot subdivision, SBL # 40-1-9.3. Conditional Final Approval was granted on 6/18/14.

The 6-Month Extension becomes effective on 12/18/14.

Seconded by Ms. Little. Motion carried; 5-Ayes.

3. **Cedar Ridge Subdivision** – Letter from Kirk Rother, P.E., dated 12/22/14 addressed to the Planning Board in regards to the Cedar Ridge Subdivision – requesting a 6-Month Extension on 6<sup>th</sup> Re-Approval of Final Approval of a proposed 36-Lot Cluster subdivision, situated on tax parcel SBL # 7-2-51.2; parcel located along the south side of Wheeler Road approximately 1500 feet west of Intersection with C.R. 41, in the RU zone. Conditional Final Approval was granted on 7/16/08. *The Applicant has stated that they are still unable to satisfy the financial conditions of the approval.* The 6-Month Extension on 6<sup>th</sup> Re-Approval of Final Approval becomes effective on 1/16/15.

Mr. Kennedy makes a motion on the Cedar Ridge Subdivision application, granting a 6-Month Extension on 6<sup>th</sup> Re-Approval of Final Approval of a proposed 36-Lot Cluster subdivision, SBL # 7-2-51.2. Conditional Final Approval was granted on 7/16/08.

The 6-Month Extension becomes effective on 1/16/15.

Seconded by Mr. Showalter. Motion carried; 5-Ayes.

4. **Kirk Rother Subdivision** – Letter from Kirk Rother, P.E., dated 12/22/14 addressed to the Planning Board in regards to the Kirk Rother Subdivision – requesting a 6-Month Extension on 6<sup>th</sup> Re-Approval of Final Approval of a proposed 2-Lot Cluster subdivision, situated on tax parcel SBL # 42-1-110.4; parcel located on the western side of C.R. 1 1885 feet north of Waterbury Road, in the RU zone. Conditional Final Approval was granted on 7/16/08. *The Applicant has stated that they are unable to fund the remaining items of the condition of the approval such as legal work and parkland fees. They hope to fulfill those requirements by spring.* The 6-Month Extension becomes effective on 1/16/15.

Mr. McConnell makes a motion on the Kirk Rother Subdivision application, granting a 6-Month Extension on Final Approval of a proposed 2-Lot Cluster subdivision, SBL #42-1-110.4. Conditional Final Approval was granted on 7/16/08.

The 6-Month Extension becomes effective on 1/16/15.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes.

5. Planning Board Minutes of 12/3/14 for PB Approval.

Mr. Kennedy makes a motion to Approve the Planning Board Minutes of 12/3/14.

Seconded by Ms. Little. Motion carried; 5-Ayes.

6. Planning Board to discuss cancelling the 1/12/15 W.S. & 1/21/15 PB Meeting due to no submittals.

Mr. McConnell makes a motion to cancel the 1/12/15 W.S. & 1/21/15 PB Meeting.

Seconded by Mr. Kennedy. Motion carried; 5-Ayes.

**Correspondences:**

Mr. Astorino: Connie, do we have any correspondences this evening?

Connie Sardo: No.

**Privilege Of The Floor For Agenda Items!!**

Mr. Astorino: If there is anyone in the audience wishing to address any of the agenda items, please rise and state your name for the record. Let the record show no public comment.

**Mr. McConnell makes a motion to adjourn the January 7, 2015 Planning Board Meeting.**

Seconded by Mr. Kennedy. Motion carried; 5-Ayes.