

TOWN OF WARWICK PLANNING BOARD

March 5, 2014

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, Beau Kennedy,
Christine Little, 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, March 5, 2014 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.

PUBLIC HEARING OF Dan Doyle

Application for Site Plan Approval and Special Use Permit for the use and construction of a Disc Golf Course, Pro-Shop, and Farm Stand, aka The Oasis At Warwick, situated on tax parcel S 17 B 1 L 37.2; project located on the western side of Union Corners Road adjacent to the Town Park (10 Fence Road), in the RU zone, of the Town of Warwick, County of Orange, State of New York. Continued Public Hearing from the 1/15/14 Planning Board Meeting.

Representing the applicant: Karen Emmerich, Lehman & Getz Engineering. Dan Doyle, Applicant

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board comments: 07/17/13 handle wetlands on property accordingly; 01/15/14 provide stepping stones instead of foot bridge over wetlands
4. Architectural Review Board comments: 07/17/13 no comments at this time
5. OC Planning Department: 08/08/13 two advisory comments: O&R easement and parking
6. OCDPW: 11/27/13 plan approval letter (still need highway work permit before construction begins)
7. Applicant requesting a waiver of the requirement to show topography; disturbance limited to site entranceway.
8. Applicant must show all wells and septic systems within 200-ft of the proposed systems. A note shall be added to the plans.
9. Applicant to clarify the maintenance requirements of the disc golf course, including any pesticide use. A note must be added to the plan.
10. Applicant to clarify if tree removal is necessary to install the disc golf course. A note must be added to the plan.
11. Plans to show NYSDEC wetland areas and buffer areas as delineated with NYSDEC on 01/14/14.

12. Plans show that the area for the proposed disc golf is in the vicinity of a Federal wetland area; Applicant to clarify location of wetland with relation to the proposed project. Applicant to provide correspondence with USACE, state which Nationwide permit proceeding under, or provide signage to prevent players from entering wetland area.
13. The number of required parking spaces for all uses on the property should be calculated and shown on the drawings. There does not appear to be parking associated with 10A Fence Road; the two other residences have parking spaces specifically called out as residential parking spaces. Also, applicant to clarify if 20 spaces are able to be provided.
14. There should be a detail included showing the cross section of the parking spaces and overflow parking spaces.
15. The shared portion of the driveway must be paved. Applicant is requesting a waiver to pave 50-ft of an approximate 200-ft shared driveway.
16. Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained." This has been added on Sheet 1 as note #15.
17. A detail for all items proposed should be included (e.g., tee area markers, basket, etc.). Additional details must be provided: construction materials, heights of tee sign and stop sign, clarification if concrete is used in the base of the baskets, etc.
18. Applicant to clarify what happens if a disc goes over a property fence line.
19. The location of stop sign and stop bar locations should be shown on the plan.
20. The revised 911 addresses must be shown on the plan (9 (2 bedroom unit) and 11 on the left and 10 on the right).
21. The 50-ft wide driveway easement must be shown on the site plan.
22. Surveyor to certify that iron rods have been set at all property corners. Applicant is requesting a waiver for this requirement.
23. The 50-ft wide driveway easement and maintenance agreement must be provided with the recording information.
24. Provide property deed with recording information.
25. The common driveway agreement has been submitted for Planning Board attorney review.
26. The declaration for the agricultural notes and sight distance triangle must be added to the plans.
27. Payment of all fees.

The following comment submitted by the Conservation Board:

Dan Doyle – None submitted.

The following comment submitted by the ARB:

Dan Doyle – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is subject to SEQRA. We have been reviewing it using the new short EAF. The only issue that arose was the entrance of the existing driveway. It is within the NYSDEC freshwater wetlands adjacent area, not within the actual wetland itself. Because it is existing, the DEC has already provided correspondence to us that they are ready to issue a permit because there would be minor activity. On that basis, I have prepared a draft Negative Declaration for the Board's consideration.

Comment #2: Applicant to discuss project.

Karen Emmerich: We have an 18 hole disc golf course proposed on Dan's property which is 47 acres. As Ted had mentioned, the only real disturbance on the lot is that the driveway entrance with the County Highway on Union Corners Road. There are wetlands on the site. The DEC had come out and walked the site with us. There are no holes or Tees within the wetland area.

Comment #3: Conservation Board comments: 07/17/13 handle wetlands on property accordingly; 01/15/14 provide stepping stones instead of foot bridge over wetlands

Comment #4: Architectural Review Board comments: 07/17/13 no comments at this time

Comment #5: OC Planning Department: 08/08/13 two advisory comments: O&R easement and parking

Comment #6: OCDPW: 11/27/13 plan approval letter (still need highway work permit before construction begins)

Karen Emmerich: Yes.

Comment #7: Applicant requesting a waiver of the requirement to show topography; disturbance limited to site entranceway.

Mr. Astorino: I believe the Board is in agreement with that. There is no need for that on the site. Laura, are these comments the same from the last time?

Laura Barca: Yes.

Mr. Astorino: Ok. We will list Comments 8 through 27 for the record. Do any Board members or Professionals have any comments?

Karen Emmerich: We haven't received the DEC wetland permit yet until the Board rules on SEQR.

Mr. Astorino: Yes. We had discussed that at the Work Session. I believe the Board is in agreement on that. We have the correspondence from the DEC.

Karen Emmerich: Ok.

Comment #8: Applicant must show all wells and septic systems within 200-ft of the proposed systems. A note shall be added to the plans.

Comment #9: Applicant to clarify the maintenance requirements of the disc golf course, including any pesticide use. A note must be added to the plan.

Comment #10: Applicant to clarify if tree removal is necessary to install the disc golf course. A note must be added to the plan.

Comment #11: Plans to show NYSDEC wetland areas and buffer areas as delineated with NYSDEC on 01/14/14.

Comment #12: Plans show that the area for the proposed disc golf is in the vicinity of a Federal wetland area; Applicant to clarify location of wetland with relation to the proposed project. Applicant to provide correspondence with USACE, state which

Nationwide permit proceeding under, or provide signage to prevent players from entering wetland area.

Comment #13: The number of required parking spaces for all uses on the property should be calculated and shown on the drawings. There does not appear to be parking associated with 10A Fence Road; the two other residences have parking spaces specifically called out as residential parking spaces. Also, applicant to clarify if 20 spaces are able to be provided.

Comment #14: There should be a detail included showing the cross section of the parking spaces and overflow parking spaces.

Comment #15: The shared portion of the driveway must be paved. Applicant is requesting a waiver to pave 50-ft of an approximate 200-ft shared driveway.

Comment #16: Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained." This has been added on Sheet 1 as note #15.

Comment #17: A detail for all items proposed should be included (e.g., tee area markers, basket, etc.). Additional details must be provided: construction materials, heights of tee sign and stop sign, clarification if concrete is used in the base of the baskets, etc.

Comment #18: Applicant to clarify what happens if a disc goes over a property fence line.

Comment #19: The location of stop sign and stop bar locations should be shown on the plan.

Comment #20: The revised 911 addresses must be shown on the plan (9 (2 bedroom unit) and 11 on the left and 10 on the right).

Comment #21: The 50-ft wide driveway easement must be shown on the site plan.

Comment #22: Surveyor to certify that iron rods have been set at all property corners. Applicant is requesting a waiver for this requirement.

Comment #23: The 50-ft wide driveway easement and maintenance agreement must be provided with the recording information.

Comment #24: Provide property deed with recording information.

Comment #25: The common driveway agreement has been submitted for Planning Board attorney review.

Comment #26: The declaration for the agricultural notes and sight distance triangle must be added to the plans.

Comment #27: Payment of all fees.

Mr. Astorino: Do any Board members or Professionals have any comments. This is a public hearing. If there is anyone wishing to address the Dan Doyle application, please rise and state your name for the record. Let the record show no public comment.

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

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

Mr. Showalter makes a motion for the Negative Declaration.

Seconded by Ms. 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: Oasis Disc Golf Course, Pro Shop, Farm Stand

Whereas, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed 18 hole disc golf course, a pro shop and a farm stand on a 47.4 acre parcel, Town of Warwick, Orange County, New York, and

Whereas, there are other involved agencies pursuant to SEQR, including the New York State Department of Environmental Conservation and Orange County Department of Public Works, and

Whereas, the Planning Board has reviewed an Environmental Assessment Form (EAF) for the action dated 12/9/13, 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. Showalter makes a motion to grant Waivers for the requirement to show topography; disturbance limited to site entrance, pave 50 feet of an approximate 200-foot shared driveway, and certification that iron rods have been set at all property corners.

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

Mr. Showalter makes a motion on the Dan Doyle application, granting Site Plan Approval and Special Use Permit for the use and construction of a Disc Golf Course, Pro-Shop, and Farm Stand, aka The Oasis At Warwick, situated on tax parcel S 17 B 1 L 37.2; project located on the western side of Union Corners Road adjacent to the Town Park (10 Fence Road), in the RU zone, of the Town of Warwick, County of Orange, State of New York. A SEQR Negative Declaration was adopted on March 5, 2014. Approval is granted subject to the following conditions:

1. Applicant requesting a waiver of the requirement to show topography; disturbance limited to site entranceway. Waiver granted.
2. Applicant must show all wells and septic systems within 200-ft of the proposed systems. A note shall be added to the plans.

3. Applicant to clarify the maintenance requirements of the disc golf course, including any pesticide use. A note must be added to the plan.
4. Applicant to clarify if tree removal is necessary to install the disc golf course. A note must be added to the plan.
5. Plans to show NYSDEC wetland areas and buffer areas as delineated with NYSDEC on 01/14/14.
6. Plans show that the area for the proposed disc golf is in the vicinity of a Federal wetland area; Applicant to clarify location of wetland with relation to the proposed project. Applicant to provide correspondence with USACE, state which Nationwide permit proceeding under, or provide signage to prevent players from entering wetland area.
7. The number of required parking spaces for all uses on the property should be calculated and shown on the drawings. There does not appear to be parking associated with 10A Fence Road; the two other residences have parking spaces specifically called out as residential parking spaces. Also, applicant to clarify if 20 spaces are able to be provided.
8. There should be a detail included showing the cross section of the parking spaces and overflow parking spaces.
9. The shared portion of the driveway must be paved. Applicant is requesting a waiver to pave 50-ft of an approximate 200-ft shared driveway. Waiver granted.
10. Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained." This has been added on Sheet 1 as note #15.
11. A detail for all items proposed should be included (e.g., tee area markers, basket, etc.). Additional details must be provided: construction materials, heights of tee sign and stop sign, clarification if concrete is used in the base of the baskets, etc.
12. Applicant to clarify what happens if a disc goes over a property fence line.
13. The location of stop sign and stop bar locations should be shown on the plan.
14. The revised 911 addresses must be shown on the plan (9 (2 bedroom unit) and 11 on the left and 10 on the right).
15. The 50-ft wide driveway easement must be shown on the site plan.
16. Surveyor to certify that iron rods have been set at all property corners. Applicant is requesting a waiver for this requirement. Waiver granted.
17. The 50-ft wide driveway easement and maintenance agreement must be provided with the recording information placed on map.
18. Provide property deed with recording information.
19. The common driveway agreement has been submitted for Planning Board attorney review.
20. The declaration for the agricultural notes and sight distance triangle must be added to the plans.
21. Payment of all fees.

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

Karen Emmerich: Thank you.

Dan Doyle: Thank you.

PUBLIC HEARING OF Gregory Panopoulos

Application for Final Approval of a proposed lot line change, situated on tax parcels S 27 B 1 L 30.221 and L 30.3; parcels located on the northern side of Edenville Road 650± feet east of C.R. # 1 Pine Island Turnpike, in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: Brian Friedler, Lehman & Getz Engineering.

Connie Sardo: Brian, do you have the certified mailings for the public hearing.

Brian Friedler: I apologize. I forgot the mailings at the office.

Connie Sardo: No problem. You could drop them off at the Planning office tomorrow.

Brian Friedler: Ok.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board comments: 10/06/13 no comments
4. Architectural Review Board comments: pending
5. OC Planning: 01/15/14; advisory comment that ZBA variance is required
6. Site distance and roadway speed limit must be shown §137 Appendix F(2). The speed limit of the road has not been added to the plan.
7. Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained." This note has been added as Note #6 on Sheet 1.
8. The septic system is located 12-ft (the minimum requirement is 10-ft) from the proposed property line. Applicant to add the following note to the plan: The septic system location is approximate; it was based on the best available information at the time. If the septic is actually located on the adjacent owner's property, the owner of the septic has the right to maintain the system; however if the septic system fails it must be replaced on the same tax lot as the house.
9. The septic note above will also appear on the deed that is filed in the Orange County Clerk's Office.
10. The entire ZBA language must be shown on the drawing.
11. The drawing needs to be updated with revision dates.
12. Surveyor to certify that iron rods have been set at all property corners.
13. The declaration for the roadway dedication must be added to the plans.
14. The recording information for the two new parcel deeds must be submitted.
15. Payment of all fees.

The following comment submitted by the Conservation Board:

Gregory Panopoulos – None submitted.

The following comment submitted by the ARB:

Gregory Panopoulos – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is a Type 2 Action. At the last meeting, the Planning Board sent the applicant to the ZBA. At the last Planning Board meeting, we didn't classify this as a Type 2 Action. There is no construction proposed. I prepared a Type 2 Resolution for the Board's consideration.

Mr. McConnell makes a motion for the Type 2 Action.

Seconded by Mr. Kennedy. The following Resolution was carried 5-Ayes.

617.6
State Environmental Quality Review (SEQR)
Resolution
Type 2 Action

Name of Action: Panopoulos Re-Subdivision

Whereas, the Town of Warwick Planning Board is in receipt of a Subdivision application by Gregory Panopoulos for a ± 1.132 acre parcel of land located at 16 and 18 Edenville Road, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 9/27/13 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type 2 Action that meets the thresholds found in 6 NYCRR 617.5(c)(26) and, therefore, SEQR does not apply, and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 617.6(a)(6) do not apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares that no further review under SEQR is required.

Comment #2: Applicant to discuss project.

Brian Friedler: This application is for a proposed lot line change between 2 existing lots. There is a dwelling on each lot. The applicant just wants to have a lot line change so that each lot is equally divided.

Mr. Astorino: We had this application before us a few years ago.

Comment #3: Conservation Board comments: 10/06/13 no comments

Comment #4: Architectural Review Board comments: pending

Comment #5: OC Planning: 01/15/14; advisory comment that ZBA variance is required

Comment #6: Site distance and roadway speed limit must be shown §137 Appendix F(2). The speed limit of the road has not been added to the plan.

Mr. Astorino: It is 30 MPH.

Comment #7: Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained." This note has been added as Note #6 on Sheet 1.

Mr. McConnell: The comment states that no construction or use shall begin. It is my understanding that this is existing.

Mr. Bollenbach: There is no construction proposed. That note doesn't apply.

Mr. Astorino: That note is just a place keeper. It doesn't apply to this application because there is no construction proposed.

Mr. McConnell: There is a use. There are existing dwellings. John, shouldn't we strike Comment #7?

Mr. Bollenbach: Yes. We could strike Comment #7.

Mr. Astorino: That note is already on the plan. It is on Sheet 1, Note #6. If it is already there, I'm not going to have them take it off.

Mr. Showalter: Is that like a standard note?

Mr. Astorino: It is a note that we have.

Laura Barca: It is a standard note.

Mr. Showalter: Ok.

Mr. Astorino: It is not an issue in this case.

Comment #8: The septic system is located 12-ft (the minimum requirement is 10-ft) from the proposed property line. Applicant to add the following note to the plan: The septic system location is approximate; it was based on the best available information at the time. If the septic is actually located on the adjacent owner's property, the owner of the septic has the right to maintain the system; however if the septic system fails it must be replaced on the same tax lot as the house.

Brian Friedler: Yes.

Comment #9: The septic note above will also appear on the deed that is filed in the Orange County Clerk's Office.

Brian Friedler: Yes.

Comment #10: The entire ZBA language must be shown on the drawing.

Brian Friedler: Yes.

Comment #11: The drawing needs to be updated with revision dates.

Brian Friedler: Yes.

Comment #12: Surveyor to certify that iron rods have been set at all property corners.

Brian Friedler: Yes.

Comment #13: The declaration for the roadway dedication must be added to the plans.

Brian Friedler: Yes.

Comment #14: The recording information for the two new parcel deeds must be submitted.

Brian Friedler: Yes.

Comment #15: Payment of all fees.

Brian Friedler: Yes.

Mr. Astorino: Do any Board members or Professionals have any comments?

Mr. Bollenbach: Are there any Overlay Districts?

Mr. Astorino: We will check.

Mr. Bollenbach: There are no Overlay Districts.

Mr. Astorino: Ok. This is a public hearing. If there is anyone in the audience wishing to address the Gregory Panopoulos application, please rise and state your name for the record. Let the record show no public comment.

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

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

Mr. Showalter makes a motion on the Gregory Panopoulos application, granting Final Approval for a proposed Lot Line Change, situated on tax parcels S 27 B 1 L 30.221 and L 30.3; parcels located on the northern side of Edenville Road 650± feet east of C.R. 1/Pine Island Turnpike, in the RU zone, of the Town of Warwick, County of Orange, State of New York. A Type 2 Action was adopted on March 5, 2014. Approval is granted subject to the following conditions:

1. Site distance and roadway speed limit must be shown §137 Appendix F(2). The speed limit of the road has not been added to the plan.
2. The septic system is located 12-ft (the minimum requirement is 10-ft) from the proposed property line. Applicant to add the following note to the plan: The septic system location is approximate; it was based on the best available information at the time. If the septic is actually located on the adjacent owner's property, the owner of the septic has the right to maintain the system; however if the septic system fails it must be replaced on the same tax lot as the house.
3. The septic note above will also appear on the deed that is filed in the Orange County Clerk's Office.
4. The entire ZBA language must be shown on the drawing.
5. The drawing needs to be updated with revision dates.
6. Surveyor to certify that iron rods have been set at all property corners.
7. The declaration for the roadway dedication must be added to the plans.
8. The recording information for the two new parcel deeds must be submitted.
9. Payment of all fees.

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

Brian Friedler: Thank you.

Review of Submitted Maps:***Meadowbrook Preserve, LLC.***

Application for Sketch Plat Review of a proposed Lot Line Change, situated on tax parcels S 29 B 1 L 63 & 65.12; parcels located on the western side of Union Corners Road and Sargent Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: Dave Higgins, Lanc & Tully Engineering.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board comments: pending
4. Architectural Review Board comments: pending
5. OC Planning Department: pending
6. OCDPW: pending submittal
7. Applicant to clarify AP-O status of property. Submitted 02/24/14.
8. There are existing non-confirming setbacks for the existing buildings that are located on both lots 1 and 2.
9. The plans must show that the barn structure and any driveway component to that structure on proposed lot 1 have a proper side yard setback to proposed lot 2.
10. Site distance and roadway speed limit must be shown §137 Appendix F(2).
11. There is currently a well on Lot 1 that serves both lots. The service from this lot to Lot 2 will be eliminated (Sheet 2 note); Applicant to complete as a Condition of Final Approval.
12. Applicant to submit Application for Final Approval, Checklist for Final Approval, and Final Approval Fee.
13. Applicant to rescind previous declarations on the property that are no longer applicable if the large parcel will be retained for farmland use.
14. Surveyor to certify that iron rods have been set at all property corners.
15. The recording information for the two new parcel deeds must be submitted.
16. Payment of all fees.

The following comment submitted by the Conservation Board:

Meadowbrook Preserve – None submitted.

The following comment submitted by the ARB:

Meadowbrook Preserve – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is not subject to SEQR. It is just a lot line change with no construction proposed. It is classified as a Type 2 Action. I have prepared a Type 2 Action Resolution for the Board's consideration.

Mr. McConnell makes a motion for a Type 2 Action.

Seconded by Mr. Kennedy. The following Resolution was carried 5-Ayes.

617.6
State Environmental Quality Review (SEQR)
Resolution
Type 2 Action

Name of Action: Meadowbrook Preserve Re-Subdivision

Whereas, the Town of Warwick Planning Board is in receipt of a Subdivision application by Meadowbrook Preserve, LLC for a ± 147.421 acre parcel of land located at Union Corners Road, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 7/9/13 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type 2 Action that meets the thresholds found in 6 NYCRR 617.5(c)(26) and, therefore, SEQR does not apply, and

Whereas, the Planning Board has determined that the proposed project is within an agricultural district and, therefore, the requirements of 617.6(a)(6) apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares that no further review under SEQR is required.

Comment #2: Applicant to discuss project.

Dave Higgins: The subject parcel has been around for some time. Some of the Board members might recall the project. This was a parcel that we had designed as a 35-Lot subdivision. It had received all of its approvals from the Town. At the eleventh hour, someone came in and purchased the property from the Nops. They decided that they did not want to develop it. Part of the sale required that they subdivide off a small parcel of land for the existing cottage that is located on the property that is currently occupied by

the Nop's daughter. The remainder of the parcel which is 174 acres is occupied by the farm. It is proposed to continue as a farm. I do have some modifications to the lot line change that just came in. I have a map and color renderings to show the Board. It is a lot line change technically. There are 2 existing parcels. There is the 174-acre parcel. There is a 50' x 50' parcel on the property that exists as a horse cemetery behind the barn. We have 2 lots to begin with. What we are looking to do is consolidate that 50-foot parcel. The 174 acres is the entire farm. There is a 50' x 50' separate tax parcel located behind the barn. Looking at the map, what we are proposing to do is to instead of a lot line change whereby we would create a separate parcel with the existing cottage and barn on it. That would be separated from the remainder of the lands where there is another barn and farmhouse located. This application is also proposed for participation in the AP-O District. The applicant has an application before the Town Board to participate in the AP-O District. This application fully conforms with the 89 Code. The existing conditions regarding the front yard and side yard setbacks are not changing.

Mr. Bollenbach: It looks like where that lot line is configured, it really incorporates that concrete area for the barn. It really does belong to the barn.

Mr. Astorino: Yes.

Comment #3: Conservation Board comments: pending

Comment #4: Architectural Review Board comments: pending

Comment #5: OC Planning Department: pending

Comment #6: OCDPW: pending submittal

Mr. McConnell: Mr. Chairman, I have a question. In front of that concrete area that John was referring to, is that a fence that would seem to indicate that some part of the property that is now going to be on Lot 2 is to be utilized by Lot 1?

Mr. Bollenbach: Dennis that was part of the barnyard at one time.

Mr. McConnell: Looking at the map, are you creating a situation where you are creating the appearance that this piece here is actually part of this? I'm thinking about some adverse possession claimed somewhere in the future because you created a fenced in area. John, is that an issue or not?

Mr. Bollenbach: It's all in the family now.

Mr. McConnell: You say now.

Dave Higgins: We will be monumenting the corners of the property as well as part of the subdivision.

Mr. McConnell: Is this fence being used?

Mr. Astorino: No. I don't think there are any animals there now.

Dave Higgins: I don't think so.

Mr. Bollenbach: There is going to be a deed for this parcel anyhow.

Mr. McConnell: Right.

Mr. Bollenbach: We could reference it in the deed.

Mr. McConnell: Ok.

Mr. Bollenbach: Dennis as we go further on in the comments, there is also a shared well right now. Upon the sale or transfer of the property, there would be a separate well dug. I'll reference that in the deed. I also reference the fence in the deed.

Mr. McConnell: Ok. Good.

Comment #7: Applicant to clarify AP-O status of property. Submitted 02/24/14.

Mr. Astorino: You submitted that to the Town Board. Is that correct?

Dave Higgins: Yes. We had done that a couple of weeks ago.

Mr. Bollenbach: We will add to comment #7 pending.

Comment #8: There are existing non-confirming setbacks for the existing buildings that are located on both lots 1 and 2.

Mr. Astorino: You just explained that.

Comment #9: The plans must show that the barn structure and any driveway component to that structure on proposed lot 1 have a proper side yard setback to proposed lot 2.

Mr. Astorino: You just did that.

Comment #10: Site distance and roadway speed limit must be shown §137 Appendix F(2).

Dave Higgins: I could tell you that the plan that we had was previously engineered. We did have approvals from OCDPW. They are existing driveways. We are not proposing any new driveways.

Comment #11: There is currently a well on Lot 1 that serves both lots. The service from this lot to Lot 2 will be eliminated (Sheet 2 note); Applicant to complete as a Condition of Final Approval.

Mr. Bollenbach: I want to incorporate that prior to transfer that the well will be dug.

Mr. Astorino: Ok. Is the Board ok with that?

Mr. McConnell: Yes.

Mr. Kennedy: Yes.

Mr. Showalter: Yes.

Comment #12: Applicant to submit Application for Final Approval, Checklist for Final Approval, and Final Approval Fee.

Dave Higgins: That has been done.

Comment #13: Applicant to rescind previous declarations on the property that are no longer applicable if the large parcel will be retained for farmland use.

Mr. Bollenbach: There were many declarations that were recorded for open space or whatever. They were recorded previously. Some of those are no longer applicable. Some are still applicable. We will sort them out and take care of those.

Comment #14: Surveyor to certify that iron rods have been set at all property corners.

Dave Higgins: Will do.

Comment #15: The recording information for the two new parcel deeds must be submitted.

Dave Higgins: Will do.

Comment #16: Payment of all fees.

Dave Higgins: Will do.

Mr. Bollenbach: What I am going to do so I don't forget about it, the deeds must be submitted with fence and well notations.

Mr. Astorino: Do any Board members have any questions?

Mr. McConnell: John, you are saying that the well shouldn't need to be put in place until there is a transfer. I guess you are talking about the transfer of ownership. But, what would happen if Lot 2 was occupied by a non-family member? Wouldn't we want to have a separate dedicated well put in place at that point?

Mr. Bollenbach: There is a Contract of Sale that is in place. It has a lot of conditions in there. The well was one of the items that had been addressed.

Mr. McConnell: Ok. I didn't hear that part earlier.

Mr. Bollenbach: I didn't mention that. But, there is a Contract of Sale between Meadowbrook Preserve and the Nops for the actual transfer of the 2-acre parcel. Bing Nop and his wife are retaining a Life Estate on the remainder of the property.

Mr. McConnell: Ok. When it closes, a new well would go in.

Mr. Bollenbach: Yes.

Mr. McConnell: Ok. Thank you.

Mr. Astorino: Do any other Board members have anything else? John, could we waive the public hearing?

Mr. Bollenbach: That would be up to the Board. There is no construction proposed.

Mr. Astorino: Does the applicant wish to waive the public hearing?

Dave Higgins: Yes.

Mr. Bollenbach: As far as the well is concerned, that could be done independently with the Building Department with a well permit.

Mr. Astorino: This was talked about from the beginning with the subdivision.

Mr. Bollenbach: Yes.

Mr. McConnell: Are there separate septic?

Dave Higgins: Yes.

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

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

Ms. Little makes a motion on the Meadowbrook Preserve application, granting final approval for a proposed Lot Line Change, situated on tax parcels S 29 B 1 L 63 and L 65.12; parcels located on the western side of Union Corners Road and Sargent Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York. A Type 2 Action was adopted on March 5, 2014. Approval is granted subject to the following conditions:

1. Applicant to clarify AP-O status of property. Submitted 02/24/14 Pending.
2. There are existing non-confirming setbacks for the existing buildings that are located on both lots 1 and 2.
3. The plans must show that the barn structure and any driveway component to that structure on proposed lot 1 have a proper side yard setback to proposed lot 2.
4. Site distance and roadway speed limit must be shown §137 Appendix F(2).
5. There is currently a well on Lot 1 that serves both lots. The service from this lot to Lot 2 will be eliminated (Sheet 2 note); Applicant to complete as a Condition of Final Approval.
6. Applicant to submit Application for Final Approval, Checklist for Final Approval, and Final Approval Fee.
7. Applicant to rescind previous declarations on the property that are no longer applicable if the large parcel will be retained for farmland use.
8. Surveyor to certify that iron rods have been set at all property corners.
9. The recording information for the two new parcel deeds must be submitted with fence and well notations.
10. Payment of all fees.

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

Timothy and Bonnie Todman

Application for Site Plan Approval and Special Use Permit for the construction and use of a Guest house situated on tax parcels S 2 B 2 L 48 and L 49; parcels located on the south side of Newport Bridge Road and Glenwood Road, in the SL zone, of the Town of Warwick.

Representing the applicant: Brian Friedler, Lehman & Getz Engineering

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board comments: pending
4. Architectural Review Board comments: pending
5. OC Planning Department: pending submittal
6. TW Building Department: open permit for addition
7. Applicant to complete a Phase 1 Cultural Resource Study.
8. Applicant to complete Notice of Ground Distance Form to determine what type of SWPPP must be prepared.
9. The proposed 0.75 acre area of disturbance should be shown on the plan.
10. Applicant to provide FEMA floodplain mapping for project area.
11. Applicant needs the lot area from both lots to have enough area to complete the Guest House Applicant; Planning Board has determined that the lots need to be merged now. Applicant to write a letter to the Town Assessor requesting that the lots be merged.
12. If the driveway for the Guest House will be more than 10%, then Sheet 2 Driveway Note 2 shall be revised to specifically to this driveway.
13. The 9-1-1 addresses for both homes must be included on Sheet 1.
14. Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained."
15. Surveyor to certify that iron rods have been set at all property corners.
16. Payment of all fees.

The following comment submitted by the Conservation Board:

Timothy & Bonnie Todman Guest House – None submitted.

The following comment submitted by the ARB:

Timothy & Bonnie Todman Guest House – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: We have been reviewing the application with the new short EAF. It is an Unlisted Action. There are no other Involved Agencies. The Board hasn't taken any action yet as far as claiming Lead Agency. I have prepared a Resolution for the Board for Lead Agency. There is one SEQRA issue. It is regarding archeology. There is an archeology study being done by Tracker on this project.

Mr. Astorino: I believe that is the only issue at this point from what I understand.

Mr. Showalter makes a motion for Lead Agency.

Seconded by Mr. Kennedy. The following Resolution was carried 5-Ayes.

617.6

State Environmental Quality Review (SEQR)
Resolution Establishing Lead Agency
Unlisted Action Undergoing Uncoordinated Review

Name of Action: Todman Guest House

Whereas, the Town of Warwick Planning Board is considering action on a proposed Site Plan/Special Use Permit application by Timothy & Bonnie Todman for a \pm 7.25 acre parcel of land located at 560 Newport Bridge Road, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 1/28/14 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is an Unlisted action, and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) do not apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares itself Lead Agency for the review of this action.

Be It Further Resolved, that a Determination of Significance will be made at such time as all information has been received by the Planning Board to enable it to determine whether the action will or will not have a significant effect on the environment.

Comment#2: Applicant to discuss project.

Brian Friedler: The Todman's propose to construct a one-bedroom guest house located at 516 Newport Bridge Road.

Comment #3: Conservation Board comments: pending

Comment #4: Architectural Review Board comments: pending

Comment #5: OC Planning Department: pending submittal

Mr. McConnell: What is the criteria for a guest house?

Mr. Bollenbach: It is simple. Need to demonstrate that the property is subdividable.

Mr. McConnell: So you could do it without waivers and so on to subdivide it.

Mr. Bollenbach: Correct. They are actually going through the steps of demonstrating the subdivision but still maintaining the integrity of both lots. It would still be under common ownership. It would still be one lot.

Mr. McConnell: Thank you.

Comment #6: TW Building Department: open permit for addition

Comment #7: Applicant to complete a Phase 1 Cultural Resource Study.

Brian Friedler: Yes.

Comment #8: Applicant to complete Notice of Ground Distance Form to determine what type of SWPPP must be prepared.

Brian Friedler: It was just signed today.

Comment #9: The proposed 0.75 acre area of disturbance should be shown on the plan.

Brian Friedler: Ok.

Comment #10: Applicant to provide FEMA floodplain mapping for project area.

Brian Friedler: Yes.

Comment #11: Applicant needs the lot area from both lots to have enough area to complete the Guest House Applicant; Planning Board has determined that the lots need to be merged now. Applicant to write a letter to the Town Assessor requesting that the lots be merged.

Brian Friedler: That has been done.

Comment #12: If the driveway for the Guest House will be more than 10%, then Sheet 2 Driveway Note 2 shall be revised to specifically to this driveway.

Mr. Astorino: I cannot believe that to be more than 10%.

Brian Friedler: It's a very small section.

Mr. Astorino: Really? I thought it was pretty flat out there.

Comment #13: The 9-1-1 addresses for both homes must be included on Sheet 1.

Brian Friedler: That has been done.

Comment #14: Provide a map note stating that, "No construction or use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained."

Brian Friedler: The note is on the plans.

Comment #15: Surveyor to certify that iron rods have been set at all property corners.

Brian Friedler: Yes.

Comment #16: Payment of all fees.

Brian Friedler: Yes.

Mr. Astorino: It sounds like you have everything. You just need to get the Archeological Study. Once you have that, submit it to us and then you could move on.

Brian Friedler: Ok.

Mr. Astorino: Do any Board members or Professionals have any comments?

Mr. Bollenbach: I am just looking for the declaration for the Ag Notes. We will need to add that comment.

Mr. Astorino: Ok. We will add Comment #17, provide the declaration for Ag Notes.

Mr. Bollenbach: Looking at the map, these parcels are going to be merged now. I don't understand what this is. Right above the scale, it says lot line to be theoretically removed. What does that mean?

Laura Barca: I think that was an old note before. That was on the plan at the Workshop.

Brian Friedler: Yes.

Laura Barca: At the Workshop, the Planning Board explained that you need to merge the lot lines now.

Mr. Bollenbach: Ok. The line type should be different just to show the perimeter of the overall property. You have it now as a bold line all the way around. Then you show your theoretical future property lines as that dash line in between.

Brian Friedler: Ok.

Mr. Astorino: Do any Board members have any questions? Ok. Get us the Archeological Study. Then, you could come back.

Brian Friedler: Could we be set for a public hearing?

Mr. Astorino: Yes. We could do that.

Mr. McConnell makes a motion to set the Todman Guest House application for a Public Hearing at the next available agenda.

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

Brian Friedler: Thank you.

Cove Point Marina

Application for Site Plan Approval and Special Use Permit for the construction and use of a restaurant and marina reopening of existing facilities formally known as The Castle, located within "A Designated Protection Area" of Greenwood Lake, situated on tax parcels S 76 B 1 L 33.12, 105, & 116; project located on the northern side of Forest Avenue 0 feet north of Lake View Place (13 Castle Court), in the SM zone, of the Town of Warwick.

Representing the applicant: Stuart Strow, Brooker Engineering. Bob Pereira, Applicant. Steve Ostromogilsky, Applicant.

The following comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board comments: pending
4. Architectural Review Board comments: pending
5. OC Planning Department: pending submittal
6. TW Building Department: Applicant has an open permit for commercial renovations.
7. Planning Board to conduct site inspection in the early Spring.
8. The Planning Board to determine if additional screening is necessary for areas where parking is proposed and other properties in close proximity to the property.
9. An existing conditions map should be added to the drawing set to clearly show the existing information, including easements and rights-of-way.
10. The shoreline of Greenwood Lake must be shown more prominently.
11. All existing property lines must be shown in the same line type.
12. Applicant states that address is 13 Castle Court; yet Castle Court is not shown on the site plan. Applicant to clarify.
13. Applicant to submit letter to Town Assessor to combine the three parcels into one parcel so building, septic system, and parking are located on the same lot.
14. The property lines shown on the site plan appear to be different from those property lines shown in the vicinity map; Applicant to clarify.
15. Along the eastern portion of the property there appears to be property line that is approximately 10-ft offset of the property line; Applicant to clarify purpose of this line.
16. The Applicant for Site Plan and Special Use is for site plan and special use approvals from the Planning Board; both site plan and special use should be circled on this application.
17. Applicant to complete Notice of Ground Disturbance Form to determine which type of Stormwater Plan needs to be prepared.
18. There is a 12" drainage pipe shown to the west of the Cove Point Marina restaurant. Applicant to clarify additional information about this pipe: complete location, source of water, discharge location, etc.
19. There is a small concrete pad located along the eastern property boundary that appears to be remaining even though the gravel area around it is being restored to grass; Applicant to clarify purpose of concrete pad and if it is to remain.
20. Deed(s) of property will need to be submitted.
21. National wetlands inventory map for vicinity should be submitted.
22. Service capacity letters for police, ambulance and fire need to be submitted.

23. Plans must be submitted to the Greenwood Lake Commission.
24. Applicant to clarify if grading of land is proposed as part of the gravel reclamation process.
25. The bulk table must be added; the Applicant should show the existing and proposed measurements.
26. The signature approval block needs to be added to Sheet 1.
27. Sheet 1 Note 8 states that all new utilities will be installed underground; Applicant to clarify if any new utilities are proposed.
28. Applicant to clarify any NYSDEC permits and/or approvals necessary; including status of owner change documentation.
29. Applicant to clarify any USACE permits and/or approvals necessary; including status of owner change documentation.
30. Applicant to shown location of any FEMA floodplains on the site plan.
31. Applicant to clarify where large trucks will make deliveries to the restaurant.
32. Applicant to clarify dumpster location and any proposed screening.
33. A landscaping schedule, including number to be planted, size to be planted, botanical name, and common name of all trees and shrubs must be added to the plan.
34. A detail must be added for the existing gravel areas that are to be reclaimed into grass areas (e.g., roughen surface, add topsoil, specification for seed mixture, etc.)
35. Applicant to clarify if any outdoor lighting is being proposed.
36. Applicant to include signs and details for any proposed signage.
37. The current and proposed use of all buildings on the site plan shall be called out: building behind septic leach field (shed), one-bedroom apartment, two-family dwelling, and restaurant.
38. The well location(s) for the one-bedroom apartment, two-family house, and restaurant shall be called out on the site plan.
39. The septic system location(s) for the one-bedroom apartment, two-family house, and restaurant shall be called out on the plan.
40. The parking calculations must show compliance with Town Code §164.43.2 Off-Street Parking and Loading Requirements. The site plan must specifically call out the spaces the two-family dwelling and the one-bedroom apartment
41. The parking spaces provided do not show any boat trailer parking; Applicant to provide a note stating that note boat trailer parking is proposed or provide boat trailing parking.
42. The grade (in %) shall be shown for all parking on the site plan.
43. A detail must be shown for the proposed gravel parking spaces.
44. Applicant to provide detail for curb stop.
45. There are two handicapped spaces shown; which is the minimum required. Applicant to provide details for ramps, slopes, surface covering, signage, etc. for handicapped spaces.
46. The location of fire and emergency access ways and zones, including the location of fire hydrants or the nearest alternative water supply for fire emergencies shall be shown on the plan.
47. The boat parking spaces must be shown in accordance with the USACE permit and counted on the site plan.
48. Applicant to provide additional information to show how pedestrians will travel from the boat slips to the restaurant.
49. Site plan should show the maximum number of employees, maximum seating capacity (indoor and outdoor seating all counts), hours of operation, etc. shall all be shown on the site plan.
50. EAF #7: Applicant should clarify that Greenwood Lake is a state listed Critical Environmental Area.
51. EAF #16: Applicant to provide copy of the FEMA floodplain mapping for this area.

52. The width of the right-of-way associated with Lakeview Place and West Cove Road shall be shown on the drawing.
53. Signage to prevent unfamiliar drivers from proceeding down West Cove Road in either direction past the Cove Point Marina: Private Road: No Thru Traffic.
54. Filed Map #776 is referenced on the drawing; a copy of this map shall be submitted.
55. Any and all easements, including access agreements, shown on Filed Map #776 shall be shown on this site plan.
56. The water supply system will require review and approval by Orange County Department of Health.
57. The septic system will require review and approval by Orange County Department of Health.
58. Each of the three existing buildings at the property must have own 911 address. Applicant to complete 911 addressing request form and submit to the Building Department.
59. The private road agreements for Lakeview Place and West Cove Road must be submitted to the Planning Board Attorney.
60. A note shall be added to the plans stating that property management must comply with the §100A Noise and §164-48 Performance Standards.
61. The drawings provided show 15 marina boat parking spaces. Applicant to include additional parking for seasonal boats as well.
62. Surveyor to certify that iron rods have been set at all property corners.
63. Payment of all fees.

The following comment submitted by the Conservation Board, dated 3/5/14:

Cove Point Marina - This is a new application and appears to be a medication of the prior use that was abandoned several years ago. Because of the immediate proximity to the Lake, the number of parking spaces, and the intensive use as a restaurant, the CB urges the PB to undertake a complete and comprehensive review of this application to ensure adequate septic facilities, run-off containment and general mitigation of the impact on the surrounding community.

The following comment submitted by the ARB:

Cove Point Marina – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: The applicant has provided the Planning Board with the new short EAF. I took a look at the thresholds in the SEQR regulations. It is classified as a Type 2 Action. It is not subject to SEQR. I prepared a Resolution for the Board's consideration.

Ms. Little makes a motion for the Type 2 Action.

Seconded by Mr. McConnell. The following Resolution was carried 5-Ayes.

617.6

State Environmental Quality Review (SEQR)

Resolution

Name of Action: Cove Point Marina

Whereas, the Town of Warwick Planning Board is in receipt of a Site Plan/Special Use Permit application by Robert Pereira & Steve Ostromogilsky for a ± 1.73 acre parcel of land located at 13 Castle Court, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 2/12/14 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type 2 Action that meets the thresholds found in 6 NYCRR 617.5(c)(7) and, therefore, SEQR does not apply, and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 617.6(a)(6) do not apply, and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares that no further review under SEQR is required.

Comment #2: Applicant to discuss project.

Stuart Strow: The property is 1.73 acres in size. It is comprised of 3 parcels right now. It is located in the SM zone. The property backs up onto Greenwood Lake. It includes a restaurant and a two-family dwelling. There is also a smaller structure that was previously used as a small office type of space that was associated with the restaurant. There is also a macadam and graveled area that was used as parking for the restaurant. There is also a marina located on the lake. The restaurant has been closed now for several years. The applicant now wants to reopen it. He wants to operate it as a seasonal restaurant. It's going to be a family oriented restaurant. The proposed capacity at this time is going to be 99 seats. The applicant also wants to operate the marina. This is something that is going to be run with the proper respect for the surrounding neighborhood. There would be no loud music. They want to run a classy and respectful operation. I mentioned that it would be operated seasonally. It is possible that they would have special events that are off season such as weddings or parties. There are no daily boat launches proposed from this marina. It would be rented out to people on a

seasonal basis. It won't be something where people would be launching jet skis and boats on a daily basis. The applicants will refurbish the existing building. They want to make it a nice attractive place. One of the issues that we would be dealing with is getting the septic system in order with the OCHD. Laura has reviewed that. She referred us to the Health Department. We have scheduled to meet with them next week to begin the process of getting the septic approved. The septic system that was there did have some problems. It was certainly not sized in accordance with the standards that would be required today. We intend to bring that up to the required Codes of today. The parking on the site was never properly and clearly designated. On the site plan, we show a proposed parking layout. What we are proposing to do is use the graveled areas on the site as parking. As part of the project, we will be taking a lot of the existing gravel out. Looking at the plan, in the green are areas of existing gravel and macadam today that would be removed and converted into landscaping grass areas. There is a net reduction in the amount of impervious surfaces that would be on the property as a result of this. We will be adding some landscaping to make the property more attractive. The applicant is asking for site plan approval and special use permit from the Board. We will be happy to answer any comments or questions that you might have.

Mr. Astorino: Thank you. I know this is your first meeting. As we talked about at the Work Session, this is going to be a project that is going to evolve as you move forward. There are numerous comments here this evening. Let me go through just a few of them.

Comment #3: Conservation Board comments: pending

Laura Barca: Mr. Chairman, we just received a comment from the Conservation Board at 7:10 p.m. that just came across my phone.

Mr. Bollenbach: Laura, could you summarize the Conservation Board comment quickly.

Laura Barca: Yes. The Conservation Board comment is stated as follows: *“This is a new application and appears to be a medication of the prior use that was abandoned several years ago. Because of the immediate proximity to the Lake, the number of parking spaces, and the intensive use as a restaurant, the CB urges the PB to undertake a complete and comprehensive review of this application to ensure adequate septic facilities, run-off containment and general mitigation of the impact on the surrounding community”*.

Comment #4: Architectural Review Board comments: pending

Comment #5: OC Planning Department: pending submittal

Comment #6: TW Building Department: Applicant has an open permit for commercial renovations.

Mr. McConnell: Mr. Chairman, I have a question. I was on the Board when this was in front of us previously. There were several violations and stop work orders, etc... Where does all of that stand as of now?

Mr. Bollenbach: The current applicants have been endeavoring to remedy all of those violations. The property went to tax sale. These are the current owners of the property. They have been working with the Building Department to secure the property and the premises. They have been doing emergency repairs to the structure on the premises. Now they are before the Planning Board to bring it up to current standards.

Mr. McConnell: Are there any pending legal actions at this point?

Mr. Bollenbach: No. There are no pending legal actions. This is the resolution of the legal concerns.

Mr. McConnell: I just wanted an update since some of us has been here and out there.

Mr. Bollenbach: It is being addressed.

Bob Pereira: We have removed the docks. We have put a fence up on the property. We put boards on the windows. We have secured it.

Comment #7: Planning Board to conduct site inspection in the early Spring.

Mr. Astorino: We could set a date. Connie, when would our next meeting be?

Connie Sardo: It would be April 2nd.

Mr. Astorino: We could schedule the site visit on April 2nd before our meeting. How about doing it at 5:30 p.m.?

Mr. McConnell: That's good.

Mr. Kennedy: That's good.

Mr. Astorino: Ok. We will schedule the site visit for April 2, 2014 @ 5:30 p.m. There are numerous comments this evening. I know they are pretty much generic. Do any Board members or Professionals want to go through any of these comments?

Mr. Bollenbach: Are there any comments the applicants want to discuss?

Stuart Strow: No. I was communicating with Laura about one of them today. I have reviewed them. Many of them are site plan issues.

Mr. Astorino: You are going to evolve as you move forward.

Stuart Strow: Yes.

Mr. Astorino: We will list Comments 8 through 63 for the record.

Comment #8: The Planning Board to determine if additional screening is necessary for areas where parking is proposed and other properties in close proximity to the property.

Comment #9: An existing conditions map should be added to the drawing set to clearly show the existing information, including easements and rights-of-way.

Comment #10: The shoreline of Greenwood Lake must be shown more prominently.

Comment #11: All existing property lines must be shown in the same line type.

Comment #12: Applicant states that address is 13 Castle Court; yet Castle Court is not shown on the site plan. Applicant to clarify.

Comment #13: Applicant to submit letter to Town Assessor to combine the three parcels into one parcel so building, septic system, and parking are located on the same lot.

Comment #14: The property lines shown on the site plan appear to be different from those property lines shown in the vicinity map; Applicant to clarify.

Comment #15: Along the eastern portion of the property there appears to be property line that is approximately 10-ft offset of the property line; Applicant to clarify purpose of this line.

Comment #16: The Applicant for Site Plan and Special Use is for site plan and special use approvals from the Planning Board; both site plan and special use should be circled on this application.

Comment #17: Applicant to complete Notice of Ground Disturbance Form to determine which type of Stormwater Plan needs to be prepared.

Comment #18: There is a 12" drainage pipe shown to the west of the Cove Point Marina restaurant. Applicant to clarify additional information about this pipe: complete location, source of water, discharge location, etc.

Comment #19: There is a small concrete pad located along the eastern property boundary that appears to be remaining even though the gravel area around it is being restored to grass; Applicant to clarify purpose of concrete pad and if it is to remain.

Comment #20: Deed(s) of property will need to be submitted.

Comment #21: National wetlands inventory map for vicinity should be submitted.

Comment #22: Service capacity letters for police, ambulance and fire need to be submitted.

Comment #23: Plans must be submitted to the Greenwood Lake Commission.

Comment #24: Applicant to clarify if grading of land is proposed as part of the gravel reclamation process.

Comment #25: The bulk table must be added; the Applicant should show the existing and proposed measurements.

Comment #26: The signature approval block needs to be added to Sheet 1.

Comment #27: Sheet 1 Note 8 states that all new utilities will be installed underground; Applicant to clarify if any new utilities are proposed.

Comment #28: Applicant to clarify any NYSDEC permits and/or approvals necessary; including status of owner change documentation.

Comment #29: Applicant to clarify any USACE permits and/or approvals necessary; including status of owner change documentation.

Comment #30: Applicant to shown location of any FEMA floodplains on the site plan.

Comment #31: Applicant to clarify where large trucks will make deliveries to the restaurant.

Comment #32: Applicant to clarify dumpster location and any proposed screening.

Comment #33: A landscaping schedule, including number to be planted, size to be planted, botanical name, and common name of all trees and shrubs must be added to the plan.

Comment #34: A detail must be added for the existing gravel areas that are to be reclaimed into grass areas (e.g., roughen surface, add topsoil, specification for seed mixture, etc.)

Comment #35: Applicant to clarify if any outdoor lighting is being proposed.

Comment #36: Applicant to include signs and details for any proposed signage.

Comment #37: The current and proposed use of all buildings on the site plan shall be called out: building behind septic leach field (shed), one-bedroom apartment, two-family dwelling, and restaurant.

Comment #38: The well location(s) for the one-bedroom apartment, two-family house, and restaurant shall be called out on the site plan.

Comment #39: The septic system location(s) for the one-bedroom apartment, two-family house, and restaurant shall be called out on the plan.

Comment #40: The parking calculations must show compliance with Town Code §164.43.2 Off-Street Parking and Loading Requirements. The site plan must specifically call out the spaces the two-family dwelling and the one-bedroom apartment

Comment #41: The parking spaces provided do not show any boat trailer parking; Applicant to provide a note stating that note boat trailer parking is proposed or provide boat trailing parking.

Comment #42: The grade (in %) shall be shown for all parking on the site plan.

Comment #43: A detail must be shown for the proposed gravel parking spaces.

Comment #44: Applicant to provide detail for curb stop.

Comment #45: There are two handicapped spaces shown; which is the minimum required. Applicant to provide details for ramps, slopes, surface covering, signage, etc. for handicapped spaces.

Comment #46: The location of fire and emergency access ways and zones, including the location of fire hydrants or the nearest alternative water supply for fire emergencies shall be shown on the plan.

Comment #47: The boat parking spaces must be shown in accordance with the USACE permit and counted on the site plan.

Comment #48: Applicant to provide additional information to show how pedestrians will travel from the boat slips to the restaurant.

Comment #49: Site plan should show the maximum number of employees, maximum seating capacity (indoor and outdoor seating all counts), hours of operation, etc. shall all be shown on the site plan.

Comment #50: EAF #7: Applicant should clarify that Greenwood Lake is a state listed Critical Environmental Area.

Comment #51: EAF #16: Applicant to provide copy of the FEMA floodplain mapping for this area.

Comment #52: The width of the right-of-way associated with Lakeview Place and West Cove Road shall be shown on the drawing.

Comment #53: Signage to prevent unfamiliar drivers from proceeding down West Cove Road in either direction past the Cove Point Marina: Private Road: No Thru Traffic.

Comment #54: Filed Map #776 is referenced on the drawing; a copy of this map shall be submitted.

Comment #55: Any and all easements, including access agreements, shown on Filed Map #776 shall be shown on this site plan.

Comment #56: The water supply system will require review and approval by Orange County Department of Health.

Comment #57: The septic system will require review and approval by Orange County Department of Health.

Comment #58: Each of the three existing buildings at the property must have own 911 address. Applicant to complete 911 addressing request form and submit to the Building Department.

Comment #59: The private road agreements for Lakeview Place and West Cove Road must be submitted to the Planning Board Attorney.

Comment #60: A note shall be added to the plans stating that property management must comply with the §100A Noise and §164-48 Performance Standards.

Comment #61: The drawings provided show 15 marina boat parking spaces. Applicant to include additional parking for seasonal boats as well.

Comment #62: Surveyor to certify that iron rods have been set at all property corners.

Comment #63: Payment of all fees.

Mr. McConnell: Do we know at this point the number of parking spaces are going to be if indeed it is going to turn out to be 99 seats with the restaurant?

Mr. Astorino: I think we have to know from the Health Department first on where the septic would be going. You could say 99 seats. Let's see where it evolves.

Mr. McConnell: That is what I am saying. Do we know what it would be if it were 99 seats?

Mr. Bollenbach: There were some calculations that were provided. It is on the map. It was taken from square footage calculations for other parking requirements in that particular area.

Mr. McConnell: No disrespect. I was involved with a plan in Port Jervis where those calculations appeared on a fast food restaurant. Guess what? They were off by about half.

Mr. Bollenbach: I believe you have provided how many parking spaces per seat? I think it is one parking space for two seats.

Stuart Strow: The Code required it to be calculated by square footage of the gross leasable area of the restaurant. But if you averaged it out over the number of seats it was very close to one space for two seats.

Mr. Bollenbach: There would also be additional parking area for the boat customers.

Mr. McConnell: Would those calculations be on the plan?

Mr. Bollenbach: Yes.

Laura Barca: The car parking spaces are shown on the plan. Part of my comment asks for all of the parking spaces for both to be shown and be described as either seasonal people that rent boat slips for the whole summer and separate it from the people that would be driving. There is not a different requirement. Technically it is a parking space available for a boat for people that go there for dinner. That could count as a parking space for the restaurant.

Mr. Bollenbach: That will get more evolved. They will figure out how many is going to be seasonal.

Steve Ostromogilsky: There are going to be 15 slips for driving customers by boat. You would come in and dock your boat. Then they would come in for dinner. Those 12 or 15 boat slips are strictly non-seasonal. They are just people coming in for breakfast, lunch, or dinner off the lake.

Mr. McConnell: The implication of that being you don't have to provide automobile parking spaces for those boats that are parked there.

Steve Ostromogilsky: Correct.

Mr. Astorino: Let us get a number. I don't think we know yet. Everything is evolved here.

Stuart Strow: We will clarify that.

Laura Barca: That would depend on two things. They now have the ACOE permit which permits the docks to be out there. That ACOE permit shows specific configuration of the number of boats that are allowed. That needs to be shown on the plan. That way we know what is allowed to be on the plans. Once the Health Department finalizes the septic system, then we will know what the occupancy of the building is. Then from there you can make sure you have enough land parking spaces.

Mr. McConnell: Is there a parking formula in the Code?

Mr. Astorino: Yes.

Mr. McConnell: Ok.

Ms. Little: I have a question regarding the septic system. Is there going to be any kind of limitation for what type of system will be used like Eljen?

Mr. Bollenbach: That would be the County.

Ms. Little: Ok.

Mr. Astorino: Ok. Do any other Board members or Professionals have any questions? Ok. We will see you on April 2nd for the site visit.

Stuart Strow: Ok. Thank you.

Other Considerations:

1. Planning Board Minutes of 1/15/14 for Planning Board Approval.

Mr. Showalter makes a motion to Approve the Planning Board Minutes of 1/15/14.

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

2. Planning Board to discuss canceling the 3/10/14 Work Session & 3/19/14 Planning Board Meeting due to no submittals.

Mr. Showalter makes a motion to cancel the 3/10/14 Work Session & 3/19/14 Planning Board Meeting.

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

3. **BCM Development** – Letter from Tony Ciallella addressed to the Planning Board, dated 2/6/14 in regards to the BCM Subdivision – requesting a 6-Month Extension on 3rd Re-Approval of Final Approval on Sectionalizing Plan for Section 1 to consists of 12-Lots, situated on tax parcel SBL # 44-1-133; parcel located along the northerly side of State Highway 17A 500 feet east of Ketchum Road and Pumpkin Hill Road, in the SL zone, of the Town of Warwick. Conditional Final Approval was granted on 9/1/10. *The Applicant has stated that due to the continued depressed state of the real estate market and economy the extension is needed.* The 6-Month Extension on 3rd Re-Approval of Final Approval becomes effective on 3/1/14.

Mr. Kennedy makes a motion on the BCM application, granting a 6-Month Extension on the 3rd Re-Approval of Final Approval for filing a 42-Lot subdivision in Sections, Section I to consist of a proposed 12-Lot subdivision. SBL # 44-1-133. Conditional Final Approval was granted on, 9/1/10.

The 6-Month Extension on the 3rd Re-Approval of Final Approval becomes effective on, 3/1/14.

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

4. **McFarland Subdivision #3** – Letter from Karen Emmerich addressed to the Planning Board, dated 2/7/14 in regards to the McFarland Subdivision #3 – requesting **“Re-Approval** of Final Approval of a proposed 4-Lot subdivision, situated on tax parcel SBL # 54-1-25.13; parcel located on the northern side of State Highway 17A 300± feet east of Forester Ave., in the SM zone, of the Town of Warwick. Amended Conditional Approval was granted on 2/20/13. *The Applicant has stated that they are requesting the Re-Approval to allow them extra time to arrange for final signoffs from the Village of Warwick on the existing water main easement, and from Warwick Grove for Lot #1’s driveway access to the private road.* Re-Approval of Final Approval becomes effective on 2/20/14, subject to the conditions of Amended Final Approval granted on 2/20/13.

Mr. Kennedy makes a motion on the McFarland Subdivision application, granting **“Re-Approval”** of Final Approval for a proposed 4-Lot subdivision, situated on tax parcel SBL #54-1-25.13; parcel located on the northern side of State Highway 17A 300± feet east of Forester Ave., in the SM zone, of the Town of Warwick, County of Orange, State of New York, subject to the conditions of Amended Final Approval granted on 2/20/13 (See attached)

Re-Approval of Final Approval becomes effective on 2/20/14.

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

Mr. Astorino: Karen said they are getting close to the end with the attorneys.

5. **Adele Grill Subdivision** – Letter from Adele Grill addressed to the Planning Board, dated 2/7/14 in regards to the Grill Subdivision – requesting a 6-Month Extension on Re-Approval of Amended Final Approval of a proposed 4-Lot Cluster subdivision, situated on tax parcels SBL # 29-1-71 & 72; parcels located on the westerly side of Distillery Road 750 feet north of Pine Island Turnpike, in the RU zone, of the Town of Warwick. The 2nd Amended Conditional Final Approval was granted on 8/1/12. *The Applicant has stated that due to the continued depressed economy the extension is need.* The 6-Month Extension on Re-Approval of Final Approval becomes effective on 2/1/14.

Mr. McConnell makes a motion on the Grill Subdivision application, granting granted a 6-Month Extension on Re-Approval of 2nd Amended Final Approval of a proposed 4-Lot Cluster subdivision. SBL # 29-1-71 & 72. The 2nd Amended Conditional Final Approval was granted on 8/1/12.

The 6-Month Extension on Re-Approval of 2nd Amended Final Approval becomes effective on, 2/1/14.

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

6. **Lands of Mongelluzzo** – Letter from Kirk Rother addressed to the Planning Board, dated 2/26/14 in regards to the Mongelluzzo Subdivision – requesting a 12th 6-Month Extension on Preliminary Approval of a proposed 2-Lot Cluster subdivision, situated on tax parcel SBL # 31-2-44.32; parcel located on the southeasterly side of Ackerman Road 1200± feet off the intersection of Kings Highway (C.R. 13), in the RU zone, of the Town of Warwick. Preliminary Approval was granted on 11/21/07. *The Applicant has stated that they are working on the proposed access to Ackerman Road but given the weather and the cost of completing the work, they are unable to provide the additional information at this time. In the interim, the Applicant would like to preserve the current preliminary approval.* The 12th 6-Month Extension becomes effective on 11/21/13.

Connie Sardo: I would like to mention to the Board that Mrs. Mongelluzzo is very upset with this on how long it's been taken to finalize this.

Mr. McConnell: She is upset with us about what?

Connie Sardo: She's upset maybe not with us but with her Engineer.

Mr. Astorino: It is what it is. The bottom line is they were supposed to come out onto Entin Terrace. That was the way the process was going.

Mr. McConnell: That is the one down the road from here.

Mr. Astorino: Yes. Now they have to come out onto Ackerman Road.

Mr. McConnell: Right. She needs to take down a bank on the other side.

Mr. Astorino: There are sight issues that has to be taken care of.

Connie Sardo: That is what she is upset about. She feels that should not be her responsibility.

Mr. Showalter: I think her Engineer is influencing her on that.

Mr. Astorino: If there are sight distance issues, we address it.

Ms. Little: It was supposed to come out on Entin Terrace. That was switched because of why?

Mr. Astorino: There was negotiation going on.

Mr. McConnell makes a motion on the Mongelluzzo Subdivision application, granting a 12th 6-Month Extension on Preliminary Approval of a proposed 2-Lot Cluster subdivision, SBL # 31-2-44.32. Preliminary Approval was granted on, 11/21/07.

The 12th 6-Month Extension becomes effective on 11/21/13.

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

7. **Lands of Cedar Ridge** – Letter from Kirk Rother addressed to the Planning Board, dated 2/7/14 in regards to the Cedar Ridge Subdivision – requesting a 6-Month Extension on 5th 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 the intersection with C.R. 41, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on, 7/16/08. *The Applicant has stated that given to the current economic climate, the applicant is unable to satisfy the financial conditions of the approval, such as parkland fees and bonds.* The 6-Month Extension on 5th Re-Approval of Final Approval becomes effective on 1/16/14.

Mr. Kennedy makes a motion on the Cedar Ridge application, granting a 6-Month Extension on 5th 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 on 5th Re-Approval becomes effective on, 1/16/14.

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

8. **Lands of Rother** – Letter from Kirk Rother addressed to the Planning Board, dated 2/7/14 in regards to the Rother Subdivision – requesting a 6-Month Extension on 5th 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, 1,885 feet north of Waterbury Road, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 7/16/08. *The Applicant has stated that the conditions have been satisfied with the exception of the legal documentation. The applicant is currently waiting for the attorney to prepare the required documents.* The 6-Month Extension on the 5th Re-Approval becomes effective on 1/16/14.

Mr. McConnell: John that is not something from you that they are waiting for. Is that correct?

Mr. Bollenbach: No. They are not waiting for anything from me.

Connie Sardo: We have not received anything from Kirk for his project.

Mr. Astorino: Dennis, I don't believe that any of these extensions come from our end.

Mr. McConnell: I understand that there are economic conditions that makes things impractical to finalize. But when we're providing an excuse for someone not doing their job which this is what seems to be suggested, I feel like I'm being played for a fool.

Mr. Bollenbach: Just for example with this Rother application, they have to file declarations.

Mr. McConnell: How tough is that?

Mr. Bollenbach: I don't have them.

Mr. McConnell: Your point is well taken. They should just say that.

Mr. McConnell makes a motion on the Rother Subdivision application, granting a 6-Month Extension on 5th Re-Approval of 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, 1/16/14.

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

9. **WVLDC Lot Line Change** – Letter from Michael Sweeton, WVLDC addressed to the Planning Board, dated 2/27/14 in regards to the WVLDC Lot Line Change – requesting a 6-Month Extension on Final Approval of a proposed lot line change, situated on tax parcels SBL # 46-1-9.1, 9.2, 16, 19, & 20; parcels located on the south side of C.R. 13 (Kings Highway), (255 State School Road), in the OI zone, of the Town of Warwick. *The Applicant has stated that they anticipate a closing on the facility shortly and then will be in a position to file the maps.* The 6-Month Extension becomes effective on 2/7/14.

Ms. Little makes a motion on the WVLDC Lot Line Change application, granting a 6-Month Extension on Final Approval of a proposed lot line change. Conditional Final Approval was granted on 8/7/13.

The 6-Month Extension becomes effective on, 2/7/14.

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

Mr. Sweeton: I would like to say thank you to the Planning Board.

Mr. Astorino: You are welcome. It is going to be a great project for the Town.

10. Lands of Lewis – Letter from Kirk Rother addressed to the Planning Board, dated 2/28/14 in regards to the Lewis Lot Line Change – requesting a 6-Month Extension on Final Approval of a proposed lot line change, situated on tax parcels SBL #31-2-64.11 & 64.32; parcels located on the eastern side of State Route 94N 1000 feet south of Old Ridge Road, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 7/17/13. *The Applicant has stated that the conditions of the approval have been satisfied and the final maps are at the Planning office awaiting for the Chairman's signature.* The 6-Month Extension becomes effective on 1/17/14.

Mr. Bollenbach: We don't have the deeds or declarations yet. We are waiting for those.

Mr. Astorino: But the maps are at the Planning office.

Mr. Bollenbach: Yes.

Mr. McConnell: Since this is on the record, do you care to correct the record on why the maps haven't been signed yet?

Mr. Bollenbach: The final maps have not been signed yet because we have not received the deeds and declarations for the lot line change.

Mr. McConnell makes a motion on the Lewis Lot Line Change application, granting a 6-Month Extension of a proposed Lot Line Change. SBL # 31-2-64.11 & 64.32. Conditional Final Approval was granted on 7/17/13.

The 6-Month Extension becomes effective on 1/17/14.

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

- 11. HOMARC, LLC.** – Planning Board to discuss DEIS for review. On 11/20/13 the PB accepted the DEIS for review. The SEQR regulations specify 45 days for a completeness review of the DEIS.

Mr. Fink: This was a completeness review. That means we take the Final Scoping Document that the Planning Board adopted. We actually adopted an original Scoping Document then an amended Scoping Document. We looked at whether or not if they picked up all of the things that are required to be in the DEIS by the Final Scoping Document. I came up with a list of some things that are missing from the document. There were also some things in the document but needed to be clarified and modified. But there are some things actually missing from the document that scoping requires. This then is a notification to the applicant that this will need to be corrected. Laura also had a list of comments that needs to be incorporated in the document. At this point, we will provide to the applicant this laundry list of items for them to revise the document and include this stuff. Then they would have to get the revised documents back to us. At that point, we would do another completeness review. That would be a 30-day timeframe instead of a 45-day timeframe. If everything is good and ready to go with the document, then we could start the public comment process.

Mr. Astorino: Ok. Do any Board members have any comments? Thank you Ted.

Mr. Fink: We should have on the record showing that the Board took action. We should notify the applicant that the DEIS was deemed to be deficient by the Town's Consultants and that the document needs to be corrected.

Mr. McConnell makes a motion on the HOMARC, LLC application to deem the DEIS to be deficient.

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

Correspondences:

- 1. Meadowbrook Preserve, LLC.** – Planning Board to discuss recommendation to the Town Board for Meadowbrook Preserve located in the AP-O Qualifying area for acceptance of tax lots SBL # 29-1-63 & 29-1-65.12 into the AP-O District.

Mr. Astorino: I think this would be very good. I agree we should make a favorable recommendation to the Town Board. Does the Board agree with that?

Mr. McConnell: Yes.

Mr. Kennedy: Yes.

Mr. Showalter: Yes.

Mr. Astorino: Ok. We have a consensus from the Board.

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.

Mr. Sweeton: On behalf of WVLDC, we would like to thank the Planning Board for all their efforts on getting this through with the lot line change.

Mr. Astorino: Thank you. The Planning Board would like to commend you and the Town Board for taking the prison and transforming it into a tax adventure here. That is a big honor. You have put a lot of time and work into this. Thank you.

Mr. McConnell makes a motion to adjourn the March 5, 2014 Planning Board meeting.

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