

TOWN OF WARWICK PLANNING BOARD

April 18, 2018

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Dennis McConnell, Bo Kennedy
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, April 18, 2018 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.

Review of Submitted Maps:

Hathorn House, LLC/Old Stone House Inn

Application for Site Plan and Special Use Permit for the construction and use of a restaurant and tourist home in an existing vacant dwelling, situated on tax parcel S 52 B 1 L 5.22; parcel located on the north side of Hathorn Road 0 feet east of Co. Rte. 1, (21 Hathorn Rd), in the SL zone of the Town of Warwick. Previously discussed at the Planning Board Meeting of July 19, 2017.

Representing the applicant: Karen Emmerich from Lehman & Getz Engineering.

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 – 07/12/17 walkways must be ADA compliant, stormwater should contain more Green Infrastructure practices
6. TW Building Department – 06/30/17 illegal 6’ fence in front yard, no permits for interior renovations, open permits for front porch (25453), re-roof (25254), and re-roof (25255)
7. OCDPW – 02/27/18 approval letter
8. OCDOH – 03/13/18 OCDOH letter to NYSDEC confirming water flow
9. ARB – pending submittal & joint meeting coordination
10. Town Historian – 08/30/18 letter from Richard Hull, no comments but note to pay attention during excavation operations for artifacts
11. NYS Parks, Recreation, and Historic Preservation – 07/05/17 letter requesting internal and external photos of building and plans for internal and external building improvements
12. Planning Board to determine if a site inspection is necessary.
13. Applicant to verify that deed has been filed in the Orange County Clerk’s Office.
14. Applicant to clarify proposed line types on the drawing and in the legend.

15. The shape of the tax map does not seem to coincide with the shape of the surveyed map; Applicant to verify.
16. The numbering of the General Notes on Sheet 1 must be updated.
17. The tourist home bulk table information is not shown on the plan.
18. Applicant to verify Sheet 1, Note 7 that the existing water supply is from the Village of Warwick. Agreement with the Village must be submitted to Town.
19. Sheet 1, Note 23 should be revised to state that existing septic tanks that will be abandoned... will be in accordance with the NYSDOH Residential Onsite Wastewater Treatment Systems Design Handbook, Section 6.13 Abandoning / Decommissioning Septic Tanks.
20. Applicant to clarify the proposed "Fire Circle" by adding a detail or details to the plan. NYSDEC regulations apply; only allowed to burn charcoal or untreated wood as fuel and fire is not left unattended until completely extinguished.
21. The plans must show compliance with §164-43.3.C (3) Special Use Requirements for Preservation of Historic Structures.
22. In accordance with §164-43.3C(4)(a), the Applicant must present any physical changes proposed for the buildings and its surrounding context.
23. The number of employees, maximum seating capacity for restaurant, number of proposed guest rooms/tourist cabin sleeping quarters, hours of operation for the restaurant, etc. must be shown on the plan.
24. Sheet 3 shows that the residential structure is a three-bedroom dwelling; Applicant to clarify that this building is proposed as a tourist home.
25. Sheet 3 shows an existing garage. Applicant to clarify if this use is proposed to be changed.
26. Applicant to provide service capacity letters (e.g., utility, water, sewer, highway, police, ambulance, fire, and school).
27. The clearing limits lines must be shown on the maps, including the area of disturbance. Area of disturbance must include all disturbed areas, including the locations of the proposed septic system, absorption fields and swale. All associated calculations, models and report text should be updated to reflect this change as necessary.
28. The surface treatments of all newly disturbed areas must be shown. Sheet 6 of 7, swale detail, surface covering must be shown. Maintenance notes must also be included on the plan and in the SWPPP report text.
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30. The sight distances must be shown for all proposed driveway entrances. Sheet 7, Existing Driveway Sight Distance detail and profile should clarify if this is the proposed new driveway cut. Use a flatter slope (similar to existing ground) for the first 25ft from the road. Include a sight distance detail and driveway profile for new parking lot driveway off of Hathorn Road.
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52. All calculations for sizing the rain gardens should be provided, including the WQv calculations used to determine the surface areas, etc.
53. Contact information for the company / entity responsible for maintaining the basins, swale and rain gardens (all post-construction stormwater measures) must be provided as part of the SWPPP.
54. A complete Landscaping Plan must be submitted.
55. Provide site details, such as sidewalks, parking striping, handicap parking striping and signage, handicap ramps, as necessary.
56. Provide finer contours / elevations to verify handicap parking and access conforms to ADA requirements.
57. Rain Garden detail note #6 states to plant as specified. Applicant to provide specifications for any proposed seeding and plants.
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62. Provide wattage/lamp information for each fixture.
63. Provide photometric data to verify lighting levels for parking areas and walkways, as required with §164-43.4C.
64. Consider adding a walkway from the restaurant to the inn or connect to the driveway for the inn.
65. Provide parking for the Inn. There are 5 spaces near the Inn but they are labeled for staff.
66. Any signage and the Master Sign Plan must be in accordance with §164-43.1. There must be a detail included for each proposed sign.
67. Place the 911 addresses on Sheet 1 in tabular format, including the tourist home.
68. Applicant to clarify if he has an USACE JD letter.
69. Applicant to clarify if riprap outlets will be installed below the two outlet pipes; this would be considered fill in the wetland.
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71. NWP #7 requires a delineation.
72. The activity must comply with the NPDES Program
73. Application to clarify the nature of the stream shown on the plan (i.e., ephemeral, intermittent or perennial). Applicant to clarify if the detention basin berm can be constructed without entering the stream or if heavy equipment will be needed on the wetland side. Applicant to clarify how the wetlands will be restored.
74. The project may need a 401 Water Quality Certification from NYSDEC. General Condition #7 in the 03/07/17 letter from NYSDEC on the 2017 Nationwide cites “Applicants must either verify that the activity is outside of the occupied habitat of such species or, if located within the habitat of such species, obtain a determination from the NYSDEC Regional Office that the proposed activity will not be likely to result in the take or taking of any species listed as endangered or threatened species listed in 6 NYCRR Part 182.”
75. Applicant to clarify if tree removal is required in this area; Applicant should specify if (and when) tree removal will take place.
76. Applicable declaration information must be added to the plans.
77. Surveyor to certify that iron rods have been set at all property corners.

78. Applicant to provide Performance and/or Landscaping bonds and/or site inspection fee, if applicable.

79. Payment of all fees.

The following comment submitted by the Conservation Board, dated 4/18/18:

Hathorn House, LLC/Old Stone House Inn - a. The CB recommends the PB require the owner to utilize only native species of trees and shrubs in all new landscaping, in keeping with the historical nature of this property.

b. The sewage disposal system appears to be fairly complex requiring a large grease trap and a series of tanks plus a pump to move the sewage to the absorption fields. Is there provision for back-up power in the event of a power outage?

The following comment submitted by the ARB:

Hathorn House, LLC/Old Stone House Inn – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This is a Type 1 Action. The Planning Board has been acting as Lead Agency on this application. We had identified the DEC as a new Involved Agency. I have prepared a letter to the DEC. We would have to get the DEC signoff or wait the 30 days for the Involved Agency. The only other issue is regarding SHPO. We are waiting for signoff from them. I know the applicant has provided further information that they had requested. We are just waiting for a response from SHPO.

Mr. Astorino: Ok. Thank you.

Comment #2: Applicant to discuss project.

Karen Emmerich: We are proposing a restaurant and tourist home on this 15-acre parcel. This is located on C.R. 1 and Hathorn Road. You are probably familiar with the house. It is the stone house where the owner has been restoring the exterior of the house. They have plans to convert it into a 95 seat restaurant with a 3-bedroom tourist home in the back.

Comment #3: Conservation Board – pending comments

Mr. Astorino: We have a comment from the CB dated 4/18/18. Regarding the CB comment, we will take care of that as we go through the process.

Comment #4: Architectural Review Board – pending comments

Comment #5: OC Planning Department – 07/12/17 walkways must be ADA compliant, stormwater should contain more Green Infrastructure practices

Karen Emmerich: I think they have not seen the stormwater design yet.

Mr. Astorino: Yes. It was pretty early in the process when they gave these comments.

Karen Emmerich: Yes.

Comment #6: TW Building Department – 06/30/17 illegal 6' fence in front yard, no permits for interior renovations, open permits for front porch (25453), re-roof (25254), and re-roof (25255)

Mr. Astorino: I believe they have been handled?

Karen Emmerich: I know that the fence is gone.

Mr. Astorino: I believe they have permits for the roof.

Karen Emmerich: Yes. They also have a permit for the porch.

Laura Barca: I will have to check with the Building Department on that.

Comment #7: OCDPW – 02/27/18 approval letter

Comment #8: OCDOH – 03/13/18 OCDOH letter to NYSDEC confirming water flow

Mr. Astorino: Does that take care of the septic issue? Laura, is that correct?

Karen Emmerich: Not entirely. The permit comes from the DEC based upon the Health Department. The Health Department has reviewed everything. They are ok with the design. The SPEDES Permit comes from the DEC. It is pending.

Mr. Astorino: Ok.

Comment #9: ARB – pending submittal & joint meeting coordination

Mr. Astorino: Are there going to be architectural? Or is what you have there is what it is?

Karen Emmerich: What we have there is what it is.

Mr. Astorino: Take some pictures of what it is. Send those pictures to the Planning office.

Karen Emmerich: Sure.

Mr. McConnell: Is there going to be outdoor seating? You might want to take a look.

Mr. Astorino: That wouldn't really be under their purview. That would be under us. They are not building or designing anything.

Mr. McConnell: But if they build a deck or something, they might want to see it.

Mr. Astorino: It is a patio. I believe it is not a structure.

Mr. McConnell: Ok.

Mr. Astorino: Could you take pictures of the structure and send that for our files?

Karen Emmerich: Sure.

Mr. McConnell: Send it with a statement that there would be no proposed structure.

Mr. Astorino: I don't believe there would be a need for a Joint Meeting.

Mr. McConnell: I don't see it necessary.

Karen Emmerich: There has been a tremendous change. It is all intact now.

Mr. Astorino: It was all done to the original natural way it was.

Karen Emmerich: Yes.

Mr. Astorino: Just state that.

Karen Emmerich: That is what SHPO is looking at.

Mr. McConnell: Ok.

Comment #10: Town Historian – 08/30/18 letter from Richard Hull, no comments but note to pay attention during excavation operations for artifacts

Comment #11: NYS Parks, Recreation, and Historic Preservation – 07/05/17 letter requesting internal and external photos of building and plans for internal and external building improvements

Karen Emmerich: That has all been sent to them.

Mr. Astorino: Send those pictures in.

Karen Emmerich: Ok.

Comment #12: Planning Board to determine if a site inspection is necessary.

Mr. Astorino: I don't think it is necessary. If any Board members feel it is necessary, you could go there when you drive by it.

Mr. Showalter: I have seen it.

Mr. McConnell: I see it twice a day.

Mr. Astorino: Do any Board members or Professionals have any other comments tonight? This project seems to be straight forward. Laura, are there any comments here this evening that sticks out? I know they are pretty straight forward and technical in nature.

Laura Barca: The comments here tonight mostly relate to stormwater, landscaping and ADA comments.

Mr. Astorino: Ok. We will list Comment #13 through Comment #79 for the record. Does the applicant wish to be set for a public hearing?

Karen Emmerich: Yes.

Mr. McConnell makes a motion to set the Hathorn House, LLC/Old Stone House Inn for a Public Hearing at the next available agenda.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes.

Karen Emmerich: I have a question for John Bollenbach. We had sent over a copy of the deed. The attorney had said that you would know exactly what it is.

Mr. Bollenbach: Connie, do we have a copy of the deed?

Connie Sardo: Yes. The owner is Hathorn House, LLC.

Mr. Bollenbach: Yes. That was what was on the application.

Karen Emmerich: Yes. Are you good with that?

Mr. Bollenbach: Yes. That is satisfactory.

Karen Emmerich: Ok. That was the only question that I had. We will address the rest of these comments.

Mr. Bollenbach: Laura, weren't there some special conditions regarding the use of the upstairs?

Laura Barca: I have no idea.

Mr. Bollenbach: Ted, do you any recollection of that?

Mr. Astorino: I don't recall that?

Laura Barca: Are you talking about the building itself?

Mr. Bollenbach: Yes.

Mr. Astorino: Are you talking about as far as the use of the upstairs?

Mr. Bollenbach: Yes.

Laura Barca: Is that in the Town Code?

Mr. Bollenbach: I believe so. I thought it was discussed because this could be one of the historic structures where they granted additional uses to accommodate the restaurant facilities. I thought there was some provision that the Historical Society or some other entity had museum interests.

Karen Emmerich: The Friends of the Hathorn House are going to display things. One room would be a dedicated museum.

Mr. Bollenbach: Ted, maybe you could take a look at that. Maybe you could get more specifics on that to see what that criteria is. You need to see if it satisfies the intent of the Code.

Mr. Fink: Ok.

Laura Barca: That could be in Comment #21 that states the plans must show compliance with §164-43.3.C (3) Special Use Requirements for Preservation of Historic Structures. We will check on that.

Mr. Bollenbach: Have some sort of specificity on that. That way it doesn't become a surprise at the end.

Karen Emmerich: Ok. Thank you.

Comment #13: Applicant to verify that deed has been filed in the Orange County Clerk's Office.

Comment #14: Applicant to clarify proposed line types on the drawing and in the legend.

Comment #15: The shape of the tax map does not seem to coincide with the shape of the surveyed map; Applicant to verify.

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Comment #71: NWP #7 requires a delineation.

Comment #72: The activity must comply with the NPDES Program

Comment #73: Application to clarify the nature of the stream shown on the plan (i.e., ephemeral, intermittent or perennial). Applicant to clarify if the detention basin berm can be constructed without entering the stream or if heavy equipment will be needed on the wetland side. Applicant to clarify how the wetlands will be restored.

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Comment #77: Surveyor to certify that iron rods have been set at all property corners.

Comment #78: Applicant to provide Performance and/or Landscaping bonds and/or site inspection fee, if applicable.

Comment #79: Payment of all fees.

Michael and Danielle Post

Application for Sketch Plat Review of a proposed 2-Lot (**MINOR**) subdivision, situated on tax parcel S 63 B 2 L 13; parcel located on the south side of Conklin Road 750 feet east of Warwick Turnpike (12 Conklin Road), in the MT zone, of the Town of Warwick.

Representing the applicant: Dave Getz from Lehman & Getz Engineering.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – no comments received
5. OC Planning Department – pending comments
6. TW Building Department – 04/03/18: permit #24966 for addition has expired
7. EAF, question 2: Applicant to clarify if a building department permit is required for the subdivision.
8. EAF, question 13a; Applicant to show onsite and/or adjacent wetlands or water bodies.
9. Service capacity letters must be mailed.
10. Sheet 1, existing home is shown as a two-bedroom; building department permit (expired) is shown as adding a bedroom; Applicant to clarify septic system capacity.
11. Site distance for the proposed driveway requires clearing; Applicant to clarify the extent of the clearing and when it will be completed. Include a site distance diagram or sketch in the application.
12. Proposed home is in the Ridgeline Overlay; Applicant to clarify if home will be proposed at 35-ft or will remain at 25-ft.
13. Survey, sheet 2 of 4, must be signed and sealed by the Licensed Land Surveyor.
14. The slope of the proposed driveway must be shown. Include a driveway profile in the plans.
15. The 911 addresses must be shown on the plan.
16. The metes and bounds for all lot lines, including the proposed lot lines, must be shown on the drawing.
17. Subdivision application Checklist item 29 (electric, telephone, cable, etc.) has not been addressed.
18. An intermediate SWPPP is required for land development activities greater than one acre to less than five acres of disturbance per § 164-47.10C(2)(b). EAF states 1.1 acres disturbance.
19. Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.” (Sheet 1, Note 13)
20. Surveyor to certify that iron rods have been set at all property corners.
21. The liber and page for the Ridgeline Overlay Notes must be added to the plan.
22. Payment in lieu of parkland fees per §75-3.A(2)(a)(3) for one lot.
23. Payment of all fees.

The following comment submitted by the Conservation Board dated 4/18/18:

Michael & Danielle Post – No comment.

The following comment submitted by the ARB:

Michael & Danielle Post – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: The Planning Board has receive a short EAF for this application. 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 4-Ayes.

617.6

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

Name of Action: Post Subdivision

Whereas, the Town of Warwick Planning Board is considering action on a proposed Subdivision application by Michael & Danielle Post for a ± 10.62 acre parcel of land located at 12 Conklin Road, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 3/22/18 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.

Dave Getz: Mr. and Mrs. Post live on the property. They have a house on the western side of the lot. Much of the property is wooded. They proposed to create a 2-Lot subdivision. Most of the new construction would be done in the open field area with a new driveway off Conklin Road to a new single-family residence. They have a little over 10 acres. They have enough acreage to do 2 lots exceeding 5 acres in the MT zone. We have done soils at the site. They were witnessed by the Town Engineer. The outcome of the soil tests were good. From our point, this is a straightforward application.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – 04/03/18: permit #24966 for addition has expired

Laura Barca: I heard from the Building Department today that is not expired. I believe that permit is valid until June.

Mr. Astorino: Ok. They are good with that.

Comment #7: EAF, question 2: Applicant to clarify if a building department permit is required for the subdivision.

Dave Getz: We will clarify that.

Comment #8: EAF, question 13a; Applicant to show onsite and/or adjacent wetlands or water bodies.

Dave Getz: There are none on the property. There are some that are nearby. We will add that.

Comment #9: Service capacity letters must be mailed.

Dave Getz: That has been done.

Comment #10: Sheet 1, existing home is shown as a two-bedroom; building department permit (expired) is shown as adding a bedroom; Applicant to clarify septic system capacity.

Mr. Astorino: That has not expired.

Dave Getz: In the year 2016 before we worked on the subdivision, we had done an analysis evaluation of the existing sewage disposal system. We found that it is suitable for 3-bedrooms. We will clarify that on the plans.

Laura Barca: Yes. The Town reviewed that. The Building Department had accepted that. That is fine. Will you add those notes to the plans?

Dave Getz: Yes.

Comment #11: Site distance for the proposed driveway requires clearing; Applicant to clarify the extent of the clearing and when it will be completed. Include a site distance diagram or sketch in the application.

Dave Getz: The applicant has done the work to provide that cleared area. We will be measuring the actual sight distances. We will show that on the plans.

Comment #12: Proposed home is in the Ridgeline Overlay; Applicant to clarify if home will be proposed at 35-ft or will remain at 25-ft.

Dave Getz: Mr. and Mrs. Post have a specific buyer for the lot. They want to build a ranch house. We are going to keep it at 25-ft. If somehow that changes in the future, we will address it in the future.

Comment #13: Survey, sheet 2 of 4, must be signed and sealed by the Licensed Land Surveyor.

Dave Getz: Yes. John McGloin is doing that.

Comment #14: The slope of the proposed driveway must be shown. Include a driveway profile in the plans.

Dave Getz: Ok.

Comment #15: The 911 addresses must be shown on the plan.

Dave Getz: Ok.

Comment #16: The metes and bounds for all lot lines, including the proposed lot lines, must be shown on the drawing.

Dave Getz: We will add that.

Comment #17: Subdivision application Checklist item 29 (electric, telephone, cable, etc.) has not been addressed.

Dave Getz: Ok. We will clarify that.

Comment #18: An intermediate SWPPP is required for land development activities greater than one acre to less than five acres of disturbance per § 164-47.10C(2)(b). EAF states 1.1 acres disturbance.

Dave Getz: We will provide that.

Comment #19: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.” (Sheet 1, Note 13)

Dave Getz: Ok.

Comment #20: Surveyor to certify that iron rods have been set at all property corners.

Dave Getz: Ok.

Comment #21: The liber and page for the Ridgeline Overlay Notes must be added to the plan.

Dave Getz: Yes. Bob Krahulik will be working on that.

Comment #22: Payment in lieu of parkland fees per §75-3.A(2)(a)(3) for one lot.

Dave Getz: Ok.

Comment #23: Payment of all fees.

Dave Getz: Ok.

Mr. Astorino: Do any Board members or Professionals have any comments? Does the applicant wish to be set for a public hearing?

Dave Getz: Yes. We wish to be set for a public hearing.

Mr. Showalter makes a motion to set the Michael & Danielle Post application for a Final Public Hearing at the next available agenda.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes.

Francisco Pedro

Application for Site Plan Approval for the construction and use of a two-story addition including an attached two-car garage and alterations to existing two-story residence, located within "A Designated Protection Area" of Greenwood Lake, situated on tax parcel S 72 B 4 L 8; project located on the southeastern side of Jersey Avenue 1000 feet south of Lake Trail (438 Jersey Ave.), in the SM Zone, of the Town of Warwick.

Representing the applicant: John Hodosh, Architect. Mr. Pedro, Applicant.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – no comments received
5. OC Planning Department – pending comments
6. TW Building Department – 04/03/18: property requires septic pump out documentation be submitted to the building department; permit needed for boathouse & shed (call for inspection when removed).
7. ZBA – sideyard, two sideyards, and lot coverage
8. Application Form must be signed by both owners, as listed on the deed.
9. 11x17 copy of Orange County tax map, section 72.
10. NYSDEC Enviromapper must be submitted.
11. USACE wetland map must be submitted.
12. FEMA floodplain map must be submitted.
13. EAF, question 3b states that there will be 0.03 acres of disturbance; this area must be shown on the drawing.
14. The location of the municipal water line and septic system must be shown on the plan.
15. The number of bedrooms before and after the addition must be shown on the plan. Building Department has three bedrooms on file.
16. The septic system will require a New York Professional Engineer's certification that it is functioning properly.
17. The Town of Warwick standard notes must be added to the plan.
18. The surveyor must sign and seal the plans.
19. Property owners within 300-ft of this property must be added to the plan.
20. Any proposed lighting must be shown, including the shielding that will comply with Town of Warwick lighting requirements.
21. Proper erosion control measures, details, and notes must be added to the plan.
22. Clarify that the driveway is existing and will not be modified.
23. Provide a map note stating that "No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained."
24. Surveyor to certify that iron rods have been set at all property corners.
25. Payment of all fees.

The following comment submitted by the Conservation Board, dated 4/18/18:

Francisco Pedro – No comment.

The following comment submitted by the ARB:

Francisco Pedro – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is subject to SEQRA. It is an Unlisted Action. This application will require variances. The applicant will need to go to the ZBA. Once they return from the ZBA, then the Planning Board could go ahead and declare itself Lead Agency. We don't need to do that tonight.

Comment #2: Applicant to discuss project.

John Hodosh: This is an existing house Cape Cod style. We proposed to take the second floor rafters off and create a full second floor on the house. We propose to slightly expand the footprint and add a two-car garage. We also propose to remove and existing shed and boathouse. We actually removed those already because they were falling apart.

Mr. Astorino: Are they out of there already?

John Hodosh: Yes. They are out of there. There will be the same number of bedrooms. The septic will not be affected. We understand that we will need to do a dye test to verify that.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – 04/03/18: property requires septic pump out documentation be submitted to the building department; permit needed for boathouse & shed (call for inspection when removed).

Mr. Astorino: That already has been removed but not officially. The Building Department will need to go out and inspect. The Building Department also needs a septic pump out documentation.

Comment #7: ZBA – sideyard, two sideyards, and lot coverage.

Mr. Astorino: You will need to go to the ZBA for those variances.

Comment #8: Application Form must be signed by both owners, as listed on the deed.

John Hodosh: Ok.

Comment #9: 11x17 copy of Orange County tax map, section 72.

John Hodosh: We will take care of that.

Comment #10: NYSDEC Enviromapper must be submitted.

John Hodosh: Ok.

Comment #11: USACE wetland map must be submitted.

John Hodosh: Ok.

Comment #12: FEMA floodplain map must be submitted.

John Hodosh: Ok.

Comment #13: EAF, question 3b states that there will be 0.03 acres of disturbance; this area must be shown on the drawing.

John Hodosh: Ok.

Comment #14: The location of the municipal water line and septic system must be shown on the plan.

John Hodosh: Ok.

Comment #15: The number of bedrooms before and after the addition must be shown on the plan. Building Department has three bedrooms on file.

Mr. Astorino: You had said that the number of bedrooms would be staying the same. Is that correct?

John Hodosh: Correct.

Comment #16: The septic system will require a New York Professional Engineer's certification that it is functioning properly.

John Hodosh: Right.

Comment #17: The Town of Warwick standard notes must be added to the plan.

John Hodosh: Ok.

Comment #18: The surveyor must sign and seal the plans.

John Hodosh: Ok.

Comment #19: Property owners within 300-ft of this property must be added to the plan.

John Hodosh: Ok.

Comment #20: Any proposed lighting must be shown, including the shielding that will comply with Town of Warwick lighting requirements.

John Hodosh: Right.

Comment #21: Proper erosion control measures, details, and notes must be added to the plan.

John Hodosh: Right.

Comment #22: Clarify that the driveway is existing and will not be modified.

John Hodosh: There will be some modification to it.

Mr. Bollenbach: You will need to show that on the plans.

Mr. Astorino: Yes. Please show that on the plans.

John Hodosh: Ok.

Comment #23: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”

John Hodosh: Ok.

Comment #24: Surveyor to certify that iron rods have been set at all property corners.

John Hodosh: Ok.

Comment #25: Payment of all fees.

John Hodosh: Ok.

Mr. Astorino: Do any Board members or Professionals have any comments? You are off to the ZBA.

Connie Sardo: What recommendation to the ZBA does the Board want to give?

Mr. Astorino: What is the consensus of the Board on a recommendation to the ZBA?

Mr. Kennedy: Send them to the ZBA with a Positive recommendation.

Mr. Showalter: I agree.

Mr. McConnell: I agree.

Mr. Astorino: Ok. We will send you to the ZBA with a Positive recommendation.

Connie Sardo: I am not sure what the ZBA is going to do about the May meeting. It falls on Memorial Day. Their next meeting might not be until June. I am not sure yet.

Mr. Bollenbach: It would be at the applicant's own risk. If you decide to proceed, you still could address these issues. Discuss these issues with our Planning Board Engineer, Laura Barca. Get everything prepped so if and when the ZBA variances are granted, you would then be able to move forward. I don't know what your time constraints or anticipated dates are.

Mr. Astorino: Would the applicant request to be set for a public hearing? That would save you from having an extra meeting. Laura, would you be comfortable with setting them for a public hearing?

Laura Barca: Yes.

Mr. Bollenbach: Does the applicant wish to be set for a public hearing?

John Hodosh: Yes. We wish to be set for a public hearing.

Mr. McConnell makes a motion to set the Francisco Pedro application for a Public Hearing at the next available agenda.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes.

John Hodosh: Thank you.

Jacob and Kelly Best Lot Line Change

Application for Sketch Plat Review and Final Application for a proposed 3-Lot Lot Line Change, situated on tax parcels S 74 B 5 L 47, 49.2 & 41.1; parcels located on the southern side of Woodland Terrace 160 feet north of Forest Road (2-Woodland Ter., 4 Woodland Ter., & 13 Woodland Ter.), in the SM zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: Gary Rich, Surveyor. Jacob Best, Applicant.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – no comments received
5. OC Planning Department – pending comments
6. TW Building Department – 04/03/18: all three properties require septic pump out documentation be submitted to the building department; Lot 74-5-49.2 permit is required for the fence
7. NYSDEC Enviromapper must be submitted.
8. USACE wetland map must be submitted.
9. FEMA floodplain map must be submitted.
10. EAF, question 3b states that there will be 0.047 acres of disturbance; this area must be shown on the drawing.
11. EAF, questions 10 and 11 state that these properties used public water and wastewater systems; the locations of these systems must be shown on the plans.
12. EAF must be signed and dated.
13. The three lots must be identified as Proposed Lots 1, 2, and 3.
14. Lot 75-5-47 appears to show an encroachment onto Woodland Terrace (porch, stairs, and patio); Applicant to clarify if this encroachment is allowed.
15. Lot 75-5-47 has had three residential structures since before zoning; according to the Building Department these three structures are acceptable to remain.
16. Bulk area table to include provided information for all three tax parcels.
17. The beneficiaries of the proposed 25-ft right-of-way must be added to the plan.
18. There appears to be lot line shown across Woodland Terrace whereas the tax map does not show these lots; Applicant to clarify.
19. The 911 addresses must be shown on the plan in tabular form (Town of Warwick standard note).
20. Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”
21. Woodland Terrace private road information to be submitted and declaration information need to be added to the plan.
22. Provide a copy of the existing 25-ft ROW that is shown on the drawing provided.
23. The proposed language and descriptions for the proposed 25-ft right-of-way and easement area for recreational purposes must be submitted for review.
24. The liber and page for the deed referencing the changes made to the lot lines, the proposed easement area for recreational purposes, and the 25-ft right-of-way must be added to the plan.

- 25. Surveyor to certify that iron rods have been set at all property corners. Completed; form dated March 27, 2018.
- 26. Payment of all fees.

The following comment submitted by the Conservation Board, dated 4/18/18:

Jacob & Kelly Best Lot Line Change – No Comment.

The following comment submitted by the ARB:

Jacob & Kelly Best Lot Line Change – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is a Type 2 Action under SEQRA. No SEQRA review is necessary. I have prepared a Type 2 Action Resolution for the Planning Board’s consideration.

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

Seconded by Mr. McConnell. The following Resolution was carried 4-Ayes.

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

Name of Action: Best Re-Subdivision

Whereas, the Town of Warwick Planning Board is in receipt of a Subdivision application by Jacob Best for a ± 0.78 acre parcel of land located at 2, 4, and 13 Woodland Terrace, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated March 28, 2018 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)(9) and (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 SEQRA is required.

Comment #2: Applicant to discuss project.

Gary Rich: The applicant proposes to merge the existing 10-foot strip into the adjoining properties across the street with a 10-foot strip that went into Parcel A. Parcel A is SBL # 74-5-41.1 into the adjoining parcels where the 10-foot strip and provide a 12-foot access and recreation area below through Lot 47.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – 04/03/18: all three properties require septic pump out documentation be submitted to the building department; Lot 74-5-49.2 permit is required for the fence

Jacob Best: We were not sure what fence they are talking about.

Mr. Astorino: Do you have a fence?

Jacob Best: I just have a small strip of fencing between the driveway and my backyard for a dog fence.

Connie Sardo: You have a fence there. Is that correct?

Jacob Best: Yes.

Laura Barca: You would have to call the Building Department for clarification if you are not sure which fence.

Mr. Astorino: It is the only fence.

Connie Sardo: Is it on Lot 49.2?

Gary Rich: Yes.

Jacob Best: Yes.

Gary Rich: It is on Lot 49.2 where it says a metal fence at the end of the driveway.

Mr. Astorino: I would give a call to the Building Department. Clarify that with them.

Jacob Best: Ok. That metal fence might come down after this.

Comment #7: NYSDEC Enviromapper must be submitted.

Gary Rich: We were looking for a waiver on that. We are not doing any construction or anything on the properties.

Laura Barca: I agree that they are not doing any construction. What is in the proposed recreation area? What is there now?

Jacob Best: It is just grass.

Laura Barca: Is it proposed to just remain as a lawn?

Jacob Best: Yes.

Gary Rich: Yes.

Laura Barca: Are there any septic systems underneath it?

Gary Rich: There is none.

Laura Barca: Ok.

Mr. Astorino: Let me go through the rest of these comments then we will discuss that.

Comment #8: USACE wetland map must be submitted.

Gary Rich: We are also looking for a waiver on Comment #8 & 9.

Mr. Astorino: Let's hold on that right now.

Comment #9: FEMA floodplain map must be submitted.

Mr. Astorino: Laura, do you want to go out there and take a look at that strip?

Laura Barca: Yes. We could do that.

Mr. Astorino: If you want to go out there and witness that to make sure it is up to par, we could make that a condition to the Planning Board Engineer's specifications.

Laura Barca: Ok.

Mr. Astorino: Is the Board ok with that?

Mr. Kennedy: Yes.

Mr. Showalter: Yes.

Mr. Astorino: We will leave Comments 7, 8, and 9 as conditions.

Comment #10: EAF, question 3b states that there will be 0.047 acres of disturbance; this area must be shown on the drawing.

Gary Rich: That was an error on my part. We will take that out.

Mr. Astorino: Ok.

Comment #11: EAF, questions 10 and 11 state that these properties used public water and wastewater systems; the locations of these systems must be shown on the plans.

Mr. Astorino: There is no public wastewater. Is that correct?

Gary Rich: Yes. There are none.

Laura Barca: This is a Type 2 Action. No construction is proposed. The Board could strike Comments 10, 11, & 12.

Mr. Astorino: Can we strike those?

Mr. Fink: Yes. They could be stricken.

Mr. Bollenbach: Regarding Comment #11, don't you need the location of the septics? Ted, is that correct?

Mr. Fink: Yes. It is just a reference in the EAF question. The intent here was to show the wastewater systems on the plans.

Mr. Bollenbach: To see if the lot line changes adversely impacts the locations of the septics. It has to be shown.

Laura Barca: Yes. Correct. Comment #10 & #12 can be stricken. Comment #11 stays.

Mr. Astorino: You want to show the septic systems on the plans. Is that correct?

Laura Barca: Yes.

Comment #12: EAF must be signed and dated.

Mr. Astorino: As discussed, we can strike Comment #12.

Comment #13: The three lots must be identified as Proposed Lots 1, 2, and 3.

Gary Rich: We took care of that.

Comment #14: Lot 75-5-47 appears to show an encroachment onto Woodland Terrance (porch, stairs, and patio); Applicant to clarify if this encroachment is allowed.

Mr. Astorino: We spoke about that at the Work Session. It has always been there. It is going to stay there.

Jacob Best: Right.

Mr. Bollenbach: The Board could strike Comment #14.

Mr. Astorino: We will strike Comment #14:

Comment #15: Lot 75-5-47 has had three residential structures since before zoning; according to the Building Department these three structures are acceptable to remain.

Laura Barca: That is just a statement.

Mr. Bollenbach: Comment #15 needs to stay.

Comment #16: Bulk area table to include provided information for all three tax parcels.

Gary Rich: There are 3 dwellings on the one lot. It doesn't fit to the current zoning as it is. We are actually increasing the side yards. I am not doing anything with any of the buildings.

Mr. Bollenbach: Just show existing and proposed.

Gary Rich: Ok.

Laura Barca: The proposed will be greater. The existing and proposed will either be equal or greater. You are taking that access and putting it on the other side.

Gary Rich: Ok. Do you want the side yards on all 3 lots? Or, do you want the shortest one?

Laura Barca: The shortest one will be fine.

Comment #17: The beneficiaries of the proposed 25-ft right-of-way must be added to the plan.

Laura Barca: Yes.

Comment #18: There appears to be lot line shown across Woodland Terrace whereas the tax map does not show these lots; Applicant to clarify.

Gary Rich: One dash line ties to Parcel A. I am not sure which one you are getting at.

Gary and Laura take a look at the tax map and discusses the dash line that ties to Parcel A. Laura is ok with Comment #18.

Mr. Bollenbach: We could strike Comment #18.

Comment #19: The 911 addresses must be shown on the plan in tabular form (Town of Warwick standard note).

Gary Rich: Ok. I will add those to the plans.

Comment #20: Provide a map note stating that “No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained.”

Gary Rich: Ok.

Comment #21: Woodland Terrace private road information to be submitted and declaration information need to be added to the plan.

Gary Rich: There is none.

Laura Barca: In other situations where there is a Private Road and there is none, you would be responsible to maintain the part that is in the front of your properties.

Jacob Best: Right.

Laura Barca: You would also agree that if there ever is a Private Road agreement for Woodland Terrace, you would agree to be part of that.

Jacob Best: Ok.

Mr. Bollenbach: Just add to Comment #21, to the Planning Board Attorney's specifications.

Comment #22: Provide a copy of the existing 25-ft ROW that is shown on the drawing provided.

Gary Rich: We will get you a copy of the deed.

Comment #23: The proposed language and descriptions for the proposed 25-ft right-of-way and easement area for recreational purposes must be submitted for review.

Gary Rich: I have prepared that.

Comment #24: The liber and page for the deed referencing the changes made to the lot lines, the proposed easement area for recreational purposes, and the 25-ft right-of-way must be added to the plan.

Gary Rich: It is supposed to be 12-1/2 feet.

Jacob Best: Yes. That was a mistake.

Gary Rich: It is a 12-1/2 foot R.O.W. that we are providing. There is a 25-foot R.O.W.

Mr. Astorino: But, you are providing the 12-1/2 foot R.O.W.

Gary Rich: Yes.

Mr. Bollenbach: Regarding Comment # 22, 23, and 24, let's go over this now.

Jacob Best: There is a 25-foot R.O.W.

Mr. Bollenbach: Is that for Comment #22?

Laura Barca: Yes.

Mr. Bollenbach: That stays at 25-foot. Is that correct?

Laura Barca: Yes.

Mr. Bollenbach: How about Comment #23?

Laura Barca: That is a 12-1/2 foot.

Gary Rich: That is 12-1/2 foot.

Mr. Astorino: Ok. What about Comment #24?

Gary Rich: That is 12-1/2 foot with the recreational area.

Mr. Astorino: Ok.

Mr. Bollenbach: Will Comment #24 also be at 12-1/2 foot?

Gary Rich: Yes.

Mr. McConnell: How about Comment #17? Does that stay at 25-foot?

Gary Rich: Yes. That is at 25-foot.

Mr. Astorino: Ok. Comment #17 stays at 25-foot.

Mr. Bollenbach: I will take a look at those items. Who is your attorney?

Jacob Best: Steve DeDarian is my attorney.

Mr. Astorino: Ok. We will put Comment # 17, 22, 23, and 24 to the Planning Board Attorney's specifications.

Comment #25: Surveyor to certify that iron rods have been set at all property corners. Completed; form dated March 27, 2018.

Mr. Astorino: Laura, are you ok with that?

Laura Barca: Yes.

Comment #26: Payment of all fees.

Jacob Best: Ok.

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

Mr. Bollenbach: Does the Applicant wish to waive the public hearing?

Jacob Best: Yes.

Mr. McConnell: You are not increasing the height of anything that is there. Is that correct?

Jacob Best: We are not increasing any height. There is no construction proposed.

Mr. Showalter makes a motion to waive the Final Public Hearing.

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

Mr. Showalter makes a motion on the Jacob & Kelly Best Lot Line Change application, granting Final Approval for a proposed 3-Lot Lot Line Change, situated on tax parcels S 74 B 5 L 47, 49.2 and 41.1; parcels located on the southern side of Woodland Terrace 160 feet north of Forest Road (2-Woodland Ter., 4-Woodland Ter., & 13-Woodland Ter.), in the SM zone, of the Town of Warwick, County of Orange, State of New York. A Type 2 Action was adopted on April 18, 2018. Approval is granted subject to the following conditions:

1. TW Building Department – 04/03/18: all three properties require septic pump out documentation be submitted to the building department; Lot 74-5-49.2 permit is required for the fence
2. NYSDEC Enviromapper must be submitted, subject to Planning Board Engineer's specifications.
3. USACE wetland map must be submitted, subject to Planning Board Engineer's specifications.
4. FEMA floodplain map must be submitted, subject to Planning Board Engineer's specifications.
5. EAF, questions 10 and 11 state that these properties used public water and wastewater systems; the locations of these systems must be shown on the plans.
6. The three lots must be identified as Proposed Lots 1, 2, and 3.
7. Lot 75-5-47 has had three residential structures since before zoning; according to the Building Department these three structures are acceptable to remain.
8. Bulk area table to include provided information for all three tax parcels.
9. The beneficiaries of the proposed 25-ft right-of-way must be added to the plan.
10. The 911 addresses must be shown on the plan in tabular form (Town of Warwick standard note).
11. Provide a map note stating that "No construction or proposed use shall begin until the maps are signed by the Planning Board Chairman and Building Department permits are obtained."
12. Woodland Terrace private road information to be submitted and declaration information need to be added to the plan.
13. Provide a copy of the existing 25-ft ROW that is shown on the drawing provided.
14. The proposed language and descriptions for the proposed 25-ft right-of-way and easement area for recreational purposes must be submitted for review.
15. The liber and page for the deed referencing the changes made to the lot lines, the proposed easement area for recreational purposes, and the 25-ft right-of-way must be added to the plan.
16. Surveyor to certify that iron rods have been set at all property corners. Completed; form dated March 27, 2018.
17. Payment of all fees.

Seconded by Mr. McConnell. Motion carried; 4-Ayes.

Jacob Best: Thank you.

Gary Rich: Thank you.

Other Considerations:

1. Planning Board to discuss Town Board Memo, dated 3/28/18 in regards to Chapter 164-60 Zoning Revisions.

Mr. Astorino: Do any Board members or Professionals have any comments or concerns? Ted prepared a document to the Town Board. I believe everyone had received it.

Mr. Kennedy: Yes.

Mr. McConnell: Yes.

Mr. Showalter: Yes.

Mr. Astorino: It made sense to me. Ted, could you give a rundown on that letter?

Mr. Fink: Yes. The letter discusses the criteria that is in the zoning for the Board to review and analyze any of the proposed zoning changes. With just a couple of exceptions for a few corrections were all put into the letter to the Town Board. There were a couple of things. It was all minor stuff. It is all in this letter.

Mr. McConnell makes a motion to send the positive recommendation letter to the Town Board to consider adoption of the changes to the Zoning Law.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes.

2. PB Minutes of 3/28/18 for PB Approval.

Mr. McConnell makes a motion to Approve the PB Minutes of 3/28/18.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes.

3. Planning Board to discuss cancelling the 4/23/18-Work Session & 5/2/18-PB Meeting.

Mr. Kennedy makes a motion to cancel the 4-23/18-Work Session & 5/2/18-PB Meeting.

Seconded by Mr. McConnell. Motion carried; 4-Ayes.

4. **Fusco Subdivision** – Letter from David Higgins, Lanc & Tully Engineering dated 4/5/18 addressed to the Planning Board in regards to the Fusco Subdivision – requesting “Re-Approval” of 4th Amended Final Approval + 6-Month Extension of a proposed 12-Lot +1-Affordable Home Cluster subdivision, situated on tax parcel SBL #18-1-31.2; parcel located on the southern side of Taylor Road 920± feet east of intersection of Taylor Road and Jessup Road, in the RU zone, of the Town of Warwick. 4th Amended Conditional Final Approval was granted on 5/17/17. *The Applicant has stated that since that time the owner has continue to market the property and although there has been some interest from local builders & developers, the owner has not found a committed buyer for the property. Also, the applicant and her attorney are in the process of preparing the legal documents, obtaining the required performance bond and pay any outstanding fees with the Town.* “Re-Approval” of 4th Amended Final Approval becomes effective on 5/17/18; subject to the conditions of final approval granted on 5/17/17. The 6-Month Extension becomes effective on 11/17/18.

Mr. Astorino: We had a meeting with them. They had someone interested in this property. I thought they were going to do something. It must have fell through.

Mr. Bollenbach: They did have some new road stakes out there.

Mr. Astorino: We don't know what happened out there.

Mr. Kennedy makes a motion on the Fusco Subdivision, granting granted “Re-Approval” of 4th Amended Final Approval + 6-Month Extension of a proposed 12-Lot + 1-Affordable Home Cluster subdivision, situated on tax parcel S 18 B 1 L 31.2; parcel located on the southern side of Taylor Road 920± feet east of intersection of Taylor Road and Jessup Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York, subject to the conditions of 4th Amended Final Approval granted on 5/17/17. (See attached).

Re-Approval of 4th Amended Final Approval becomes effective on 5/17/18.

The 6-Month Extension becomes effective on 11/17/18.

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

5. **Wheeler Road Estates** – Letter from Nicholas Rugnetta, P&P Engineering dated 4/9/18 addressed to the Planning Board in regards to the Wheeler Road Estates Subdivision – requesting 25th 6-Month Extension on Preliminary Approval of a proposed 31-Lot Cluster subdivision + 3-Affordable Homes, situated on tax parcel SBL #8-2-44.223; parcel located along the northerly side of Wheeler Road (C.R. 41) at the intersection of Dussenbury Dr., in the SL zone, of the Town of Warwick. Preliminary Approval was granted on 11/2/05. *The Applicant has stated that they are currently working on addressing comments with the Town's Engineer in an effort to proceed with satisfying the conditions of approval.* The 25th 6-Month Extension becomes effective on 5/2/18.

Mr. Bollenbach: Has there been any activity on that?

Mr. Astorino: He was here at a meeting.

Laura Barca: They have been here. We have done some stormwater and drainage work with them.

Mr. Bollenbach: That is good.

Laura Barca: I don't think they liked what we had to say. We had discussions with them recently.

Mr. Showalter makes a motion on the Wheeler Road Estates application, granting granted a 25th 6-Month Extension on Preliminary Approval of a proposed 31-Lot Cluster subdivision + 3-Affordable, SBL # 8-2-44.223. Preliminary Approval was granted on, 11/2/05.

The 25th 6-Month Extension becomes effective on, 5/2/18.

Seconded by Mr. Kennedy. Motion carried; 3-Ayes and 1-Nay (Mr. McConnell)

Correspondences:

Connie Sardo: Planning Board members don't forget about the upcoming Orange County Planning Federation spring courses. There is a full-day one on April 20, 2018. Every Board member needs to earn 5-minimum hours of credits by the end of this year. If you can't do it in the spring, there will be courses in the fall.

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 April 18, 2018 Planning Board Meeting.

Seconded by Mr. Kennedy. Motion carried; 4-Ayes.

