

TOWN OF WARWICK PLANNING BOARD

June 20, 2018

Members present: Chairman, Benjamin Astorino
Christine Little, Bo Kennedy,
John MacDonald, Alt.
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, June 20, 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.

Mr. Astorino: I would just like to wish Connie all the best with her mom. Her mom is not feeling well. That is why she is not here this evening. Also, thank you to Laura for setting everything up for the meeting tonight.

Review of Submitted Maps:

Robert and Cathryn Anders & Allan and Katie Fix Lot Line Change

Applications for Sketch Plat Review and Final Approval of a proposed Lot Line Change, situated on tax parcels S 66 B 1 L 52 and L 81.2; parcels located on the southern side of Continental Road where it intersects with NYS Route 17A, in the MT zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: John McGloin, PLS.

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 – no comments received
6. TW Building Department – 06/11/18: tax lot 66-1-81.2 has an open permit for basement foundation (25311)
7. ZBA – PB attorney determine
8. The 911 addresses must be shown on the plan.
9. The units in the Zoning Requirements table should be consistent (e.g., if lot area is in acres, the bulk table should also be in acres).
10. Applicant to clarify if there is a shared driveway agreement for Striper Way (e.g., ROW in deed).
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. Surveyor to certify that iron rods have been set at all property corners.
- 13. The liber and page for the deed referencing the changes made to the lot lines.
- 14. The liber and page for the Ridgeline Overlay Notes must be added to the plan.
- 15. Payment of all fees.

The following comment submitted by the Conservation Board:

Robert and Cathryn Anders & Allan and Katie Fix Lot Line Change – None submitted.

The following comment submitted by the ARB:

Robert and Cathryn Anders & Allan and Katie Fix Lot Line Change – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: The Planning Board received a short EAF from the applicant. This application is for a re-subdivision. It does not involve any construction. It is merely a transfer of ownership. It meets the Type 2 threshold. SEQRA review is not necessary. I have prepared a Type 2 Action Resolution for the Board’s consideration.

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

Seconded by Ms. Little. The following Resolution was carried 4-Ayes.

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

Name of Action: Anders & Fix Re-Subdivision

Whereas, the Town of Warwick Planning Board is in receipt of a Subdivision application by Cathryn Anders and Alan & Katie Fix for a ± 7.204 acre parcel of land located at Continental Road, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 3/30/18 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 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.

John McGloin: This application is for a proposed lot line change. A small parcel in the back is increasing its lot size to give them a little bit of room to breathe.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – no comments received

Comment #6: TW Building Department – 06/11/18: tax lot 66-1-81.2 has an open permit for basement foundation (25311)

John McGloin: Ok. We will take care of that.

Comment #7: ZBA – PB attorney determine

Mr. Astorino: John, do you have any comment on that?

Mr. Bollenbach: No.

Mr. Astorino: Ok. They don't need to go to the ZBA

Comment #8: The 911 addresses must be shown on the plan.

John McGloin: They are on the plan.

Comment #9: The units in the Zoning Requirements table should be consistent (e.g., if lot area is in acres, the bulk table should also be in acres).

John McGloin: I will take care of that. I will change it to acres.

Comment #10: Applicant to clarify if there is a shared driveway agreement for Striper Way (see ROW in deed).

John McGloin: There is just a ROW.

Mr. Astorino: Ok. Is there not a shared driveway agreement?

John McGloin: No. It is actually used by the people that are shown on the map name of Culligan.

Comment #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.”

John McGloin: That note is already on there.

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

John McGloin: We can do that.

Comment #13: The liber and page for the deed referencing the changes made to the lot lines.

John McGloin: Will do.

Comment #14: The liber and page for the Ridgeline Overlay Notes must be added to the plan.

John McGloin: Will do.

Comment #15: Payment of all fees.

John McGloin: Yes.

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

Ms. Little: Do we expect any issue ever with the lack of a shared driveway agreement?

John McGloin: There hasn't been. These houses have been there for a long time. They have been there for about 40 to 50 years.

Ms. Little: Ok.

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

John McGloin: Yes. We wish to waive the public hearing.

Ms. Little makes a motion to waive the public hearing.

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

Ms. Little makes a motion on the Robert and Cathryn Anders & Allan and Katie Fix application, granting Final Approval of a proposed Lot Line Change, situated on tax parcels S 66 B 1 L 52 and L 81.2; parcels located on the southern side of Continental Road where it intersects with NYS Route 17A, in the MT zone, of the Town of Warwick, County of Orange, State of New York. Approval is granted subject to the following conditions:

1. TW Building Department – 06/11/18: tax lot 66-1-81.2 has an open permit for basement foundation (25311)
2. The 911 addresses must be shown on the plan.
3. The units in the Zoning Requirements table should be consistent (e.g., if lot area is in acres, the bulk table should also be in acres).
4. Applicant to clarify if there is a shared driveway agreement for Striper Way (see ROW in deed).
5. 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.”
6. Surveyor to certify that iron rods have been set at all property corners.
7. The liber and page for the deed referencing the changes made to the lot lines.
8. The liber and page for the Ridgeline Overlay Notes must be added to the plan.
9. Payment of all fees.

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

John McGloin: Thank you.

John Wright, Jr. 2-Lot Subdivision

Application for Sketch Plat Review of a proposed 2-Lot (**MINOR**) subdivision, situated on tax parcel S 35 B 1 L 56.22; parcel located on the northern side of Kings Hwy 1820 feet west of Airport Road (329 Kings Highway), in the SL zone, of the Town of Warwick.

Representing the applicant: Karen Emmerich from Lehman & Getz Engineering. John Wright, Jr, Applicant.

The following 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 – no comments received
6. TW Building Department – 06/11/18 no violations
7. OCDPW – pending submittal
8. Applicant to provide the CPF easement map and the easement language to demonstrate that this lot is able to be subdivided for residential purposes.
9. Applicant must apply to the Town Board to become a participating parcel in the Agricultural Protection Overlay.
10. A zoning table must be added to the plan.
11. All existing structures must be shown on the plan.
12. The proposed home in the Farmstead Complex.
13. The Ridgeline Overlay boundary must be shown on the plan to know if the proposed home is within the Ridgeline Overlay District.
14. Applicant to clarify if subdivision proposing one additional residential lot under the 1989 Zoning Law is permissible in accordance with §164-45.1D, which reads: Lots within the AP-O District qualifying area that were in existence on January 1, 2002, may be subdivided for one additional residential lot in accordance with the Table of Bulk Requirements of the 1989 Zoning Law for the underlying zoning district. The 1989 minimum lot size in the SL district is 1.5 acres.
15. The proposed septic system would require soil testing witnessing by the Office of the Planning Board Engineer.
16. Service Capacity letters must be submitted to highway, police, ambulance, fire, and school.
17. The 911 addresses must be shown on the plan.
18. 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.”
19. Surveyor to certify that iron rods have been set at all property corners.
20. Payment of lieu of parkland fees per §75-3.A(2)(a)(3) for one lot.
21. Payment of all fees.

The following comment submitted by the Conservation Board:

The following comment submitted by the ARB:

John Wright, Jr. 2-Lot Subdivision – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: The Applicant has prepared a short EAF. The Planning Board is reviewing it. This is an Unlisted Action. The Planning Board could go ahead and declare itself Lead Agency tonight.

Ms. Little makes a motion for Lead Agency.

Seconded by Mr. Kennedy. 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: Wright Farm Subdivision

Whereas, the Town of Warwick Planning Board is considering action on a proposed Subdivision application by Justin Wright for a ± 119 acre parcel of land located at 329 Kings Highway, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 5/24/18 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 within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) apply meaning that an Agricultural Data Statement must be filed, forwarded to the owners of farm operations within 500 feet of the site, and then considered by the Planning Board, 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 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.

Karen Emmerich: We are proposing a 2-Lot subdivision of this farm parcel which is called the Wright Family Farm. Lot #1 will be approximately 117.6 acres. Lot #2 will be 1.5 acres.

Mr. Astorino: Did you show the other lot on the plans that we had discussed at the Work Session?

Karen Emmerich: It is not a lot. It is a farmstead.

Laura Barca: It is an additional home.

Karen Emmerich: Right. We will show that on the plan.

Mr. Astorino: Ok.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – no comments received

Comment #5: OC Planning Department – no comments received

Comment #6: TW Building Department – 06/11/18 no violations

Comment #7: OCDPW – pending submittal

Comment #8: Applicant to provide the CPF easement map and the easement language to demonstrate that this lot is able to be subdivided for residential purposes.

Karen Emmerich: I believe we have got squared away.

Laura Barca: Yes.

Comment #9: Applicant must apply to the Town Board to become a participating parcel in the Agricultural Protection Overlay.

Karen Emmerich: That was done last week.

Comment #10: A zoning table must be added to the plan.

Karen Emmerich: Ok.

Comment #11: All existing structures must be shown on the plan.

Karen Emmerich: Will do.

Comment #12: The proposed home in the Farmstead Complex.

Karen Emmerich: Yes.

Comment #13: The Ridgeline Overlay boundary must be shown on the plan to know if the proposed home is within the Ridgeline Overlay District.

Karen Emmerich: Right. It is not. We will show the Ridgeline Overlay boundary.

Comment #14: Applicant to clarify if subdivision proposing one additional residential lot under the 1989 Zoning Law is permissible in accordance with §164-45.1D, which reads: Lots within the AP-O District qualifying area that were in existence on January 1, 2002, may be subdivided for one additional residential lot in accordance with the Table of Bulk Requirements of the 1989 Zoning Law for the underlying zoning district. The 1989 minimum lot size in the SL district is 1.5 acres.

Karen Emmerich: I think once the AP-O issue is cleared up that shouldn't be a problem.

Laura Barca: Put the notes of the Bulk Table for both on the plan.

Karen Emmerich: Yes.

Comment #15: The proposed septic system would require soil testing witnessing by the Office of the Planning Board Engineer.

Karen Emmerich: That will be happening tomorrow morning.

Comment #16: Service Capacity letters must be submitted to highway, police, ambulance, fire, and school.

Karen Emmerich: Those letters have been sent.

Comment #17: The 911 addresses must be shown on the plan.

Karen Emmerich: Yes.

Comment #18: 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."

Karen Emmerich: Will do.

Comment #19: Surveyor to certify that iron rods have been set at all property corners.

Karen Emmerich: Ok.

Comment #20: Payment of lieu of parkland fees per §75-3.A(2)(a)(3) for one lot.

Karen Emmerich: Ok.

Comment #21: Payment of all fees.

Karen Emmerich: Ok.

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

Karen Emmerich: We ask the Board to set us for a public hearing.

Mr. Kennedy makes a motion to set the John Wright, Jr. 2-Lot Subdivision Application for a Final Public Hearing at the next available agenda.

Seconded by Ms. Little. Motion carried; 4-Ayes.

Karen Emmerich: Thank you.

Justin Wright: Thank you.

Other Considerations:

1. Planning Board Minutes of 5/16/18 for PB Approval.

Mr. Kennedy makes a motion to Approve the PB Minutes of 5/16/18.

Seconded by Ms. Little. Motion carried; 4-Ayes.

2. Planning Board to discuss canceling the 6/25/18-W.S. & 7/4/18-PB Meeting.

Mr. MacDonald makes a motion to cancel the 6/25/18-W.S. & 7/4/18-PB Meeting.

Seconded by Ms. Little. Motion carried; 4-Ayes.

3. Planning Board to discuss sending a Memo to the Town Board in regards to Extending Deadlines for Application Filings for Re-Approvals & Extensions. In the Town Code the filing date expires on January 1, 2019. (See attached Memo to Town Board, dated 8/17/16)

Ms. Little makes motion to send Memo to the Town Board in regards to Extending Deadlines for Application Filings for Re-Approvals and Extensions for 2-years.

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

4. **Mazzola 2-Lot Subdivision** – Letter from Karen Emmerich, Lehman & Getz Engineering, dated 6/4/18 addressed to the Planning Board in regards to the Mazzola Subdivision – requesting 6-Month Extension on “Amended” Final Approval of a proposed 2-Lot subdivision, situated on tax parcel SBL #47-1-77.11; parcel located on the eastern side of Bellvale Lakes Road 7,678± feet north of Kain Road, in the MT zone, of the Town of Warwick. “Amended” Final Approval was granted on 11/15/17. *The Applicant has stated that they are very close to finalizing the project. The owners of the property have contacted their neighbors about signing the Driveway maintenance Agreement, and are waiting for this document.* The 6-Month Extension becomes effective on 5/15/18.

Ms. Little makes a motion on the Mazzola 2-Lot Subdivision application, granting a 6-Month Extension on “Amended” Final Approval of a proposed 2-Lot subdivision. (SBL # 47-1-77.11). Amended Final Approval was granted on 11/15/17.

The 6-Month Extension becomes effective on 5/15/18.

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

- 5. Mongelluzzo 2-Lot Subdivision** – Letter from Kirk Rother, P.E., dated 6/6/18 received on 6/7/18 addressed to the Planning Board in regards to the Mongelluzzo Subdivision – requesting Re-Approval of Final Approval of a proposed 2-Lot subdivision, situated on tax parcel SBL 31-2-44.32; parcel located on the southeasterly side of Ackerman Rd., 1200± feet off Kings Hwy (C.R. 13), in the RU zone, of the Town of Warwick. Final Approval was granted on 11/5/14 and Final Mylar & Maps was signed by PB Chairman, Ben Astorino on 11/3/17. *The Applicant has stated that the Final Maps were supposed to be filed with Orange County within 60-days upon signing of the maps and due to holidays the maps were not filed.* The Re-Approval of Final Approval becomes effective on 5/5/18. (See attached supporting documentation)

Mr. Astorino: I spoke to Kirk Rother today. This was totally his fault. He is paying the fees associated with Mongelluzzo. He apologizes. Once this is done, he will take care of this immediately.

Mr. Kennedy makes a motion on the Mongelluzzo Subdivision application, granting a 6-Month Extension on “Amended” Final Approval of a proposed 2-Lot subdivision. (SBL # 47-1-77.11). Amended Final Approval was granted on 11/15/17.

The 6-Month Extension becomes effective on 5/15/18.

Seconded by Ms. Little. Motion carried; 4-Ayes.

6. **Warwick Isle Subdivision** – Letter from Kirk Rother, P.E., dated 5/23/18, received Re-Approval application fee on 6/7/18 addressed to the Planning Board in regards to the Warwick Isle Subdivision – requesting 5th, 6th, & 7th Re-Approvals of Final Approval for Section I (7-Lots) on Sectionalizing Plan + 6 – (6)-Month Extensions on Preliminary Approval on the Sectionalizing Plan for filing a 33-Lot Cluster subdivision in Sections, Section I to consist of proposed 7-Lots including a Special Use Permit for 1-Affordable Home, Lot #5, situated on tax parcel SBL #3-1-6.21; parcel located on the northern side of Merritts Island Road at the intersection with C.R. 1, in the SL zone, of the Town of Warwick. Final Approval for Section I (7-Lots) granted on 4/6/11. Preliminary Approval on Sectionalizing Plan (33-Lots) granted on 4/6/11. *The Applicant has stated that due to the economic climate of the past several years, the Applicant was unable to satisfy the conditions of the approval. In light of the recent market improvements the Applicant is prepared to proceed with the project.* The 5th Re-Approval becomes effective on 4/6/16. The 6th Re-Approval becomes effective on 4/6/17. The 7th Re-Approval becomes effective on 4/6/18, subject to the conditions of Final Approval granted on 4/6/11 for Section I (7-Lots). And, 6-Month Extension on Preliminary Approval becomes effective on 4/6/16, 10/6/16, 4/6/17, 10/6/17, 4/6/18 & 10/6/18.

Representing the applicant: Michael Gutterman, Applicant.

Mr. Astorino: Going back this far is nonsense. Mr. Gutterman, what happened? I understand that the economy was bad. We are going back a few years here.

Michael Gutterman: I know. This property is not in the most primary area of the Town. We developed it hoping we could build homes in the mid to high threes. We have talked to a few developers now. Everybody thinks it is starting to come back. We are looking to partner up with another developer. The first question they ask is if we have all of the approvals. We want to move ahead with it. We think the climate right now is for the type of houses that we want to build. They won't be really big expensive homes. They are going to be about 1,900 to 2,200 square-foot homes. With the affordable homes that are scheduled there the market price will not be far from where the affordable homes are. I think it is good for the community. It is a good area to be developed. We have been paying our taxes even though it has been a struggle. We have done everything on our side on trying to keep it alive.

Mr. Astorino: One thing I would like to see if the Board grants you the Re-Approvals and the extensions tonight is that you keep all the approvals current.

Michael Gutterman: It will not happen again.

Mr. Astorino: This goes back to the year 2016.

Michael Gutterman: I retired almost 5-years ago. They were supposed to keep this up while I was retired. The owners of the property are a division of a realty large company in New York.

I own a small piece in Warwick Isle. They were supposed to make sure everything was continuing when I left. They dropped the ball.

Ms. Little: Did you receive any notice about this?

Michael Gutterman: I didn't.

Mr. Astorino: The Planning Department does not send out reminders. Connie will talk to the engineers that deals with the project. It is not her responsibility to send reminders.

Laura Barca: It is not Connie's responsibility or the Town's responsibility to notify the applicant.

Mr. Astorino: Right. That is why I want it stated that I don't want to see this happening again. This makes it tough for the Planning Board. Now that the housing economy is starting to turnaround. We would like to see this kept up.

Michael Gutterman: I will make sure that it continues. I thank the Board for this.

Ms. Little make a motion on the Warwick Isle application, granting 5th, 6th, & 7th Re-Approvals of Final Approval for Section I (7-Lots) on Sectionalizing Plan + 6 (6)-Month Extensions on Preliminary Approval on the Sectionalizing Plan for filing a 33-Lot Cluster subdivision in Sections, Section I to consist of proposed 7-Lots including a Special Use Permit for 1-Affordable Home, Lot #5, situated on tax parcel SBL #3-1-6.21; parcel located on the northern side of Merritts Island Road at the intersection with C.R. 1, in the SL zone, of the Town of Warwick. Final Approval for Section I (7-Lots) granted on 4/6/11. Preliminary Approval on Sectionalizing Plan (33-Lots) granted on 4/6/11. The 5th Re-Approval becomes effective on 4/6/16. The 6th Re-Approval becomes effective on 4/6/17. The 7th Re-Approval becomes effective on 4/6/18, subject to the conditions of Final Approval granted on 4/6/11 for Section I (7-Lots). And, 6-Month Extension on Preliminary Approval becomes effective on 4/6/16, 10/6/16, 4/6/17, 10/6/17, 4/6/18 & 10/6/18.

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

7. **Tinnirello Subdivision** – Letter from Douglas Tinnirello, dated 6/11/18 addressed to the Planning Board in regards to the Tinnirello Subdivision – requesting 9th Re-Approval of Final Approval + 6-Month Extension for a proposed 3-Lot Cluster subdivision; situated on tax parcels SBL #49-1-56 & 45.42; parcels located on the south eastern side of NYS Route 17A 1000’ south west of Wawayanda Rd, in the RU zone, of the Town of Warwick. Conditional Final Approval was granted on 6/17/09. *The Applicant has stated that they have not been able to generate enough funds to cover the costs of the project but are getting close to complete this.* The 9th Re-Approval of Final Approval becomes effective on 6/17/18; subject to the conditions of final approval granted on 6/17/09. The 6-Month Extension becomes effective on 12/17/18.

Mr. Kennedy makes a motion on the Tinnirello Subdivision application, granting **“9th Re-Approval”** of Final Approval + 6-Month Extension for a proposed 3-Lot cluster subdivision, situated on tax parcels S 49 B 1 L 56 and L 45.42; parcels located on the southeast side of NYS Route 94 1000 feet southwest of Wawayanda Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York, subject to the conditions of Final Approval granted on 6/17/09. (See attached)

The 9th Re-Approval of Final Approval becomes effective on, 6/17/18, subject to the conditions of final approval granted on, 6/17/09

The 6-Month Extension becomes effective on 12/17/18

Seconded by Ms. Little. Motion carried; 4-Ayes.

Correspondences:

1. Letter from Scott Miller, Resident dated 5/19/18 addressed to the PB in regards to Verizon Wireless/39 Transport Lane.

Mr. Astorino: We have that letter in our packets.

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.

Ms. Little makes a motion to adjourn the June 20, 2018 Planning Board Meeting.

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

