

TOWN OF WARWICK PLANNING BOARD

May 15, 2019

“DRAFT”

Members present: Chairman, Benjamin Astorino
Roger Showalter, Vice-Chairman
Christine Little, John MacDonald, Alt.
Laura Barca, HDR Engineering
J. Theodore Fink, Greenplan
Connie Sardo, Planning Board Secretary

The regular meeting of the Town of Warwick Planning Board was held Wednesday, May 15, 2019 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 Town of Warwick

Application for Final Approval for a proposed 2-Lot Subdivision, Town of Warwick as applicant and Application for Site Plan Approval and Special Use Permit for WVLDC-CBD as applicant for the construction and use of the processing, research, production, packing and sales of Hemp, Hemp extraction and Hemp formation, situated on tax parcel S 46 B 1 L 39.2; parcel located off State School Road on the south side of John Hicks Drive, in the OI zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: Bob Krahulik, Attorney. Brian Friedler from Lehman & Getz Engineering. George Sewitt, Applicant.

Connie Sardo: Mr. Chairman, we have received the certified mailings for the Town of Warwick public hearing.

Mr. Astorino: Thank you.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – 05/14/19 very encouraged with the adaptive reuse of the existing buildings
5. OC Planning Department – 05/06/19 no advisory comments
6. A copy of all required Planning Board Documents must be submitted (e.g., Ag data statement, deed, escrow, etc.).
7. Applicant to expand Sheet 2, Note 2 to state that when ground disturbance is conducted proper erosion control measures and ground stabilization will be implemented.
8. Applicant to clarify if two 250-gallon tanks require bollard protection.
9. Declaration information for Aquifer Notes, Biodiversity Notes, and any other applicable notes must be added to the plans.
10. Plans must be signed and sealed by a Licensed Land Surveyor.
11. Payment of all fees.

The following comment submitted by the Conservation Board:

Town of Warwick – None submitted.

The following comment submitted by the ARB, dated 5/14/19:

Town of Warwick – Very encouraged with the adaptive reuse of the existing buildings.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This application is a Type 2 Action. The Planning Board had previously adopted a Resolution for the Type 2 Action. No SEQRA review is necessary.

Comment #2: Applicant to discuss project.

Bob Krahulik: This is a subdivision of property owned by the Town of Warwick. It is a portion of the former Mid-Orange Correction Facility. It is improved by a dairy barn and what use to be a chicken coop. The subdivision is being done in order to convey the property to the Warwick Valley Local Development Corporation (WVLDC), which would enable the renovation of both the barn and the chicken coop. It is a subdivision consisting of approximately 6 acres.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – 05/14/19 very encouraged with the adaptive reuse of the existing buildings

Mr. Astorino: I would say that it will actually be beautiful.

Comment #5: OC Planning Department – 05/06/19 no advisory comments

Comment #6: A copy of all required Planning Board Documents must be submitted (e.g., Ag data statement, deed, escrow, etc.).

Connie Sardo: We received the deed. We could strike Comment #6.

Mr. Astorino: We will strike Comment #6.

Comment #7: Applicant to expand Sheet 2, Note 2 to state that when ground disturbance is conducted proper erosion control measures and ground stabilization will be implemented.

Brian Friedler: That has been done.

Comment #8: Applicant to clarify if two 250-gallon tanks require bollard protection.

Brian Friedler: I spoke to Roman from DeGraw & DeHaan. He had stated that those tanks are already enclosed. He had said that they don't require ballads. He said for extra safety we could show them if need be. He also said that there is no reason to do it.

Mr. Astorino: If there is no reason, then it would not need to be done.

Laura Barca: If there is no reason, I just asked the question because there are tanks inside a building that is located in a parking lot. That was the reason why I questioned that. What is inside the tanks?

Brian Friedler: It is outdoor storage for the ethanol.

Laura Barca: Is that flammable?

Mr. MacDonald: It sounds like it would be flammable.

Laura Barca: I think we should have the ballads for extra protection.

Mr. Astorino: Let's put the ballads in. Add that to the plans.

Brian Friedler: Ok.

Comment #9: Declaration information for Aquifer Notes, Biodiversity Notes, and any other applicable notes must be added to the plans.

Brian Friedler: Yes.

Comment #10: Plans must be signed and sealed by a Licensed Land Surveyor.

Brian Friedler: Yes.

Comment #11: Payment of all fees.

Brian Friedler: Yes.

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

Laura Barca: The Fire Department had a meeting. They signed off on that.

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

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

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

Ms. Little makes a motion on the Town of Warwick application, granting Final Approval for a proposed 2-Lot Subdivision, as applicant and Site Plan Approval and Special Use Permit for WVLDC-CBD, as applicant for the construction and use of the processing, research, production, packing and sales of Hemp, Hemp extraction and Hemp formation, situated on tax parcel S 46 B 1 L 39.2; parcel located off State School Road on the south side of John Hicks Drive, in the OI zone, of the Town of Warwick, County of Orange, State of New York. A Type 2 Action was adopted on May 1, 2019. Approval is granted subject to the following conditions:

1. Applicant to expand Sheet 2, Note 2 to state that when ground disturbance is conducted proper erosion control measures and ground stabilization will be implemented.
2. Applicant to clarify if two 250-gallon tanks require bollard protection.
3. Declaration information for Aquifer Notes, Biodiversity Notes, and any other applicable notes must be added to the plans to Planning Board Attorney's specification.
4. Plans must be signed and sealed by a Licensed Land Surveyor.
5. Payment of all fees.

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

George Sewitt: Thank you. We will make sure fees are paid so that you would be able to sign the maps.

Mr. Astorino: Ok.

George Sewitt: Thank you.

Mr. Astorino: On behalf of the Planning Board, we feel it is a wonderful project that you are doing.

George Sewitt: We are so excited about it. Thank you again.

PUBLIC HEARING OF Carrie Shea Steinmetz

Application for Site Plan Approval for the construction and use of a new single-family dwelling on an existing foundation, new well and septic system, platform and driveway modifications, located within “*A Designated Protection Area*” of Greenwood Lake, situated on tax parcels S 73 B 10 L 22.2 and L 22.1; project located on the southeast side of Ferncliff Road 375 feet east of the intersection of Jersey Ave (66 Ferncliff Road), in the SM zone, of the Town of Warwick, County of Orange, State of New York.

Representing the applicant: Liz Cassidy, Esq. Jeff Houser, Engineer.

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

Mr. Astorino: Thank you.

The following review comments submitted by HDR:

1. Planning Board to discuss SEQRA.
2. Applicant to discuss project.
3. Conservation Board – no comments received
4. Architectural Review Board – 05/14/19 no comments
5. OC Planning Department – 03/01/19 advisory comment for watershed protection
6. TW Building Department – 02/08/19 finished area above garage needs COC, no bedrooms allowed in finished area above garage, approvals needed for 100’ x 12’ dock, need 911 number posted
7. The survey indicates that one of the pillar entrances to this property is located on an adjacent property. Applicant to clarify.
8. Applicant to submit letter to Town Assessor’s office to combine the two tax lots.
9. Should include a stabilized construction entrance and identify any trees that require protection. Please update detail and notes to NYSDEC Standards and Specifications for Erosion Control, 2016 (pg. 5A.75, pg. 5A8, and pg. 3.37).
10. The entire proposed construction access should be shown to be in the area of disturbance.
11. Please update legend to include all symbols (e.g., driveway near courtyard appears to be cobblestone or pavers but it is not indicated on the plan.
12. The plan shows a portion of the patio to be removed. The plan must indicate the final surface covering that will be replacing the removed patio. Add a planting schedule and details for the proposed planting bed.
13. A single rain garden system should be designed to receive sheet flow runoff or shallow concentrated flow from an impervious area or downspout with a total contributing drainage area equal to or less than 1,000 sq. ft. Applicant to confirm contributing drainage area to rain garden.
14. The rain garden has an overflow drain pipe; the outlet of this pipe must be clarified. Cleanouts to pipe should be added at each bend or every 75’ whichever is less. It is recommended the 6-in. diameter riser pipe has a cap or grate on top to avoid receiving debris into the outlet system.
15. Applicant to identify rain garden planting frequency and species on the plan that conforms with the NYSDEC Stormwater Management Design Manual.
16. Please add a well installation detail.

17. Applicant has received correspondence (4/4/19) from NYSDEC Region 3 that no DEC permit is required. Applicant should verify that no permits are needed from USACE, or that the project is covered by one or more of the 2017 Nationwide permits. Applicant should also confirm (per Brian's recommendation) that the dock is not over waters owned by NYS and subject to regulation by the Office of General Services.
18. The surveyor must sign and seal the plans.
19. Surveyor to certify that iron rods have been set at all property corners.
20. Declaration information and Landscape Bond to the Planning Board Attorney and Engineer's specifications.
21. Payment of all fees.

The following comment submitted by the Conservation Board:

Carrie Shea Steinmetz – None submitted.

The following comment submitted by the ARB:

Carrie Shea Steinmetz – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: We have received a short EAF. It is an Unlisted Action. There are no other Involved Agencies. I have prepared a Draft Negative Declaration for the Planning Board's consideration.

Comment #2: Applicant to discuss project.

Jeff Houser: It is a residential property located on the west Shore of Greenwood Lake. There is an existing single-family dwelling on the property with a detached garage. It is serviced by an existing septic system and well. The Applicant recently purchased the adjacent lot SBL # 73-10-22.2. She recently combined the 2 lots, Lot # 22.1 & 22.2. The primary dwelling is going to be demolished down to the foundation. A new single-family dwelling will be built with a breezeway that will be attached to the garage. This allowed us to become more conforming. We will be installing a new septic system. It will be an Eljen system. We will also be installing a new well. There will be a reduction of impervious coverage on the property. We are relocating the circular driveway to accommodate the new dwelling location. We are also removing some of the impervious coverage on the lakeside of the house. The property is accessed through a Private Road.

Connie Sardo: What about the dock?

Liz Cassidy: The dock was a pre-existing use. It was built without permits. It is actually not a dock. It is a platform. It is cantilevered into the rock base. It does not touch the water at all.

Ms. Cassidy shows architectural drawings of the new proposed house and platform to the Planning Board.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – 05/14/19 no comments

Comment #5: OC Planning Department – 03/01/19 advisory comment for watershed protection

Comment #6: TW Building Department – 02/08/19 finished area above garage needs COC, no bedrooms allowed in finished area above garage, approvals needed for 100' x 12' dock, need 911 number posted.

Mr. Astorino: We just discussed that it is not a dock.

Liz Cassidy: It is a platform. I will still submit for a building permit using these drawings.

Mr. Astorino: Is a DEC permit required?

Liz Cassidy: No. We called OGS. No OGS required. Because it does not touch the water, it is above the high water mark. We don't need ACOE.

Mr. Astorino: Ok. You need to have a 911 number posted.

Liz Cassidy: We will take care of that. With respect to the bedrooms above the garage, we are attaching the existing garage to legalize those bedrooms and bring them into the principal structure. Once we submit a building permit for all of that, it will be taken care of.

Mr. Astorino: Ok.

Comment #7: The survey indicates that one of the pillar entrances to this property is located on an adjacent property. Applicant to clarify.

Mr. Astorino: We discussed this at the Work Session.

Liz Cassidy: It is essentially a pillar followed by a wall with another pillar. If it is structurally feasible, we will save the one pillar to the extent it is on the property line. We would get rid of the rest of the wall. That would bring it in. In the alternative, the Client will contact the neighbor next door to get an easement. I feel the first is going to happen. We will clear that up.

Comment #8: Applicant to submit letter to Town Assessor's office to combine the two tax lots.

Liz Cassidy: Will do.

Comment #9: Should include a stabilized construction entrance and identify any trees that require protection. Please update detail and notes to NYSDEC Standards and Specifications for Erosion Control, 2016 (pg. 5A.75, pg. 5A8, and pg. 3.37).

Jeff Houser: Will do.

Comment #10: The entire proposed construction access should be shown to be in the area of disturbance.

Jeff Houser: Will do.

Comment #11: Please update legend to include all symbols (e.g., driveway near courtyard appears to be cobblestone or pavers but it is not indicated on the plan.

Jeff Houser: Will do.

Comment #12: The plan shows a portion of the patio to be removed. The plan must indicate the final surface covering that will be replacing the removed patio. Add a planting schedule and details for the proposed planting bed.

Jeff Houser: Will do.

Comment #13: A single rain garden system should be designed to receive sheet flow runoff or shallow concentrated flow from an impervious area or downspout with a total contributing drainage area equal to or less than 1,000 sq. ft. Applicant to confirm contributing drainage area to rain garden.

Jeff Houser: Will do.

Comment #14: The rain garden has an overflow drain pipe; the outlet of this pipe must be clarified. Cleanouts to pipe should be added at each bend or every 75' whichever is less. It is recommended the 6-in. diameter riser pipe has a cap or grate on top to avoid receiving debris into the outlet system.

Jeff Houser: Will do.

Comment #15: Applicant to identify rain garden planting frequency and species on the plan that conforms with the NYSDEC Stormwater Management Design Manual.

Jeff Houser: Will do.

Comment #16: Please add a well installation detail.

Jeff Houser: Will do.

Comment #17: Applicant has received correspondence (4/4/19) from NYSDEC Region 3 that no DEC permit is required. Applicant should verify that no permits are needed from USACE, or that the project is covered by one or more of the 2017 Nationwide permits. Applicant should also confirm (per Brian's recommendation) that the dock is not over waters owned by NYS and subject to regulation by the Office of General Services.

Liz Cassidy: I will provide an affidavit from OGS.

Laura Barca: Ok.

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

Jeff Houser: Yes.

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

Jeff Houser: Yes.

Mr. Astorino: Laura, are there any Declarations or Landscaping Bonds on this?

Laura Barca: I don't think there are Declarations. There may be a Landscaping Bond. They will be putting plantings in the beds. There will be a Landscaping Bond because they will be putting in a rain garden which is a required stormwater structure. There will be a Landscape Bond for that.

Mr. Astorino: We will add a Comment #20 regarding the Declaration and Landscape Bond to the Planning Board Attorney's specifications and to the Planning Board Engineer's specifications.

Comment #20: Declaration information and Landscape Bond to the Planning Board Attorney and Engineer's specifications.

Comment #21: Payment of all fees.

Jeff Houser: Yes.

Mr. Astorino: Do any Board members or Professionals have any comments or concerns? This is a public hearing. If there is anyone in the audience wishing to address the Steinmetz application, please rise and state your name for the record.

Celidon Pitt: My family owns property just south of this. I don't have any concerns from the plans that I have seen tonight. I am stationed out of Virginia. This was the first opportunity that I had a chance to see this. Our primary concern is if this proposed house would stay as a single-family. I also have a concern about drainage. Our septic tank is at the bottom of the hill south of this house. I had drainage issues that was litigated in the past when another previous owner owned the property.

Mr. Astorino: Laura, did you look at this? No water shall leave this site no more than what there is now.

Laura Barca: That is correct. There are some stormwater questions that we are still working on.

Jeff Houser: The recently acquired Lot 22.1, we are moving all of the impervious surfaces from that. There is a stairway and gravel driveway there. We will be removing all of that. We will be replacing that with a lawn.

Mr. Astorino: Ok.

Jeff Houser: That will reduce the runoff.

Liz Cassidy: There is a big chunk of impervious pavers that will be coming up.

Celidon Pitt: That addresses my 2nd concern which was that retaining wall and the graveled lot.

Jeff Houser: That will all get cleaned up.

Celidon Pitt: Ok. I appreciate you taking the time to listen to me. Thank you.

Mr. Astorino: Is there anyone else wishing to address the Steinmetz application? Let the record show no further comments.

Ms. Little: Since there has been drainage issues in the past. Laura, would you be going out to do any inspections to changes to the soil which could affect the flow that it would not affect the impervious during construction?

Laura Barca: That would be if the Planning Board requires that.

Mr. Astorino: That would be the Building Inspector to inspect that during construction.

Mr. Showalter: Yes. That should be the Building Inspector. I agree with that.

Ms. Little: Ok. Understood. Thank you.

Mr. Showalter makes a motion for the Negative Declaration.

Seconded by Ms. Little. The following Resolution was carried 4-Ayes.
617.12(b)

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

Name of Action: Steinmetz Home Reconstruction

Whereas, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed House Reconstruction on Greenwood Lake, Town of Warwick, Orange County, New York, and

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

Whereas, the Planning Board has reviewed an Environmental Assessment Form (EAF) for the action dated January 30, 2019, 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 close the public hearing.

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

Ms. Little makes a motion on the Carrie Shea Steinmetz application, granting Conditional Site Plan Approval for the construction and use of a new single-family dwelling on an existing foundation, new well and septic system, platform and driveway modifications, located within "*A Designated Protection Area*" of Greenwood Lake, situated on tax parcels S 73 B 10 L 22.2 and L 22.1; project located on the southeast side of Ferncliff Road 375 feet east of the intersection of Jersey Ave (66 Ferncliff Road), in the SM zone, of the Town of Warwick, County of Orange, State of New York. A SEQRA Negative Declaration was adopted on May 15, 2019. Approval is granted subject to the following conditions:

1. TW Building Department – 02/08/19 finished area above garage needs COC, no bedrooms allowed in finished area above garage, approvals needed for 100' x 12' dock, need 911 number posted
2. The survey indicates that one of the pillar entrances to this property is located on an adjacent property. Applicant to clarify.
3. Applicant to submit letter to Town Assessor's office to combine the two tax lots.
4. Should include a stabilized construction entrance and identify any trees that require protection. Please update detail and notes to NYSDEC Standards and Specifications for Erosion Control, 2016 (pg. 5A.75, pg. 5A8, and pg. 3.37).
5. The entire proposed construction access should be shown to be in the area of disturbance.
6. Please update legend to include all symbols (e.g., driveway near courtyard appears to be cobblestone or pavers but it is not indicated on the plan.
7. The plan shows a portion of the patio to be removed. The plan must indicate the final surface covering that will be replacing the removed patio. Add a planting schedule and details for the proposed planting bed.
8. A single rain garden system should be designed to receive sheet flow runoff or shallow concentrated flow from an impervious area or downspout with a total contributing drainage area equal to or less than 1,000 sq. ft. Applicant to confirm contributing drainage area to rain garden.
9. The rain garden has an overflow drain pipe; the outlet of this pipe must be clarified. Cleanouts to pipe should be added at each bend or every 75' whichever is less. It is recommended the 6-in. diameter riser pipe has a cap or grate on top to avoid receiving debris into the outlet system.
10. Applicant to identify rain garden planting frequency and species on the plan that conforms with the NYSDEC Stormwater Management Design Manual.
11. Please add a well installation detail.
12. Applicant has received correspondence (4/4/19) from NYSDEC Region 3 that no DEC permit is required. Applicant should verify that no permits are needed from USACE, or that the project is covered by one or more of the 2017 Nationwide permits. Applicant

should also confirm (per Brian's recommendation) that the dock is not over waters owned by NYS and subject to regulation by the Office of General Services.

13. The surveyor must sign and seal the plans.
14. Surveyor to certify that iron rods have been set at all property corners.
15. Declaration information and Landscape Bond to the Planning Board Attorney and Engineer's specifications.
16. Payment of all fees.

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

Liz Cassidy: Thank you.

Review of Submitted Maps:***Brian and Chris Pawelski Lot Line Change***

Application for Sketch Plat Review & Final Approval of a proposed Lot Line Change, situated on tax parcel S 6 B 2 L 4 and L 7; parcel located on the northern side of Quaker Creek Lane south of Pulaski Highway, in the AI zone, of the Town of Warwick.

Representing the applicant: Caleb Pawelski and Nick Rugnetta from P&P 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 – 05/14/19 no comments
5. OC Planning Department – pending comments
6. TW Building Department – 04/29/19 lot 6-2-4 no violations; lot 6-2-7 four expired permits, please contact building department directly
7. ZBA – Variance is required for the area of Lot 6-2-4; lot depth and front yard for Lot 6-2-4 are existing and not changing as part of this proposal.
8. Please label the two lots as Lot 1 and Lot 2.
9. The 911 addresses must be shown on the plan.
10. Applicant to submit the private road agreement for Quaker Creek Lane (10' wide ROW, filed map #05-07).
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 Agricultural Notes must be added to the plan.
15. Payment of all fees.

The following comment submitted by the Conservation Board:

Brian & Chris Pawelski Lot Line Change – None submitted.

The following comment submitted by the ARB:

Brian & Chris Pawelski Lot Line Change – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: This is a Type 2 Action. No SEQRA review is necessary. I have prepared a Draft Resolution for the Board's consideration.

Comment #2: Applicant to discuss project.

Caleb Pawelski: This application is for a proposed lot line change between tax parcels 6-2-4 and 6-2-7. The lot on 28 Quaker Creek Lane is a residential lot with a single-family dwelling. The lot that is located off Pulaski Highway is an existing onion farm. We proposed to move $\frac{3}{4}$ -acre off the single-family dwelling lot and moving it over to the farm. The primary use for that would be for Agricultural uses. That area has already been filled in. We would be keeping onion boxes stored there in the fall and winter time.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – 05/14/19 no comments

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – 04/29/19 lot 6-2-4 no violations; lot 6-2-7 four expired permits, please contact building department directly

Caleb Pawelski: I have only found 3 permits that are opened. There was a 4th permit. The Building Department had said that permit had been closed.

Laura Barca: Ok.

Caleb Pawelski: We will take care of the other open permits.

Laura Barca: Ok.

Comment #7: ZBA – Variance is required for the area of Lot 6-2-4; lot depth and front yard for Lot 6-2-4 are existing and not changing as part of this proposal.

Mr. Astorino: You will need to go to the ZBA.

Caleb Pawelski: Yes. We are seeking a referral to the ZBA from the Planning Board.

Comment #8: Please label the two lots as Lot 1 and Lot 2.

Caleb Pawelski: Yes.

Comment #9: The 911 addresses must be shown on the plan.

Caleb Pawelski: Yes.

Comment #10: Applicant to submit the private road agreement for Quaker Creek Lane (10' wide ROW, filed map #05-07).

Caleb Pawelski: Yes.

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.”

Caleb Pawelski: Ok.

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

Caleb Pawelski: Ok.

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

Caleb Pawelski: Ok.

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

Caleb Pawelski: Ok.

Comment #15: Payment of all fees.

Caleb Pawelski: Ok.

Mr. Showalter 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: Pawelski Re-Subdivision (Lot Line Change)

Whereas, the Town of Warwick Planning Board is in receipt of a Subdivision application by Brian Pawelski and Christopher Pawelski for a ± 7.56 acre parcel of land located at 28 Quaker Creek Lane, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 4/23/19 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)(11) 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 meaning that an Agricultural Data Statement must be filed with all 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 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.

Mr. Astorino: You are referred to the ZBA. Once you are done with the ZBA then you will be back before the Planning Board.

Caleb Pawelski: Ok. Thank you.

Snufftown Brewery-Dan Doyle

Application for Site Plan Approval and Special Use Permit for the construction and use of a farm brewery to consist of a 6,500 s.f. brewery/restaurant, 3,000 s.f. pavilion for outdoor events, and related parking with sewage disposal system and well, situated on tax parcel S 17 B 1 L 37.2; parcel located on the western side of Union Corners Road adjacent to the Town Park (9 Fence Road), in the RU zone, of the Town of Warwick.

Representing the applicant: Karen Emmerich from Lehman & Getz Engineering. Dan Doyle, Applicant. Charles Holmgren, 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 – 04/14/19 pedestrian and handicapped access; explain how kitchen area will be used in conjunction with event pavilion and brewery areas; ADA restroom does not appear to be connected to septic system
5. OC Planning Department – pending comments
6. TW Building Department – several open permits (check with building department).
7. OCDPW – letter dated 11/27/13 from OCDPW; Applicant to submit a copy of the 2013 plans that were approved.
8. OCDOH – letter dated 02/15/18 providing water usage proposal
9. NYSDEC – letter dated 06/21/17 stating that the application is complete and technical review has started
10. NYSDEC – wetland buffer disturbance is proposed. The proposed driveway widening includes adding pavement/additional impervious within the buffer that will require justification.
11. Planning Board to determine if a site inspection is desired.
12. Town of Warwick standard notes applicable to this project shall be added to the plan.
13. §164-46.J(3) A buffer strip of 200 feet is required separating a building used for warehousing and wholesaling of farm products, and for retail sale or production of farm and food processing supplies from any residence.
14. §164-46.J(152) These additional requirements apply whether the farm market is an accessory or special permit use. Please refer to Town Code for complete information.
15. Property owners within 300-ft of this property must be added to the plan.
16. The name of the person who delineated the NYSDEC wetland must be shown on the plan, as well as the date of the inspection.
17. The site plan should be updated to include the NYSDEC validation block. The block is to be signed by NYSDEC and shall be included in the plan set.
18. The proposed well locations shall be called out on Sheet 1. The water service line should be specified for type of material and diameter.
19. The drawings should clarify the source of potable water for each existing residence.
20. The drawings should clarify the septic disposal system for each existing residence.
21. The parking for the existing one-bedroom dwelling (building #11) should be clarified. Sheet 1 (Existing Conditions) shows several proposed parking spaces which is incongruous with the remainder of the plans and requires further clarification.

22. The Applicant may consider signage to ensure that visitors to the property do not park in the residential spaces.
23. Provide landscaping within the parking lots, as required by Town Code §164-43.2. Might want to consider one-way circulation within the proposed lot. Should include truck turning movements for emergency and delivery vehicles.
24. Any signage must be shown on the plan and must be in conformance with §164-43.1 Signs. For example, the proposed handicapped accessible parking should have all related signage depicted.
25. The hours of operation shall be added to the plan and broken down by use, as needed.
26. Please add a note to the plan stating that the Applicant will comply with the Town of Warwick Performance Standards §164-48.
27. A note must be added to the plan stating that the lighting will be installed in accordance with §164-43.4F.
28. Publicly accessible buildings should provide lighting levels pursuant to §164-43.4G (i.e. 1 footcandle at inactive entrances, 5 footcandles at active entrances).
29. A cross section for the driveway and parking lot paving must be added to the plan.
30. 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.”
31. Surveyor to certify that iron rods have been set at all property corners.
32. The liber and page for required declarations must be added to the plan.
33. Provide a Performance Bond and three-year landscaping bond and any other required bonds for this project.
34. Payment of all fees.

The following comment submitted by the Conservation Board:

Snufftown Brewery-Dan Doyle – None submitted.

The following comment submitted by the ARB:

Snufftown Brewery-Dan Doyle – None submitted.

Comment #1: Planning Board to discuss SEQRA.

Mr. Fink: I believe this is an Unlisted Action. We talked about it at the Work Session. It is not crystal clear in the new Regulations. I went to the Ag & Markets and looked at the guidance that they have. Since this application is a Special Use Permit for farm market brewery, restaurant, and outdoor events it should be treated as an Unlisted Action. I have prepared a Resolution for Lead Agency.

Mr. Astorino: That makes sense for it to be an Unlisted Action.

Mr. Showalter makes a motion for Lead Agency.

Seconded by Ms. Little. 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: Snufftown Farm Brewery

Whereas, the Town of Warwick Planning Board is considering action on a proposed Site Plan/Special Use Permit application by Dan P. Doyle for a ± 47.4 acre parcel of land located at 9 Fence Road, Town of Warwick, Orange County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated 4/18/19 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 all 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 have a 47-acre parcel located off Union Corners Road. We were here several years ago for the approval of a disc golf course, a farm stand and pro-shop that is affiliated with the golf course. We are here now before the Planning Board for a farm market brewery to add to these existing uses. It will be greater than 4000 s.f. We are here before you for the special use permit and approval of the brewery.

Comment #3: Conservation Board – no comments received

Comment #4: Architectural Review Board – 04/14/19 pedestrian and handicapped access; explain how kitchen area will be used in conjunction with event pavilion and brewery areas; ADA restroom does not appear to be connected to septic system

Comment #5: OC Planning Department – pending comments

Comment #6: TW Building Department – several open permits (check with building department).

Comment #7: OCDPW – letter dated 11/27/13 from OCDPW; Applicant to submit a copy of the 2013 plans that were approved.

Karen Emmerich: They approved that.

Laura Barca: It needs to be resubmitted to OCDPW.

Karen Emmerich: Ok.

Comment #8: OCDOH – letter dated 02/15/18 providing water usage proposal

Comment #9: NYSDEC – letter dated 06/21/17 stating that the application is complete and technical review has started

Karen Emmerich: Yes. We need to finalize that.

Comment #10: NYSDEC – wetland buffer disturbance is proposed. The proposed driveway widening includes adding pavement/additional impervious within the buffer that will require justification.

Karen Emmerich: Right. Will do.

Comment #11: Planning Board to determine if a site inspection is desired.

Mr. Astorino: We don't have a full Board tonight. We could talk about it at a Work Session.

Comment #12: Town of Warwick standard notes applicable to this project shall be added to the plan.

Karen Emmerich: Do you mean the Ag Notes and Aquifer Notes, etc...

Laura Barca: Yes.

Karen Emmerich: Ok. No problem.

Comment #13: §164-46.J(3) A buffer strip of 200 feet is required separating a building used for warehousing and wholesaling of farm products, and for retail sale or production of farm and food processing supplies from any residence.

Karen Emmerich: Does that include residences on the property?

Dan Doyle: Or, is it a neighboring residence?

Mr. Astorino: I wouldn't think it would be the resident of the farm.

Mr. Showalter: I would think it would be the neighboring residence. Our Attorney is not here tonight to answer that question.

Laura Barca: I would assume it would be the neighbors.

Karen Emmerich: Need to know if whether the farm market is an Accessory or Special Permit Use? I think it is a Special Permit Use.

Laura Barca: It is a Special Permit Use.

Karen Emmerich: Ok. I am ok with the rest of these comments. We really just wanted you to see tonight what we propose and the layout.

Mr. Astorino: We will schedule a site visit at a Work Session. Do any Board Members or Professionals have any other comments? We will list Comment #14 through Comment #34 for the record.

Karen Emmerich: Thank you.

Comment #14: §164-46.J(152) These additional requirements apply whether the farm market is an accessory or special permit use. Please refer to Town Code for complete information.

Comment #15: Property owners within 300-ft of this property must be added to the plan.

Comment #16: The name of the person who delineated the NYSDEC wetland must be shown on the plan, as well as the date of the inspection.

Comment #17: The site plan should be updated to include the NYSDEC validation block. The block is to be signed by NYSDEC and shall be included in the plan set.

Comment #18: The proposed well locations shall be called out on Sheet 1. The water service line should be specified for type of material and diameter.

Comment #19: The drawings should clarify the source of potable water for each existing residence.

Comment #20: The drawings should clarify the septic disposal system for each existing residence.

Comment #21: The parking for the existing one-bedroom dwelling (building #11) should be clarified. Sheet 1 (Existing Conditions) shows several proposed parking spaces which is incongruous with the remainder of the plans and requires further clarification.

Comment #22: The Applicant may consider signage to ensure that visitors to the property do not park in the residential spaces.

Comment #23: Provide landscaping within the parking lots, as required by Town Code §164-43.2. Might want to consider one-way circulation within the proposed lot. Should include truck turning movements for emergency and delivery vehicles.

Comment #24: Any signage must be shown on the plan and must be in conformance with §164-43.1 Signs. For example, the proposed handicapped accessible parking should have all related signage depicted.

Comment #25: The hours of operation shall be added to the plan and broken down by use, as needed.

Comment #26: Please add a note to the plan stating that the Applicant will comply with the Town of Warwick Performance Standards §164-48.

Comment #27: A note must be added to the plan stating that the lighting will be installed in accordance with §164-43.4F.

Comment #28: Publicly accessible buildings should provide lighting levels pursuant to §164-43.4G (i.e. 1 footcandle at inactive entrances, 5 footcandles at active entrances).

Comment #29: A cross section for the driveway and parking lot paving must be added to the plan.

Comment #30: 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.”

Comment #31: Surveyor to certify that iron rods have been set at all property corners.

Comment #32: The liber and page for required declarations must be added to the plan.

Comment #33: Provide a Performance Bond and three-year landscaping bond and any other required bonds for this project.

Comment #34: Payment of all fees.

Other Considerations:

1. **Barricella Solar Farm 35 Union Corners Road** – Planning Board to discuss Amending Site Plan Approval & Special Use Permit that the PB granted on 5/1/19.

Mr. Astorino: I explained at the Work Session that we need to file a Negative Declaration for the Barricella Solar Farm.

Ms. Little make a motion for the Negative Declaration.

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

617.12(b)

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

Name of Action: Warwick Renewables Solar Farm

Whereas, the Town of Warwick Planning Board is the SEQR Lead Agency for conducting the environmental review of a proposed Site Plan and Special Use Permit for asolar energy farm, Town of Warwick, Orange County, New York, and

Whereas, there are other involved agencies pursuant to SEQR, including the NY 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 6/7/2018, 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 on the Barricella Solar Farm application, granting “Amended” Site Plan Approval and Special Use Permit a/k/a *Nexamp Solar, LLC* for the construction and use of a large-scale community commercial 1.84 MW solar energy installation, situated on tax parcel S 29 B L 62.2; project located on the western side of Union Corners Road 400 feet south of Meadow Ridge Road (35 Union Corners Rd), in the RU/AI zones, of the Town of Warwick, County of Orange, State of New York. A Negative Declaration was adopted on May 15, 2019. Approval is granted subject to the following conditions:

1. The Decommissioning Plan shall include references to where the costs were derived (e.g., Decommissioning \$54,551, salvage (at 25 years) \$94,592, and salvage (at present) \$51,022. Please provide copies of the source documentation.
2. Applicant to clarify what the procedure is with the local fire department if the panels are on fire. Applicant offered training to Town of Warwick emergency responders, Planning Board confirms that this training should take place. Knox box location must be shown on the plan. Knox box model number and detail must be added to the plan. Also, the site contingency plan (as described in the response letter) should be added as notes on the plan.
3. Call out for Filter Sock on C151 is pointing towards silt fence linetype at eastern corner of site. Applicant to clarify which erosion control measure will be installed in this location.
4. Update line type shown on Sheet C131 to be the same on Sheet C130.
5. Applicant to resubmit updated SWPPP and NOI.
6. Additional trees (*Thuja standishii* x *Plicata*) have been added to the plant list, but are not depicted on the plans. Please add to the plans. While it is noted that these are a deer resistant variety of arborvitae, a note should be added to Sheet C131 Note 5 that if plants are damaged by deer, protection measures shall be undertaken.
7. On Sheets C-130 and DR-1, there are call outs that are obscured or that trail outside of the viewpoint limit near the lower sheet border that should be corrected.
8. The declaration information for the Agricultural Notes, Aquifer Overlay Notes, and Private Road and Maintenance for the common driveway must be added to the plans.
9. Surveyor to sign and seal final plans.
10. Surveyor to certify that iron rods have been set at all property corners.
11. Please provide the signed PPA from the utility company.
12. Since this application requires the approval for a special use, Planning Board to consider making the approval/permit renewable through the building department every year with proof of current ownership of the facility, confirmation that the current owner assumes the decommissioning obligations, and general status report of the operation of the facility. Please add a note to the plan.
13. Applicant to confirm that Orange & Rockland is aware of project and if any upgrades are required (e.g., lines, substation, etc.).
14. Applicant to provide a copy of the signed Interconnection Service Agreement.
15. Applicant to submit a copy of the lease/agreement between Warwick Renewables and Barricella.
16. Applicant to confirm the submittal timing for the detailed design, including civil, structural, and electrical drawings. The detailed design will also include the inverter type and circuit configuration for a pad-mounted system.
17. Applicant to provide screening as discussed at the April 03, 2019 site inspection to Town Planner’s Specification.

18. Applicant to provide Decommissioning Report to the satisfaction of the Planning Board Engineer/Attorney.
19. Applicant to provide Decommissioning Bond to the satisfaction of the Planning Board Attorney/Engineer. Assuming that any salvage amount has been removed from the bond determination, any salvage value recovered will be returned to Warwick Renewables.
20. Payment of all fees.

Items to be completed prior to issuance of a Building Department Permit:

1. Per the Geotechnical Interpretive Report – corrosion of the below grade steel foundation system is not a large risk over the life of the facility. Make sure that a Corrosion Engineer is involved with the final design and determines the galvanizing thickness rather than using a “standard” galvanizing thickness from the pile vendor. Saturated soil does not appear to have been used in the resistivity tests presented in this report which may affect the overall corrosion of the steel over 20+ years and should be checked.
 - a. Please provide the corrosion calculations when they are completed for verification of this item.
2. Per the Geotechnical Interpretive Report – the soils are comprised of silts and clays and are subjected to deep frost levels (4ft or more). This type of soil has a higher risk for frost heave of the solar steel piles over time. Although the water table is below the frost level now, it fluctuates and may contribute to frost heave at some point during the life of the facility. Therefore, it is recommended to use a fixed tilt racking system that can accommodate differential movement of adjacent posts and to take precautions during the maintenance of the facility. Some areas that help are using a racking system that is not one continuous system but broken up into segments, the interconnecting cables have extra slack so they don't get pulled tight over time, as well as O&M procedures to monitor frost heave and allow for proper drainage of water in the fall and winter.
 - a. Please provide the frost heave calculations and pile design calculations showing how frost heave was taken into account when completed for verification of this item.
3. Per the Geotechnical Interpretive Report – the Applicant's Geotechnical Engineer is recommending to use ground screws for the foundation system. Ground screws are not typically used except for really small solar applications and do-it-yourself projects. What typically is used in a solar application are helical piers which tend to go deeper and have more capacity than a ground screw. Helical piers are also engineered for the specific soils and tested while ground screws are just tested in the field. Both systems will require additional field testing to confirm they work in these soils and can resist the frost heave loads. If neither of these foundation systems are able to work then a more traditional pile driven into the Limestone bedrock (8 to 11ft below Top of Grade) can be used where you will achieve the required strength, but at a higher cost. Either way more field testing, time, and cost is required to finalize which foundation system will work or what strength they can achieve.
 - a. Steel piles will be used instead of ground screws per the responses provided by Nexamp
4. Per the Geotechnical Interpretive Report – the report is silent on the Inverter foundation system. It is assumed then that depending on the size of the inverter and if it comes on a skid it will either sit on a concrete pad or on a steel pile / helical pier foundation but will be decided during final design.
 - a. A concrete pad will be placed under the inverter skid per Nexamp's responses.
5. Per the Geotechnical Interpretive Report – the report is silent on LPile (a property of the soil) design parameters. These will be necessary for the final design to occur and will require the Geotechnical Engineer to spend some time to provide an updated report table.

- a. Lateral capacity will be measured in pile tests per Nexamp's response. Please provide this information when the testing is completed.
6. Verify that during the rack design snow loads shall take drifting into account across the modules by incorporating the tilt angle into the snow design, as well as the effects of snow drifting from the ground at the lower edge of the modules.
 - a. Please provide the leading edge height, the snow depth as described in Nexamp's response, and how snow drifting was taken into account in the design.
7. For PV racks, the fundamental natural frequency of the racking system shall be at least 5 Hz or greater. Although a wind tunnel study is highly recommended for a racking system with a frequency greater than 5 Hz, if a wind tunnel analysis is not developed then a minimum gust effect factor of 1.0 shall be used in the static wind design. A wind tunnel analysis shall be performed on all PV Racks with a natural frequency of 5 Hz or less. The wind tunnel analysis shall account for the flexibility of the structural system into account (i.e. do not assume it is rigid). Additional analysis shall be performed showing that the system can support any dynamically amplified loads that result from the wind tunnel analysis. All wind speeds shall be checked for dynamic wind effects on the structural system and not just at the extreme wind speed.
 - a. Please provide the wind calculations for reference and conformance when they are completed and signed by the EOR.
8. The geotechnical report does not have the thermal Rho values. Recommend additional testing is required to obtain thermal values and its dry out curves. These values will be used for the low voltage and medium voltage circuit calculations.
 - a. There is no code required the thermal Rho value to be in the geotechnical report. Thermal Rho values and its dry out curve is required for determining the heat dissipation from the cables within the ground. Its value varies from site to site and could be in the range of 50 to 500 degC-cm/W. National Electric Code (NEC) shows the cable ampacity of all cables are based on Rho value of 90 and if the actual Rho value for the site is much higher, the cable ampacity may not be as shown in the NEC and cannot be used to confirm the cable size. Contractor will need to model the circuits in ETAP, CYME or other qualified software to determine the actual cable ampacity depending on site parameters such as soil temperature, Rho value, load factor, # of parallel circuits, etc.

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

2. **Gables Subdivision** – Planning Board to discuss Amending 3rd Re-Approval + 6-Month Extension that the PB granted on 5/1/19. Need to amend to add another 6-Month Extension that became effective on 12/15/18.

Mr. Showalter makes a motion on the Gables Subdivision, granting “**3rd Re-Approval**” of Amended Final Approval + (2) 6-Month Extension of a proposed 15-Lot Cluster subdivision, situated on tax parcel S 44 B 1 L 132; parcel located on the southern side of State Hwy 17A at the intersection of east end of Ketchum Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York, subject to the conditions of “Amended” Final Approval granted on 6/15/16.

The 6-Month Extension becomes effective on 12/15/18.

The 3rd Re-Approval of Amended Final Approval becomes effective on 6/15/19; subject to the conditions of approval granted on 6/15/16.

The 6-Month Extension becomes effective on 12/15/19.

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

3. **Jacob Best Lot Line Change** – Planning Board to discuss Amending the Re-Approval + 6-Month Extension that the PB granted on 5/1/19. Need to amend to add another 6-Month Extension that became effective on 10/18/18.

Ms. Little makes a motion on the Jacob Best Lot Line Change application, granting “**3rd Re-Approval**” of Amended Final Approval + (2) 6-Month Extension of a proposed 15-Lot Cluster subdivision, situated on tax parcel S 44 B 1 L 132; parcel located on the southern side of State Hwy 17A at the intersection of east end of Ketchum Road, in the RU zone, of the Town of Warwick, County of Orange, State of New York, subject to the conditions of “Amended” Final Approval granted on 6/15/16.

The 6-Month Extension becomes effective on 12/15/18.

The 3rd Re-Approval of Amended Final Approval becomes effective on 6/15/19; subject to the conditions of approval granted on 6/15/16.

The 6-Month Extension becomes effective on 12/15/19.

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

4. Planning Board Minutes of 3/6/19 for PB Approval.

Ms. Little makes a motion to Approve the Planning Board Minutes of 3/6/19.

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

5. Planning Board to discuss rescheduling the 5/27/19-Work Session to 5/28/19 due to the Memorial Day Holiday.

Ms. Little makes a motion on the rescheduling of the 5/27/19-Work Session to 5/28/19.

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

Correspondences:

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

Connie Sardo: No.

Privilege Of The Floor For Agenda Items!!

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

Ms. Little makes a motion to adjourn the May 15, 2019 Planning Board Meeting.

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