

Village of Walden
Planning Board Meeting
May 18, 2020

Chairman:	Stan Plato	Present
Members:	Jay Wilkins	Present
	Lisa Dore	Present
	Jason Trafton	Present
	Zac Pearson	Present
Alternate:	John Thompson	Present
		Absent
Building Inspector:	Dean Stickles	Present
Village Attorney:	Robert Dickover	Present
Village Engineer:	John Queenan	Present
Secretary:	Marisa Kraus	Present

Chairman Plato - Called the meeting to order at 6:00pm.

1. APPROVAL OF MINUTES:

2. BOARD BUSINESS

A. PUBLIC HEARINGS:

Walden Baptist Church, Continuation, Lot Line Change

Chairman Plato: Where does the public hearing stand?

Building Inspector Stickles: The hearing was held over to hear back from the county. The county has responded and everybody received a copy of the response from the county.

Chairman Plato: The frame shed, that's just going to be relocated?

Engineer Queenan: That's correct. There is an existing shed on the property that the proposed property line goes down the center of. We had previously asked them to put on the map where they were relocating it to or if they were getting rid of it.

Attorney Dickover: This was a continuation of a public hearing that was open back on February 24th. The meeting was continued at that time for us to receive the 239 referral letter from the county. That letter has been received. It's dated February 20th and it recommends a local determination. They made one non-binding recommendation that the shed, which is to be relocated, actually be shown on the map to ensure that it's on one lot versus the other. And also that for my opinion, it should show that it meets all the applicable setbacks.

Engineer Queenan: There hasn't been a revised map showing the relocation yet.

Attorney Dickover: This is a non-binding recommendation, so you don't have to do it. But if the board thinks it's advisable, it could be a condition.

Chairman Plato: I would think it should be a condition.

Member Thompson: I agree with that. I think that shed needs to be moved on to whatever property they want it on, get it off the line.

Member Thompson made a motion to close the public hearing. Seconded by Member Trafton. All ayes. Motion carried.

Member Pearson made a motion to accept the resolution as recited by counsel. Seconded by Member Thompson. All ayes. Motion carried.

B. FORMAL APPLICATIONS:

B.1 Falcon Rest, Site Plan/Special Exception use, Conceptual

Engineer Queenan: The applicant has submitted sightline profiles as well as an updated landscaping plan that goes with that. The landscaping plan now has the existing trees on the property line, some revised grading in the area of the side property line that was along Liberty Street in order to retain some of those existing trees there. They've added a small retaining wall there, tried to increase the buffer residences on Liberty Street. They've also submitted a building rendering and a moving floor plan for the boards considering. This is the sight line profiles that were completed. There were three. The key map is in your lower right hand corner and sight profile, what they're calling AA, that's the one on the top of the map. That's the that's the view from 52 looking up into the site, basically going through the middle of the building and then crossing over where the building makes an L and then going back to the building all the way through to the end. Also, that's what was added to these profiles, is the planting areas showing the tree height at first planting and then what it would be at mature height of what is being proposed.

Chairman Plato: I thought at one time we were talking about some type of a berm there.

Engineer Queenan: There is a slight berm there. But there's also storm water management facilities there. So, it's very tight to make a taller berm along 52 there.

Chairman Plato: I'm confused, there's two buildings?

Engineer Queenan: Because what happens is the site profile where it was taken, the building is an L, so it goes through the first part of the L and then there's a break and then it hits the back. It's a little deceiving. If you look at the key map here on the bottom and you follow the dark bolder lines. That will show you the path that you're seeing.

Larry Marshall: This profile begins in the center of the center of Route 52 and then goes right through the proposed entrance, which obviously we're not taking advantage of some of the berm that's on the sides where the water management facilities are. This sightline, this location was specifically mentioned at one of the Planning Board meetings. You wanted to see it from the from 52. We took it center of the proposed driveway. So you wouldn't have a benefit of the berthing around the storm water management facilities and any plantings are there.

Chairman Plato: I would like to see how much the berms will hide the building, too. I see why you did that.

Engineer Queenan: From the perspective of the berms, the distance from 52 towards the building is a pretty good distance. The berm on 52 will help, but because of the distance and the elevation, you probably won't see the building regardless if the berm is there or not. You get that first row, so even if it's a slight berm or six feet high, it doesn't have to be firm in order to block your sightline from 52 because of the distance. There's that second planting row, up just before the building access drive around. It actually works out well over the front because the buildings are so far back.

Chairman Plato: When I look at this and my concern has always been how it's going to appear from 52. This gives you a nice sight line, but it doesn't really give up on artist representation and what it would look like from 52. To me, that's been pretty important.

Engineer Queenan: Do you want more of a visual rendering? Because I think at one time the applicant did provide that.

Chairman Plato: I want to see the visual. My concern is still a visual impact. Really from 52, the visual impact. This doesn't really give you a full visual impact.

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Member Pearson I think they did that, but they had the trees at mature height, right?

Engineer Queenan: That's correct. There were sightline simulations from 52 that had that row of trees there. That was one of the earlier versions that were provided.

Chairman Plato: Worst case would be when they're initially planted. I would think that would be the worst impact.

Lou Donnelly: Why is the impact bad? I do not understand. Trees grow and I think if you had asked me from the beginning, I would have given it to you. This is the third set of renderings I've delivered. I do not understand why we're trying to hide a beautiful building in a Village.

Chairman Plato: Because it's a very tall building on a very high hill in an area. The visual impact from the beginning has been a concern.

Lou Donnelly: But it doesn't exceed the building standards for the Village. The building doesn't have a garage because I couldn't go any higher. So, I kept the building construction to meet the building standard code to meet the code. It's the same height as the buildings across the street and the buildings on the neighboring street. I do not understand why we're trying to hide a beautiful building. I understand if you don't like it, but I'm planting whatever trees you want, as big as I can plant them. This is semantics. If you don't want the project, say that you don't want it and then we can go in a different direction. But I can't keep doing this.

Chairman Plato: I never said that I didn't want it. You know it's been a concern from beginning.

Lou Donnelly: But it's one or two seconds when you're driving down route 52. Right now, it's a garbage dump. Literally a garbage dump in the middle of the Village that kids ride their motorcycles in. I do not understand. I have people living in their living rooms, because they can't walk upstairs and you're asking me to supply another rendering and another two months of crap for this job. I just don't understand why we're doing this. Either you want it or you don't want it. I've accommodated you. You ask me for balloon tests. I gave them to you. You asked me for a different rendering.

Chairman Plato: The balloon test really showed nothing.

Lou Donnelly: Because there are trees everywhere. The whole place is encompassed by mature trees.

Chairman Plato: You're cutting a lot of them down, too.

Lou Donnelly: We're not. We've established that before this meeting. There aren't a lot of trees that are coming down. That's why we moved all the walls forward and we redesigned the thing. To accommodate for you for that. That's why we're leaving so many natural trees. There are not a lot of trees on the site.

Larry Marshall: I think we've demonstrated through the site plan and the location of all the other trees around the perimeter of the site that, Lou, while we are taking down trees to accommodate the building and construction, the perimeter trees along Liberty Street side of the project, a majority of those are remaining. Lou has voluntarily or elected to put in a retaining wall to save even more of those trees and maintain that buffer area. As far as the renderings are concerned, we have had them. There were some comments on them previously. They do show beyond planting height. They're certainly taller than planting height, but they're not full mature height. The trees up near the building appear to be about 30 feet tall. That is not at full mature height of those trees that are being planted there. One of the comments that we had earlier was this didn't show the Sparks residence, but I'm not sure if that's even necessary to show that. I think that this reasonably shows a perspective of how the building will appear from the road. In terms of project scale. Certainly you can pick apart things like the lack of the Spark's residents and

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mature height of trees. But even beyond that, you can see the building behind this, behind the plantings and from the view of the road, the building is not as substantial as it would appear if the building was another 150-200 feet closer to the road.

Chairman Plato: This rendering does not show the berm.

Lou Donnelly: There was no berm added to it.

Member Pearson The storm water shows up. That would be looking over the storm water basin so there's a little bit of a berm there, right?

Larry Marshall: Yes. That's one of the things that are actually inaccurate with the rendering because the berm, my interpretation of looking at this rendering is that the berms should actually be showing a little bit higher. I think it comes a little bit higher than the road and would help to effect that.

Chairman Plato: The other row of trees just off the road.

Larry Marshall: That's been proposed. It's not shown in this rendering.

Chairman Plato: So, then it would be better than this.

Larry Marshall: Exactly.

Engineer Queenan: This rendering was an earlier version and what this rendering doesn't show you, there is a slight berm from the curb. It's probably about a 4 or 5 foot rise up. It also didn't include what's proposed now is that that there is a row of trees that runs parallel with 52 now along the entire frontage. Those two are not on this rendering, but through our process here, we've ended up there.

Larry Marshall: Other than the physical height of the trees that are shown, because these are these are more mature trees than are proposed to be planted. I think this conservatively shows what the viewer would see. But because through the process of designing the storm water, we've incorporated the berm along the front edge and then added the row of trees along North Montgomery Street to further buffer any views that you would have of the building. What I take from this more than anything is the perspective of the scale of the building.

Lou Donnelly: When you're riding along, if those trees are four feet high and you look to the right, you can't see beyond the trees. You'd have to get out of your car and stand up and look over the top of the trees to see the building.

Chairman Plato: I agree with you, but that's not what this shows. That's all I was trying to get to.

Larry Marshall: I think you're accurate in that this doesn't show the trees and these are mature trees. They're not full mature height, but they are more mature than what we're proposing to plant. I don't know if it's of any value to the board, but the applicant did prepare renderings of the building, not prospective renderings, but he did prepare renderings if the board would like to see those as well. As far as finish in scale of the building, we did submit them. I didn't know if the board wanted to look at them at all.

Chairman Plato: Still think if there was a 3 or 4 foot berm with those trees towards the road. It would probably screen the property very well.

Member Trafton: Wasn't that on the new plans? A second row?

Chairman Plato: It looked like the second row was quite a ways away.

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Larry Marshall: The berms that run near 52 from the storm water basins are all at elevation 504. We'll have that 4 foot berm that's between the road and the facility.

Member Pearson Is your plan to go on top of that berm or along alongside of it?

Engineer Queenan: It looks like the planting is proposed just slightly off the berm, because the berm still serving as access for the storm water.

Larry Marshall: The plantings are on the side along the road's edge are red oaks and red maples. We put two of them spaced apart and then switch over to another species. We specify 1/2 to 2 inch caliper for both and they're planted basically right between the top of the berm and the sidewalk.

Member Trafton: Those are going to be more of the head of it is going to be the actual cover. They're going to be a few feet off the ground, it's going to be more of the trunk and then the actual canopy.

Larry Marshall: We're not proposing it on top of the berm. We're proposing it down a little bit, which actually is beneficial to screening building because you're taking that bare trunk before the deciduous top and actually pushing that down *inaudible*.

Engineer Queenan: You will also have that row of evergreens at the top before you hit the drop.

Larry Marshall: Absolutely. We're putting the evergreen's right on the roadside edge of the parking area to further screen that building. Those are going to do a much better job early on of screening the lower areas. You're parking in the lower section of the building. But as they grow up, they'll screen some of the top of the buildings.

Member Trafton: I would say make sure those are a decent amount off of the parking lot, because at any time you see evergreens off a parking lot with the salt and wind damage, it seems like they get beat up if they're too close to the parking lot. I didn't see that one rendering that we just saw without the line and the berm.

Larry Marshall: We alternate species along the edge of the pavement and it's alternating between norway spruces and blue spruces. Initial planting height of 6 to 10 feet. They get a mature height between 30 and 60 feet. The red maples and red oak get between 40 and 75 feet tall. The deciduous trees that are down by 52 are set behind the sidewalks and then the evergreens up near the building, they're set behind the curb line, probably about 10-15 feet off the curb line.

Member Trafton: I didn't see those concert plans. The renderings of the building. The ones from 52. I think even if the berm was a little bit higher there, I don't think it would make that big of a difference. It's not going to give you that much more of a screening. I don't think the overall thing is to hide the building. But when you do propose a building, you want to make sure it's going to integrate and have a nice transition from the landscaping to the building and you want to compliment everything. So, the characteristic of the neighborhood is brought up.

Lou Donnelly: I plan on making it beautiful. It's going to be a manicured lawn. Mulched every year.

Member Trafton: Is there an irrigation plan at all?

Lou Donnelly: No.

Member Trafton: That's like night and day when you do any kind of landscaping. It's something you want to think about because you know all those trees, no one's going to hand water those. Irrigation is definitely going to make or break that planting.

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Lou Donnelly: I plan on keeping it all alive. We have water down at the bottom, we could run some irrigation to it. I want the place to look beautiful. I've done other jobs in Montgomery and Walden and we've taken care of the trees until they've grown and they've all grown into beautiful trees. I've done several developments. This property is going to be retained and we wanted to keep it full, you have to keep it beautiful. What you see now is kind of a rundown look. It's going to be such an improvement.

Member Pearson I think our point has been scale. It's a big building amongst a bunch of residential houses. We're just looking to mitigate that. 30 foot fill section plus a 35 foot building on top, you have 65 feet. That's what we've been consistently talking about the entire time. I think some of the plantings that you're doing, the fact the berms out front because you have storm water basins there. It seems like you're going right direction. We saved a bunch of trees along Liberty Street based on the sidewalk. That's also very helpful. You keep as much mature trees between you and your neighbors as possible. It's not that the building's not going to be nice. It's that the building is big. How can we mitigate that?

Lou Donnelly: Well, again, it's kind of sunk in that hole. Then if you look up, your bottom line is when we have a berm and we have trees, if you're driving along, there's no sidewalk there other than the sidewalk I'm proposing. I don't think how many people walk down that section of road without any sidewalk. But if you're driving down there, it's 30 miles an hour, it's 2.5 seconds, you're past the site. The only people who are going to see it is if you stop and get out of the car and look up the hill. It's a nice project. I think it's going to be good for the community. It's going to be a pretty sight. I'm trying to accommodate everybody as best I can. I'm not against anything. I want to make everybody as happy as I can, but there's a certain point that you can't do more. We have berms, we have trees, and whatever trees you want. I just want to move forward. Tell me what trees you want. We propose in trees that do well in this area. We will put some irrigation into it if need be to keep them alive.

Member Trafton: Next to the building, are those all beds?

Larry Marshall: They're beds.

Member Trafton: The tree plantings look good from the concept.

Chairman Plato: Is this the latest landscaping plan?

Larry Marshall: Yes, it is.

Lou Donnelly: Now, we showed all the planting beds and we added some additional trees as well.

Larry Marshall: The difference between this plan and previous plans is that the adjustment to the plantings on the Liberty Street side of the project, because of the incorporation of the small retaining wall, the reduction of grading towards the property line. We put those proposed trees right at the point where meets existing grade. We adjusted them in to accommodate that, so that we maintain the existing vegetation that was there, the large trees that we went out to the site and saw and located and then supplemented that with the row of pine trees. The remaining plantings have basically stayed the same for a while.

Member Wilkins: Will the trees on the corner block the view of cars coming in and out?

Larry Marshall: No, they're set back behind the sidewalk.

Member Trafton: Is there a detail to the retaining wall?

Larry Marshall: It's basically a two block retaining wall. It's commonly referred to as mafia blocks. They're the large 2x2x4 foot blocks. They do have a decorative face on them. Then they'll be basically embedded into the soil, six inches, I think is the specification. So, there's a three and a half foot exposure of the rock.

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It's a flat face. This minimizes the amount of excavation behind the wall that's necessary to install a wall. Other blocks require geo-grades every two to three courses. This obviously has some weight to it and some size. It installs quickly.

Lou Donnelly: Less maintenance, as well.

Larry Marshall: Right. They don't push or heave quite as easy, as long as there's a good foundation below them and the drainage layer behind them. It's very hard for a two mafia block wall to push.

Member Pearson I know we referred you to the Zoning Board, having to do with the existing garage. Has there been any update on that?

Larry Marshall: We are scheduled for the meeting next week.

Lou Donnelly: And in the event that they don't grant the variance, I will demolish the garage and we'll build another one that meets the current setback requirements.

Attorney Dickover: This project requires a zone change from the Village Board and the number of units you're requesting depends on certain amenities being provided.

Larry Marshall: Yes.

Attorney Dickover: Have you married up your project plans with those amenities to make sure that you're providing the amenities that might be called for under the zoning ordinance?

Larry Marshall: Yes, we've committed to them on the site plan. Lou's architect prepared floor plans to demonstrate the various amenities within the facility. Obviously, there are certain aspects that need to be followed up with on that. *inaudible*

Lou Donnelly: I've actually turned it over where each unit is going to have their own washer and dryer in the units themselves. There's not going to be a community laundry facility. You're going to have onsite management and we have a library, fitness center, community center with a kitchen. We have a walking trail. We actually exceed the amenities that is required for the proposed zone change.

Attorney Dickover: When we get to the consideration of a resolution on this, we're going to need to know what those amenities are that are not shown on the site plan and give some consideration as to how we make sure it's provided so that the applicant doesn't run afoul of the unit count.

Lou Donnelly: We actually meet all of the requirements on the site plan. The 24 hour security isn't one of the requirements for the additional units. All of the amenities that are required to the proposed zone are on the plan and the 24 hour security isn't one of them. So, that's not something you have to follow up with. We meet all of those requirements with the drawings that we submitted.

Larry Marshall: In relationship to that we do have on our site plan, one of the commitments listed on the site plan is 24 hour security. So, if that's not proposed, then we'll just have to provide what you're providing, because one of the amenities that is listed in the zone change will have to be added back in and you're saying we already exceed it. You and I will have to get together on what replaces that 24 hour security.

Lou Donnelly: We have on site management and somebody that's going to live there 24 hours. Maybe you could use that as an onsite security, because we're going to have a superintendent that lives on the residence. Maybe that's what they were referring to.

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Engineer Queenan: *referred to current listed amenities* I really think the only one that is kind of questionable is the security at this point. I did review the building floor plan and the other components are within the site plan. Get together with Larry and come up with a final list.

Attorney Dickover: Still need to make an environmental determination on this project. Think up until this evening, the board's main concern has been the visual impact. The question now is whether or not you think that the project as it's designed, would not have a large negative or adverse environmental impact. I think there's a possibility for that. *inaudible* John, in your opinion now that the project is designed appropriately, we can issue a Neg Deck or are you not there yet?

Engineer Queenan: I think everything that we need is provided. I think the last piece was this visual. We have all the components.

Attorney Dickover: I also think you have a comment about DOT commenting back still on the entranceway.

Engineer Queenan: That's part of the site plan. Ultimately, final approval, though, they have to get a highway work permit from the state. That review would be conditioned upon any rules that we would have to grant.

Attorney Dickover: That would be a condition of approval. Same thing with respect to the sewer main extension, the county health department approval for the extension.

Engineer Queenan: The sewer main is actually a private lateral. So, that does not require DEC, but the water main would require county health department.

Attorney Dickover: Because you're lead agency, you will need to make your environmental determination before the Village Board acts on the zoning ordinance. They would have to act on the zoning ordinance before you could approve this project. Next step is to go through the EAF and see if what kind of environmental determination you might come up with.

Chairman Plato: I think everything has been mitigated. I'm still concerned about the visuals from 52. I think it's close, but I'm not there yet. I think everything else is done.

Member Pearson At this point we've made our comments known. Let's see what the public has to say. They are the ones that live all around it.

Larry Marshall: Correct me if I'm wrong, but there are also a job that will be made or can be made to the plans between a SEQRA determination and final approval. So, if there are changes that the board is looking to make in terms of landscaping that further buffer the building, adjustments in that in that regard. The applicant is committed to working with the board on that and those are the adjustments that we can make between now and final.

Attorney Dickover: Yes, that's correct. It can be modified as we go along.

Chairman Plato: Are there any showstoppers here? Because I don't see any show stoppers.

Member Trafton: I don't think so.

Member Dore: It's looking good to me.

Engineer Queenan: I think at this point, the plan is pretty far along technically. I think we have everything we need.

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Member Thompson: I'm okay with everything.

Chairman Plato: Robert, you said the Zoning Board of Appeals is taking this up with the garage.

Attorney Dickover: Next week.

Lou Donnelly: If they say they don't want it and they don't grant me that variance, I will demolish the building on the site plan. We could put a note on the plan that I will demolish the building and build another garage that meets the current zoning.

Chairman Plato: Rob, do you think it's premature to do a SEQRA Declaration now?

Attorney Dickover: I don't know if I have an opinion on that. Maybe defer to John and see what his opinion might be.

Engineer Queenan: I think you have all the parts. As long as the board is comfortable with the plan that you have now. You think that the visual sections are satisfactory, because this will be up for the public review, eventually. I think at this point, yes, I think it would be more beneficial for the project to get to a public hearing than not.

Chairman Plato: I tend to agree. I am hung up on the visual, but I think it could be mitigated. I don't see any reason why it couldn't be mitigated. Robert, as long as there is something that can be mitigated, I see no reason why we can't do a Negative Dec.

Attorney Dickover: Right. This project has been before you guys for quite a long time and you've spent hours going over the visual impacts with different profiles that have been shown in different elevations and views. There's been significant change in the plan. Now you have retaining walls and you have additional plantings. It's done a lot of additional work since you first saw the project. Other impacts, the water, the sewer, they're all they've all been addressed with respect to the plan. What do we have in way of a lighting plan for this, John?

Engineer Queenan: We have the lighting plan in the site plan.

Attorney Dickover: Is it is it dark sky compliant?

Engineer Queenan: Yes, with no spillage over the property line.

Attorney Dickover: It's not expected that there would be any additional or significant noise generated or air pollution generated, traffic impacts. I don't think we have a traffic study on this. Is that right, Larry?

Larry Marshall: We didn't do a traffic study, but the NYS DOT asked us for a traffic analysis to provide calculations as to the total number of trips that would be expected into the facility on a day. That was provided to DOT and I believe that the board was CC'd on that. I can look on that to make sure. In terms of the total traffic into the facility, during the morning peak hour, its 27 trips generated. In the afternoon peak hours, 25 generated. Total generation rates on a daily basis, 238 in to and out of the facility. Really in terms of single family residents, typically sees 10 trips on a daily basis. So, just as far as comparison, a trip is either in to or out of. So, if a car comes and then leaves, that's 2 trips.

Member Wilkins: Do we have to wait for the Village Board to do anything?

Attorney Dickover: Yes and no. No, you make your environmental determination. Then you would need to wait for the Village Board to adopt the zoning change before you can make a final decision on this project. Do we have analysis that Larry referred to?

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Engineer Queenan: The analysis for the traffic? Larry did provide that, yes.

Attorney Dickover: The number of trips generated by this project are not significantly greater than what would amount to residential dwellings. Is that attributed to a being of 55 and older facility?

Larry Marshall: Yes. The fact that it's a senior facility is a large factor in the number of trips in to and out of the facility.

Attorney Dickover: The traffic studies with this level of service wouldn't normally raise a concern with the DOT?

Larry Marshall: No.

Engineer Queenan: I would agree. And also the peak hour of this type of facility is different than the peak hour for a regular subdivision. So, you're missing the 7:00 a.m. rush as most of these trips are happening after that. Peak hour is down as well. And the counts on 52 are relatively high already in comparison to the number of trips that this would be adding.

Attorney Dickover: Are you comfortable with the recommendation for a Negative Declaration?

Chairman Plato: I feel the applicant is willing to work with us, has worked with us. I don't see any show stoppers. I agree on a Negative Declaration pursuant to SEQRA.

Engineer Queenan: That I would agree, Rob. We've got the water covered. We've got the sewer covered. We have drainage. We have a swip on file. We have lighting and landscaping. We have visual cross-sections and enhanced landscaping that I believe mitigates those and if they're further tweaked in order to satisfy the board. But we do have a plan in place for that. We have the standard site plan. The grading, the parking, everything else. I think I went through a part 2 real quick this afternoon and I didn't see any items that triggered a large or moderate threshold.

Member Thompson: What kind of lighting is it? Walden now is in the Climate Smart and they're changing all their lights over to L.E.D.

Lou Donnelly: We plan on all L.E.D. lights as well.

Larry Marshall: Yes, it's L.E.D.

Engineer Queenan: All L.E.D. 4,000 lumens. The white light source security. There were some modifications to the lighting plan in order to reduce the light glare towards Liberty.

Attorney Dickover: My recollection, Larry just confirm this, that there were no concerns about flora and fauna, endangered species and also nothing that raised any SHIPPO concerns.

Larry Marshall: We received a no further action from SHIPPO regarding that. A lot of it stemmed from the fact that the site was previously mined.

Engineer Queenan: The only hit that the automatic mapper generated for this property was SHIPPO related. Then, like Larry said, they did get the sign off from SHIPPO.

Attorney Dickover: You have a letter from Orange County Department of Planning on the site plan dated February 11th. The recommendation was for local determination, but the advisory comments. I really have gone through these with the board, but to the extent that they might go to the environmental question, maybe we should review these and just see how they've been handled at this point.

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Larry Marshall: I'm not sure that I ever received a copy of that. If I did, it might have been lost in kind of the shuffle from going from my office environment to home. If John or Marisa, if you have that available, is that something that you guys could email over?

Engineer Queenan: I'll send that right now to you.

Larry Marshall: Thank you.

Attorney Dickover: The first item was we recommend the applicant provide benches along the proposed sidewalks and into the garden area to encourage residents to walk around the site by offering them a place to sit when they need a break. Allowing the residents to walk offers residents an opportunity for passive recreation. That may help them remain healthy.

Lou Donnelly: No problem at all.

Attorney Dickover: *inaudible* set item to be added to the site plan and probably in the landscaping plan somewhere. Number 2, recommend the applicant bank some of the proposed parking spaces to reduce the proposed impervious surfaces at the site. Help to reduce the storm water runoff and the related impacts, including downstream flooding and downstream *inaudible*.

Larry Marshall: Regarding that specifically, I think the applicant has been consistent with the parking. That's proposed on the site exceeds the Village of Walden requirements, but the applicant has suppressed significant concerns over other projects that he's completed. The lack of parking on those facilities, which has brought us to the point where we're at with the number of parking spaces. That's been consistent from him from the very beginning of this project.

Lou Donnelly: Parking cost me money. My problem is that there's no place else. If we exceed the parking, there's no place for anybody to park. It's not like parking on the street. Any project that I've been involved with or have seen, people are complaining because there's not enough parking. Here we are trying to provide a little bit extra, just because in the event of a party or there's something going on, holidays, it's not like they could park down the street or park on the block. It's not set up like that, especially for seniors.

Chairman Plato: I agree. All the water is being held on the site anyways.

Engineer Queenan: Correct. We've had this conversation before at meetings. I think you've reduced the parking from one of the original layouts.

Larry Marshall: We had well in excess of 100 parking spaces and now we have less than 100.

Engineer Queenan: The code requires 69, you have 97. Even if everybody had 2 cars in each unit, you're still a little shy. The parking is needed.

Attorney Dickover: The third one isn't saying anything other than they like the location for the driveway because it's across the street from an existing complex and it makes the traffic flow simpler. *inaudible* limits of disturbance on the control plan. Although the symbol for the limits of disturbance is shown on the legend for the plan, does not appear to be shown on the actual plan.

Engineer Queenan: It's shown on the erosion plan. I don't want to speak for Larry, but it's there. It's in 2 sections, so I don't know really what the comment meant.

Larry Marshall: It's also shown on sheet 3 of the plans, which is the clearing and demolition plan. It certainly doesn't appear on sheet 1, but it's on 3.

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Engineer Queenan: It's there.

Attorney Dickover: Number 5. We recommend the applicant provide storm water pollution prevention plan for the proposed plan. Furthermore, we recommend the storm water protection measures be strictly enforced throughout the construction phase and the limits of disturbance be clearly marked on the site. I think we have the swip at this point.

Engineer Queenan: That's correct.

Attorney Dickover: So, this is also been addressed. The sixth one, we recommend the applicant provide a lighting plan for the senior facility to be designed to endure safety in the parking lot and on the sidewalks. Recommend the outdoor lighting design located and directed at an objectionable light and across property line to prevent glare off the property in particular, the county recommends all lighting be designed or shield to minimize any efficient light skyward lighting. I think we already addressed this earlier.

Larry Marshall: All the lighting plan is provided, sheet 15 has a full lighting plan on it. Dark sky compliant. Zero light levels at the property lines. Relatively fixtures mounting heights for 20 feet with acceptable level for safety.

Attorney Dickover: The last one is recommending the applicant update the easement for section block and lot 302-1-52. I suspect that's the Sparks residence, continue to have adequate site access and utility services during and after construction.

Engineer Queenan: That easement is part of the site plan.

Attorney Dickover: So all of those recommendations, the board has considered them and determined otherwise. You made reference to respect with EAF previously. All those questions as being no impact or small.

Engineer Queenan: *Reviewed Part 2 Long Form EAF*

Member Trafton made a motion to grant Negative Declaration. Seconded by Member Wilkins. All ayes. Motion carried.

Attorney Dickover: The Village Board will review this environmental determination, either adopted as their own or make their own findings. This particular Neg Dec should be formalized. With your authorization, John and I will put together a formal Neg Dec and present it to you for your signature.

Chairman Plato: So authorized.

Attorney Dickover: I think the variance application should not hold up the scheduling of the public hearing. It's likely that a decision from the ZBA would be forthcoming before that public hearing. I may be wrong about that, but it's a fairly simple application. It's simply a question of whether or not the board is going to be inclined to grant a variance with the setback requirement, I think it's 7 feet off the property line and the code requires 15 feet. What kind of impact that may have on the neighbors is something I would think that the Zoning Board will concern itself with. Again, it's a minor piece of the site plan and I don't think it should hold up the scheduling of the public hearing.

Chairman Plato: I don't think so either. But what about the Village Board and their action on rezoning?

Attorney Dickover: You can proceed the hearing, but you cannot make a decision until the Village Board has acted. So, the public hearing is being held on the proposition that the zoning will be in place the time of your decision.

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Chairman Plato: Doesn't the clock start running after the public hearing?

Attorney Dickover: It would. But in this case, you would have no alternative. I think the applicant would rather grant an extension if needed after the close of the public hearing rather than suffer a denial of their application.

Larry Marshall: That's correct.

Chairman Plato: I don't mind scheduling a public hearing, but I would like to have an actual public hearing and not a Zoom public hearing. Any idea when that can be done?

Attorney Dickover: That's probably up to the Governor. It's possible that by your June meeting the stay at home suggestion will be lifted.

Chairman Plato: Let's schedule it for June.

Engineer Queenan: It will be June 15th. The other available Mondays are the 22nd and the 29th.

Chairman Plato: Does that give enough time to notice?

Attorney Dickover: Yes, there's enough time if you scheduled for June 15th, we have enough time to do the publications and the notice.

Member Wilkins made a motion to schedule a public hearing for June 15th at 7:30pm or shortly thereafter. Seconded by Member Pearson. All ayes. Motion carried.

Building Inspector Stickles: The Village does all the mailings, so we will take care of that and put it into paper.

B.2 30 Sherman Ave, Site Plan/Special Exception Use

Tom Olley: We're proposing a re-use of the buildings at 30 Sherman Avenue. Former Cloyd Howard Propane Gas Company building. As part of that, we're proposing to demolish about 500 square feet of the existing garage and the enclosed portion of the garage and about another 500 feet of the existing loading docks that were behind that building and replacing that with a 2,000 square foot warehouse building. The existing 2 story building and the 1 story office on Sherman Avenue would be returned to the same uses that Cloyd Howard used it. Basically office and retail. We wouldn't use the second floor of the 2 story building because it is not accessible. If anything, it would just be used for owner file storage. There would be no products stored there. The existing garage and the proposed warehouse addition would be used by Sohn's Appliance Center for storage of their products. The building would be a single story building, 20 foot the eve line. 28 foot tall building at the peak and it would be a pole type of construction, so it'd be a slab on grade. That's why we can build it right next to the property line without having any problem with excavations. It would be built at the grade that's out there right now. The loading dock would be accomplished with an internal ramp. Wouldn't have to dig down and create a pit. The area that we're proposing the addition is either, the garage loading dock or part of the existing parking lot or gravel lot. We're proposing 7 parking spaces, which would meet the code. Both retail and office require 1 space per 300 square feet with just over 1300 square feet. We would need 5 parking spaces for that. The warehouse building would not be occupied full time, but the 2 employees would be dispatched from there. So, we would provide another 2 parking spaces, for a total of 7. We would leave the yard as it is today. Fairly wide open.

Chairman Plato: I only see 6 parking spaces, you mentioned 7.

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Tom Olley: The handicap counts as 1. It's directly behind the existing one. Just to the left of the driveway going in.

Chairman Plato: Okay.

Tom Olley: Also, our street parking that we haven't included, even though we could in the MX district.

Member Wilkins: Will the public be coming over to buy appliances?

Tom Olley: No. Sohn's will not be doing any retail sales out of there. They are just looking to rent out the building. Sohn's will not be moving or sending any of their customers over to this location. The showroom will remain on Main Street.

Chairman Plato: Did you get a copy of John's comments?

Tom Olley: I did. Nothing that would change the design of the project.

Engineer Queenan: The only question I want to pose to the board is right now none of the parking is proposed to be paved with the exception of the handicapped space area. So, the rest of the parking lot would remain, as is today, gravel or shale. I don't know if the board feels that parking space is not going to be delineated or stripes shouldn't be paved or if you're comfortable leaving it as gravel.

Tom Olley: John is correct in that we're only proposing to pave the accessible parking space and the access aisle for that and tie that into the existing driveway to gain access to the front door. One of John's comments was about the width of the driveway, we'll expand that a little bit wider just to make sure that we have the 20 feet width, 3 foot aisle. Will stripe it similar to the access aisle. But the remainder of the lot we would like to keep gravel, even though the storm water regulations require us to *inaudible* calculate it as impervious. We know that the gravel is not quite as impervious as the asphalt. The volume of traffic that we would expect, even with a very small retail location there, we could designate those parking spaces with some signage rather than with pavement. Quite honestly, if the parking is not all that efficient, there's plenty of room out there to accommodate the parking in that existing lot. We do need to keep the existing lot because they do have box trucks that will be bringing inventory to the warehouse and taking it from there, as well as the need for garbage trucks to get in there. I will come back around to the trash needs for the owner when we finish with the parking discussion.

Member Wilkins: Will the gravel be striped in any way?

Tom Olley: We really can't mark the gravel itself with any striping, but we could put signs up alongside the parking to delineate the spaces. We can install bumper blocks that would help designate the perpendicular spaces. We wouldn't want to do that for the two parallel spaces coming in along the right hand side. We have essentially a large area there that even if people didn't park efficiently, there's still plenty of room there to accommodate those 7 parking spaces. I would have to ask you that you look at it as function over form.

Member Wilkins: Any exterior lighting?

Tom Olley: I will have to discuss that with the owner. At this time, we had proposed none. I'll double check that with the owner. If anything, we may wind up with 1 building mounted light on the proposed building, 1 on the building near the handicapped spot and then perhaps a pole mounted light over by the other parking spaces.

Member Pearson The new building is storage for Sohn's and the other building will just remain potential retail to be rented.

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Tom Olley: Yes. They really need the storage for their business. There's no interest in taking down those other buildings if they can lease them out. They would certainly like to do that.

Engineer Queenan: They're not going to store or park any trucks on the site?

Tom Olley: Yes, they park there 2 box trucks there right now. They use the existing garage for storage and they would park 2 delivery trucks there overnight.

Chairman Plato: How does anybody feel about keeping it shale instead of paving it?

Member Trafton: I don't see a problem with that. The paved areas will be in front of the garage and next to the building itself, right?

Tom Olley: It would be only for the handicap accessible parking and the access aisle. Circle back to the question on the that John raised about the dumpsters in his letter. We really do need to have 2 dumpster enclosures. 1 of them is for metal recycling and all of the used appliances that they remove from their customers the homes or businesses, are recycled. While the other dumpster location is where the regular trash and other recyclables, cardboard recycling is in that area. They're 2 separate haulers. They have a 40 yard roll off for the metal recycling. And I'm not sure if they're 4 or 6 yard for their cardboard recycling and other trash. They both have privacy screening inserts on the viewable sides of them.

Attorney Dickover: I had given you a memorandum back in April. Hearing this talk about the parking and whether or not should be paved or not. I think maybe the board and the applicant should consider, you're talking about some retail usage. Wouldn't it make sense to consider doing more paving?

Chairman Plato: I would agree, I think I should be paved.

Engineer Queenan: You may not even have to pay the entire lot. I would at least pave the proposed parking spaces and maybe the drive aisle behind them. Then you could potentially leave the balance of the lot as gravel as you're moving more towards the warehousing. If you're going to do retail, I would agree with Rob, I usually want those to be a little bit more pedestrian friendly paved and a little more orderly and striped.

Attorney Dickover: In the area of the metal recycling, I don't know why you would necessarily want that area paved, especially if you've got heavy trucks going over it, probably gravel makes more sense.

Engineer Queenan: Correct.

Attorney Dickover: I don't imagine there's any concern about leakage of hazardous materials out of those appliances or any concerns like that.

Tom Olley: No. Any of the refrigerant is removed and that has to be certified. None of the other appliances have any kind of liquids in them that would be leaking out.

Attorney Dickover: I heard your comment about lighting. Keeping it minimal. But again, if you're going to have a retail usage there, presumably you're going to have some retail going on after dark hours in the winter months. Perhaps you want to give that sort of consideration. Whether or not does this require a 239 referral, John?

Engineer Queenan: I don't believe so. I don't think the county owns the Tin Brook. So, I don't think it needs a 239.

Tom Olley: I double checked just to make sure that we don't hit any of those items under the 239 and even though the back end of Wooster's Grove heads over towards Hill Avenue, it's about by *inaudible

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560* feet away from this property, so we're just beyond the any limits on parkland. We're not within 500 feet of a municipal boundary or state or county highway.

Attorney Dickover: Question 12 on the EAF.

Tom Olley: That would be a SHIPPO question. There were 2 things, looked like it hit there just within the radius. 1 is that the Erickson building is eligible for the national register and I think at one point there may have been a prehistoric hit way over in the Tin Brook apartment site off of Route 52 and we just happened to be within the circle there. But any area that we are proposing work has previously been disturbed or constructed upon.

Attorney Dickover: The board at some point will need to determine and John probably will ask for your guidance as to what site plan elements should be waived on this application.

Engineer Queenan: From that perspective. The site plan pretty much meets all the requirements. Locations of all the improvements, location all the existing improvements, etc. So, I don't think on this one there really any of those out that need to be waived.

Attorney Dickover: I note that the warehouse usage is a special exception use permit. Which will require on the application when the time comes.

Chairman Plato: What's the open shed on the right side?

Tom Olley: That was a shelter for the propane filling and consulted with my client today and that will be removed as well as those block pillars that are shown on the back right of the plan. We'll designate those to be removed.

Chairman Plato: The dumpster in the middle of the property, wouldn't it make sense to screen that from the Tin Brook, too?

Tom Olley: There is really no view shed from that side. The piece of property that's located to the north is owned by the applicant. That site is enclosed with fence, but it doesn't have a privacy screening in it.

Attorney Dickover: Just 1 other SEQRA purpose, the expansion of the garage building is proposed 2000 square feet. If that still is the case, it's less than 4000, which would make this a type 2 action. Tom, is there anything that would change what I just said?

Tom Olley: No. That's accurate.

Attorney Dickover: If the board were to declare itself lead agency this evening, you could do that and type the matter as a type 2 action and that would conclude your environmental review.

Member Trafton made a motion to declare Lead Agency. Seconded by Member Wilkins. All ayes. Motion carried.

Member Trafton made a motion to determine this is a Type 2 Action. Seconded by Member Dore. All ayes. Motion carried.

Engineer Queenan: At this time could schedule the public hearing. Tom could make any changes to the revised plan prior to the public hearing.

Chairman Plato: Do we require a public hearing on this?

Building Inspector Stickles: Yes, for a special exception use.

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Attorney Dickover: The warehouse use is a special exception use and a public hearing is required on that aspect.

Member Wilkins made a motion to schedule public hearing for June 15, 2020 at 6pm or soon thereafter. Seconded by Member Pearson. All ayes. Motion carried.

B.3 Good Cannan Church

Larry Marshall: The old Methodist Church on Main Street has been recently purchased. They would like to get it converted back into a church. Not that it was ever not used as a church, it just hasn't been used in many years. What they're looking to do is be able to reclassify it as a church. Utilize it in the capacity that it was previously used for and basically try to fix up and maintain as much as is already there. We've provided *inaudible* from the Planning Board's review, a site plan, the full environmental assessment form and then all the documentation associated with this application. Dean may correct you, but I believe that it's been vacant for ten plus years. They're just looking to just reopen it in the manner that it was.

Chairman Plato: Is this the church that needs a lot of restoration work?

Building Inspector Stickles: Yes. This church will have substantial work to bring it back to its former use.

Chairman Plato: Is the applicant aware of that?

Larry Marshall: Yes, they are. They are looking to begin work on the roof immediately. First and foremost is to secure the outside.

Chairman Plato: Robert, this was a church, is a church, always been a church, so what approvals are needed?

Attorney Dickover: Because it's gone out of use, it requires site plan approval. The requests are permitted here on various formats. Dean, can't they do emergency repairs to the roof without this board's approval?

Building Inspector Stickles: This is the first I heard that it needed emergency repairs. I was unaware that the roof was leaking.

Attorney Dickover: Right. I don't know if that helps you, Larry, but you might want to talk to Dean about that if you have a leaking roof and it's causing further damage.

Larry Marshall: I've spoken to the applicant, they've indicated that they know they need to begin some of those emergency repairs. I advised them to contact Dean about those emergency repairs to secure it. If they haven't yet, I'm not sure why. Maybe related to the shutdown. This is a multi-part process. As far as the emergency repairs. The rest of it related to the application process of getting it back open for a church is obviously something that they want to pursue.

Chairman Plato: What's the actual procedure to get this back to a church? I'm kind of confused.

Attorney Dickover: It requires a site plan review and approval from this board. They're looking for the church use, looking for associated parking across the street. They're looking for use of an adjoining property.

Chairman Plato: Any outside changes being done on the site plan?

Engineer Queenan: Correct me if I'm wrong, you are redoing the handicap ramp?

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Larry Marshall: Yes. There's a retaining wall and a walkway in disrepair and the handicap ramp will need to be replaced. The idea is to maintain what's currently there.

Member Wilkins: The parking lot across the street, are they going to black top it?

Larry Marshall: No, they don't have any plans to do that. They plan to maintain it as gravel. I don't believe that they have any plans to change the sign that's there.

Building Inspector Stickles: If they're going to use this sign, it would have to conform to today's sign code. That would be something that would be reviewed.

Engineer Queenan: The application is actually for 4 different properties. The first property is the property that actually contains the existing church building. About .6 acres in size. That property is located in the B3 zoning district. Second, property is across the street of 50 feet, that's the gravel parking lot now it's about .19 acres in size. That property is located in the B3 zoning district. Then the house that's adjacent to the church on the corner of Pine and 52, that's going to be the pastor's residence and that is located in the R5 zoning district. Then there is a little tiny vacant lot behind the house, adjacent to the church in the rear, .6 acres, that's in R5 and is proposed to remain as a vacant parcel. A church and a religious facility is allowed in the B3 zone. But it's as a special exception use. Offsite parking area is allowed within the B3 zone as a permitted use as long as it meets the regulations of the off site, off street parking and loading requirements. The existing residential dwelling is a permitted use in the R5 district, either as a single family dwelling or as a special exception use if it's a nonprofit. The only determination is one is permitted and one is permitted by the special exception. All of this is permitted in one fashion or another, whether by special exception or by permitted use. We have a couple outside agencies that could be involved. One is Orange County Department of Planning. We're right along 52. We will need a 239 referral. I'll let Robert expand upon potential variances because of a section in the code for a special exception permits for churches, require that all building and structures be at least 50 feet from a property line and that the lot covered shall not exceed 20%. I don't know if the church property meets that or not without that. The other item is that the church itself is listed on the state historic register. So, any improvements or repairs in the church or the church property are subject to SHIPPO review and approval. I would assume. I would like to discuss the board, it's going to be used as a church, I don't know if the board would like to consider a possible pedestrian crosswalk leading from that gravel parking lot across directly to the church rather than going down all the way around that up. If that was something that the board would like to consider, that would that would involve D.O.T. Those are the 4 agencies that I think are involved with this. We did get a long form EAF. This is a type 1 action because the property is listed on the National Register of Historic Places.

Member Wilkins: Are they going to change the free-standing sign?

Engineer Queenan: Right now the site plan shows the sign, but it doesn't say what to become.

Attorney Dickover: I think generally when you've got a historic building and propose any type of exterior changes to that building, inclusive of signage, probably going to need some sort of a compliance letter or permission letter. For this board's purpose, you would want to know that it's not running afoul of those requirements. For SEQRA, Type 1 Action. Could resolve to circulate notice of being lead agency. My memo to you says that because of the special exception use of the rectory, that it wouldn't require a public hearing.

Chairman Plato: It sounds like it's 3 separate applications, not sure if it's easier to handle it that way.

Engineer Queenan: The parking lot ties into the church, which ties into a whole other little ball of fun for zoning. I think the parking lot would have to go with the church and the house could be separate.

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Larry Marshall: Based upon what you said, the church would or wouldn't need a public hearing?

Engineer Queenan: Let me read look it up, I think it needs a public hearing.

Larry Marshall: If the church and rectory needs a public hearing, separating the applications wouldn't necessarily expedite anything.

Engineer Queenan: A church ,temple or similar place of worship is a special exception in the B3 zone.

Larry Marshall: We can keep this all as one.

Chairman Plato: That's fine.

Member Trafton made a motion to circulate intent to be lead agency. Seconded by Member Pearson. All ayes. Motion carried.

Larry Marshall: At this point, are the plans in sufficient shape this end to the county for their comments?

Engineer Queenan: No, I don't believe so. I think at a minimum, you're gonna have to update the bulk tables, actually provide the actual values. I would also get the revisions to be completed before we move out of the county.

Larry Marshall: Is that something that can be submitted subject to or do you want to get your eyes on them before they get sent? Is it something that basically provided that we submit those documents, the board could then circulate or do you want to see them again?

Engineer Queenan: I'd like to see them again.

Larry Marshall: Just to clarify, the board would be okay with sending it to the county once John signs off on them?

Attorney Dickover: It seems to me the county is going to take an interest in the crosswalk issue that John raised, whether or not that should be on the plan or not. And if the board decides that that is something you want, I think the county would want to see that.

Chairman Plato: Yes, I think I want to see a crosswalk.

Member Wilkins: Isn't there a crosswalk at the corner?

Larry Marshall: Yes, there's a crosswalk at Pine Street. This would be a mid-block crossing, which, based upon our experience with D.O.T. they're very against them, because of the unregulated nature of the crosswalk. We can reach out to them if the board decides to ask to add that to the plans. But ultimately it's going to be D.O.T. I would like to add that since that the church was in existence since 1800's there's never been a crosswalk there. It operated fine up until it closed 10 years ago.

Member Dore: I would like to see a cross walk there, too.

Larry Marshall: I don't disagree with that. What it is, is when you put a crosswalk in D.O.T. has to sign off that that's a safe crossing for pedestrians. That's really what the liability falls on.

Engineer Queenan: I think it's warrant to ask, you're proposing a parking lot across the street where no one's going to go down the block to come back up the block. They're going to cross midway. In this day and age, everyone wants to be pedestrian friendly, walkability through the Village, I don't think it hurts to ask the state.

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Larry Marshall: I don't have a problem requesting it from the state. I don't believe that D.O.T. will ultimately approve it.

Engineer Queenan: On the potential for the variances, because the church is a special exception.

Attorney Dickover: I really didn't study it. I saw it when I was reviewing the thing and I wasn't sure about the bulk table layouts. I haven't analyzed whether or not a variance is needed. Larry, did you have any preliminary thoughts on it?

Larry Marshall: No, I did not. I'm in the same boat as you. I have not reviewed it.

Engineer Queenan: Under the special exceptions, they call individual uses and the church is called out. It has 2 requirements of the whole buildings have to be 50 feet from a property line and that the lot coverage can exceed 20%. I don't know if that causes preexisting nonconforming use because it's been there and not adding anything or you need to get a variance *inaudible*.

Attorney Dickover: Certainly would be a preexisting non-conformity. It may have been lost. I'll have to take a look at it.

Larry Marshall: Ultimately, Rob, if you look at it and determine that we require a variance. That's something that we can just apply to the ZBA for? Do we need a referral from anyone?

Attorney Dickover: If you need a referral with the Chairperson's consent, I would write a referral on behalf of the Planning Board if that's required.

B.4 Millspaugh Court, Request for Extension of Approvals

Chairman Plato: How long are they asking for the extension?

Building Inspector Stickles: They're requesting a 90 day extension from the approval.

Member Wilkins made a motion to grant 90 day extension. Seconded by Member Pearson. All ayes. Motion carried.

B.5 Overlook at Kidd Farm, Request for Extension of Approvals

Chairman Plato: I don't think we have any choice but to extend it until, I think he requested in December 31st.

Engineer Queenan: I believe SHIPPO still has not signed off on the site plan.

Member Trafton made a motion to grant the requested extension. Seconded by Member Wilkins. All ayes. Motion carried.

Member Wilkins made a motion to adjourn. Seconded by Member Dore. All ayes. Motion carried.

C. DISCUSSION ITEMS:

D. INFORMATION ITEMS: None

E. CORRESPONDENCE: None

3. COMMUNICATIONS: None

4. EXECUTIVE SESSION:

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5. MEETING ADJOURNED at 9:07pm

RESPECTFULLY SUBMITTED
Marisa Kraus, Village Clerk
Planning Board Secretary