

MINUTES

Town of Wappinger Planning Board
September 5, 2012
Time: 7:00 PM

Town Hall
20 Middlebush Road
Wappinger Falls, NY

Members Present:

Mr. Fanuele:	Chairman	Mr. Malafonte:	Member
Ms. Leed:	Member	Mr. Valdati:	Member
Ms. Bettina:	Member	Mrs. Smith:	Member
Ms. Visconti:	Member		

Others Present:

Mr. Gray	Engineer to the Town
Mr. Roberts	Attorney
Mr. Stolman	F.P Clark
Mrs. Roberti	Zoning Administrator
Mrs. Rose	Zoning Secretary

SUMMARIZED

PROJECTS DISCUSSED:

OUTCOME

Public Hearing:

BVA Construction	-PH – Adjourned until Oct 15, 2012
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Discussions:

Osborne Square	Resolution Accepted
Kaplan Insurance Agency	Prepare Resolution
Chapel of Sacred Mirrors (COSM)	PH September 17th
Verizon Wireless	Application to be submitted
DCH Auto Group	Amend original resolution

New/Old Business:

Hill Top Village

Mr. Fanuele: The first item on the agenda is the approval of the minutes from May 3, 2010, May 17, 2010, February 7, 2011, July 16, 2012, and July 2, 2012.

Mr. Valdati: Move to accept.

Ms. Visconti: Second

Ms. Rose:

Connie Smith	Aye
Marsha Leed	Aye
Frank Malafronte	Abstain
June Visconti	Aye
Roberti Valdati	Aye
Angela Bettina	Aye
Victor Fanuele	Aye

Mr. Fanuele: The next item on the agenda is a public hearing for:

06-5120 - The Town of Wappinger Planning Board will conduct a public hearing pursuant to Section 276 of the Town Law, on the application of **BVA Construction, is seeking to amend their proposed application for a 3 lot subdivision to a 2 lot subdivision on 17.288 acres in an R-40 Zoning District.** The property is located on **Kent Road** and is identified as **Tax Grid No. 6257-02-513975** in the Town of Wappinger. (Barger)

Ms. Visconti: I move to open the public hearing.

Ms. Smith: I second.

Mr. Fanuele: All in favor?

Board: Aye.

Mr. Burns: My name is Stephen Burns and I represent BVA Construction. We are looking to put a subdivision on Kent Road and Baldwin Drive. This is an ongoing application. This use to be a three lot subdivision and now it's a two lot subdivision. The parcel is roughly 17 acres. It is serviced by water and sewer.

Ms. Smith: Did you show where the wet lands are?

Mr. Burns: The wet lands are shown here on the map (Stephen points to the map).

Mr. Smith: In June the planner said he wanted the wet lands marked out on the plans. You haven't done that right?

Mr. Burns: They were on the plan, I think what he wanted was the amount of disturbance.

- Mr. Stolman: As we all know this project has been going on for a long time. In 2007 we made a statement that the functional analysis is satisfactory and we still stand by that. We also made a number of statements concerning the delineation of the wet lands which were not fully resolved. Five years have gone by and what Stephen has told me the plans are no longer there. We still have not resolved the boundaries of the wet lands.
- Mr. Burns: I have looked at the wet land delineation and if it is really that important there is a stone wall that runs along the wet land delineation.
- Mr. Stolman: I don't think it was one place. It is not something to resolve with the planning board tonight. We will work with you to help resolve the wet land delineation. I would not close the public hearing because then the clock starts running.
- Mr. Roberts: Stephen, how much time will you need?
- Mr. Burns: About a month.
- Mr. Roberts: Can we put it on the first meeting in October?
- Mr. Burns: Can we make it the second meeting in October?
- Mr. Roberts: The public meeting will be adjourned until October 15th.
- Mr. Roberts: Stephen, I have a quick question. The access both on Kent Road and Baldwin Drive, is owned by you?
- Mr. Burns: Yes, I believe this was a piece of property was left over from a earlier subdivision.
- Mr. Gray: To you have any questions or issues from our letter.
- Mr. Burns: The only question I have is would it be proper for me to size that sewer main the same size as the pipe that goes into the pump station?
- Mr. Gray: On Baldwin? Yes, I believe it is 8 inches.
- Ms. Smith: What about the trees?
- Mr. Burns: I do have a tree surveyor going out in the next two weeks. Pointing to the map Stephen explains which areas have already been done.
- Mr. Fanuele: There is a motion on the table to adjourn the public hearing.
- Ms. Visconti: I made the motion and Connie seconds it.**

Mr. Fanuele: Roll call vote.

Ms. Rose:

Connie Smith	Aye
Marsha Leed	Aye
Frank Malafronte	Aye
June Visconti	Aye
Robert Valdati	Aye
Angela Bettina	Aye
Victor Fanuele	Aye

Mr. Fanuele: The next item on the agenda is:

08-3162 / Osborne Square: To vote on an amendment to their approved site plan that includes two new commercial buildings for a total of 16,205 sq ft on 2.138 acres located in an HB Zoning District. The property is located at **1145 Route 9** and is identified as **Tax Grid No. 6157-04-649068** in the Town of Wappinger. (Day)(Approved on January 5, 2011)

Ms. Visconti: David, you have a condition in the resolution from fire prevention. Do you want to leave that in there?

Mr. Stolman: This has to do with after the structure is built and before the C/O is issued.

Ms. Smith: I have questions about the floor elevations.

Mr. Stolman: They get submitted to the building department, the building department sends them out to Bob, Al and myself. We check our plans and get back to Barbara and let her know if the resolution has been satisfied. Revised plans get sent to the consultants. They are reviewed and they are then sent back to Barbara.

Ms. Visconti: On some projects you have sent out a memo saying that all conditions have been meet.

Mr. Stolman: In some resolutions if a determination that needs to be made by the planning board we will say the a determination needs to be made by the planning board but if it's just dotting I and crossing T's we can do that.

Ms. Smith: You'll also let us know if he has all his permits?

Mr. Stolman: Normally when they get health department approval we don't get notified of that but we make sure that the permit is on file. When they get DOT approval, we make sure the permit is on file before the building permit is on file.

- Mr. Malafronte: You make sure this is all in the resolution.
- Mr. Stolman: They are all in the resolution.
- Mr. Malafronte: You are putting a restaurant in?
- Mr. Lund: I made a prevision for square footage for a restaurant.
- Mr. Malafronte: Were they addressed in any of the drawings, because I don't have any of the drawings.
- Mr. Stolman: It is retail and offices.
- Mr. Malafronte: It is in the resolution.
- Mr. Stolman: Can you show me?
- Mr. Malafronte: Page 6 of 10. Paragraph C. A restaurant use on the first floor of building #2. Does that change the parking calculations and handicap access?
- Mr. Lund: The chart does reflect the restaurant use.
- Mr. Malafronte: Do you need Health Department approval before opening the restaurant.
- Mr. Gray: Before the restaurant could open, as part of the permit, there would be a grease trap outside.
- Mr. Malafronte: Did you address the wet lands?
- Mr. Lund: Yes.
- Ms. Smith: Did you get permission for the in and out on Osborne?
- Mr. Lund: Yes.
- Mr. Lund: We may not rent as many retail spaces as office. So in our calculations for sewer just to keep it available, we calculated up to 2500 square foot restaurant. It may not be that, we don't know.
- Mr. Stolman: What Kevin is saying, a restaurant is a permitted use in the zone.
- Ms. Smith: The restaurant is on the second floor?
- Mr. Malafronte: No First.

- Ms. Smith: The bank?
- Mr. Lund: A separate building.
- Mr. Stolman: Tenants come and go and what Kevin is requesting is that as long as there is enough parking for the uses.
- Ms. Visconti: You are giving flexibility in case a lease comes in.
- Mr. Malafronte: You mentioned the contours.
- Mr. Gray: We will correct it before the maps will be signed.
- Mr. Malafronte: I was looking at the pipe outlet.
- Mr. Gray: That is routine and that will not have to go back to the Planning Board.
- Ms. Visconti: I make a motion to accept the resolution.
- Ms. Leed: Second.
- Ms. Rose: Connie Smith Aye
Marsh Leed Aye
Frank Malafronte Aye
June Visconti Aye
Robert Valdati Aye
Angela Bettina Aye
Victor Fanuele Aye
- Mr. Fanuele: Next item on the agenda is Kaplan Insurance Agency.

12-3256 Kaplan Insurance Agency: To discuss relocating the entrance to the existing office building from the front yard to the rear in order to facilitate the parking lot of which 4 existing parking spaces will be shifted. This property is .5 acres and is located in an HD zoning district. The property is located at **12 Barrister Row** and is identified as **Tax Grid No 6157-04-627257** in the Town of Wappinger. (Povall)

- Mr. Povall: After the public hearing at the last meeting, we have made the changes that were requested by the Planning Board. The big change was showing the four parking spots in the front to be removed and show two parallel spots. As well as providing landscaping.
- Ms. Visconti: David your letter says the Planning Board needs to approve the two parallel parking spaces.

Mr. Stolman: The zoning law says that all parking spaces are to be at a ninety degree angle unless you approve a different angle and these would be at a different angle. You should just be aware that you are approving something different.

Ms. Visconti: I move to authorize the planner to make a resolution for the next meeting.

Mr. Valdati: Second

Ms. Rose	Connie Smith	Aye
	Marsha Leed	Aye
	Frank Malafronte	Aye
	June Visconti	Aye
	Robert Valdati	Aye
	Angela Bettina	Aye
	Victor Fanuele	Aye

Mr. Fanuele: Next on the agenda is:

12-4051 / Chapel of Sacred Mirrors (COSM) – To discuss their proposed site plan for an art studio/gallery, including a small addition to their existing Carriage House on 38.74 acres in an R40/80 zoning district. The property is the **former Deer Hill Conference Center located on Wheeler Hill Road** and identified as **Tax Grid No. 6057-02-834604** in the Town of Wappinger. (Cappelli)

Ms. Smith: Did you get the variance.

Mr. Cappelli: I was not allowed to get the variance because it was a Type 1 action. We sent out to agency for lead agency status. The board wanted me to wait for the responses before I went to the ZBA.

Ms. Visconti: I have NYS Historic Preservation is waiting for a formal submission?

Mr. Cappelli: When I spoke to SHIPO as it turned out they need a formal submission from the board. I put a package together for them and it was mailed out by Sue over a month ago. David we spoke about this. SHIPO may have a comment about this but they would not be a major interest in becoming the lead agency in this.

Ms. Visconti: You sent a letter to Michael Nowicki concerning endangered species and DEC was asking about Indiana Bats.

Mr. Stolman: A letter did come back and they said tree clearing should only accrue November 15th to March 31st.

Ms. Visconti: Are you happy about the shade trees verses flowering trees?

- Mr. Cappelli: There is something in the zoning ordinance that says something to the effect that there has to be a shade species. We left it open to talk to the board. These will be trees around my new parking area. Considering the wooded nature of the area, I added flowering trees. I don't think this is an issue any longer.
- Mr. Stolman: No, it's not.
- Mr. Valdati: How about the lighting?
- Mr. Cappelli: I sent a memo to Evren concerning the lighting. Pointing to the map, Mr. Cappelli shows where the lighting will be. We do not want to light it up like boulevard but at certain location on curves and where the overflow parking will be.
- Ms. Visconti: What about the refuge containers?
- Mr. Cappelli: Currently all the refuge containers are behind the carriage house. They do not have a dumpster behind the six or seven building they have on site. On a daily bases they go around and collect the garbage and put it in one location. We would like to continue doing that; I do not want to have a dumpster at each location. On temporary bases, we would like to move the dumpster from behind the carriage house to behind the kitchen. In the future after the barn is taken down, it is going to be replaced with a garage. When that is built and at that point we would like to move the dumpster up there.
- Ms. Bettina: How many people go to the evening event?
- Mr. Cappelli: They average 150 to 180 people.
- Ms. Bettina: How is the garbage collected after an event?
- Mr. Cappelli: They have caretakers that clean up after the event. It is taken care of that night or the next morning. We are just looking for one central location for the dumpster.
- Ms. Visconti: Do you see anything different, David?
- Mr. Stolman: I don't see a problem.
- Ms. Visconti: So they have small little cedar garbage receptacles during indoor and outdoor events. After the event, they are picked up and put into a large dumpster.
- Mr. Cappelli: Yes.

- Ms. Visconti: Are any DEC permits needed?
- Mr. Gray: No I don't believe so.
- Mr. Fanuele: What is being done on the road from Wheeler Hill?
- Mr. Cappelli: You mean the driveway?
- Mr. Fanuele: Yes.
- Mr. Cappelli: There will be a widening of the existing road.
- Ms. Visconti: The variance that is needed, we will be sending the ZBA a recommendation for that? It is for the addition on the back of the building.
- Mr. Cappelli: It is for a little addition in the front and a little addition in the back.
- Ms. Visconti: I make a motion to have a letter sent to the ZBA from the Planning Board stating that we are making a favorable request to the variance request.
- Ms. Leed: Second.
- Ms. Rose: Connie Smith Aye
Marsha Leed Aye
Frank Malafronte Aye
June Visconti Aye
Robert Valdati Aye
Angela Bettina Aye
Victor Fanuele No
- Mr. Valdati: Is it fair to say that this portion of the building is a non-conforming and it does not satisfy the 40 foot setback and this is just adding along the line and just squaring off a corner of it to utilize the space but it is already a non-conforming section of the building.
- Ms. Leed: Is there going to be any signage?
- Mr. Cappelli: The signage that we alluded to is the sign at the fork of the road, which is a directional sign. When we come back with the architectural designs, we will show the signage.
- Mr. Stolman: Normally, the planning board orders a negative declaration along with a resolution of approval. In this case you are making a recommendation to the ZBA. The ZBA cannot act on this variance until a negative declaration is

issued. To get us out of this Catch 22 it would be good if you granted the negative declaration separately from the approval perhaps at the next planning board meeting. Once you issue the negative declaration, they can act on the variance. You would want the variance to be granted before you approve this project.

- Ms. Visconti: What about the land to be dedicated to the Town of Wappinger?
- Mr. Cappelli: We have received that from the surveyor, it has been forwarded to Al's office and Bob's office,
- Mr. Roberts: There is a survey discrepancy.
- Mr. Gray: We will take care of that. One survey shows the property in the center of the road the other shows the property crossing the road.
- Mr. Malafronte: Who takes care of the road now?
- Mr. Roberts: It's a road by use.
- Mr. Malafronte: On the driveways, do we have any requirement to put lighting on it because of the off the road parking.
- Mr. Stolman: There is no specific requirement for the lighting of this stretch. There are no numbers in the zoning laws that we are trying to meet to show it is adequate for this use.
- Mr. Malafronte: Is the electrical suppose to be underground?
- Mr. Gray: The existing buildings are they way they are.
- Mr. Cappelli: Is this for the new building? It is not a problem; we can show that on the plan.
- Mr. Malafronte: We don't need a general permit for the storm water discharge?
- Mr. Gray: There is less than an acre of disturbance.
- Ms. Visconti: David can we authorize you to write the negative declaration.
- Mr. Stolman: Yes.
- Mr. Cappelli: I will be able to submit to the ZBA because I don't want to wait a whole month. With the completion of what has been done here and the satisfaction of the board can I schedule a public hearing?

- Mr. Malafronte: You submitted a report on the habitat plan. Is this your plan to maintain the habitat on site?
- Mr. Cappelli: That is correct. At the request of David it was done by Mike Zorwicki because we had to study fowl, bats, etc... and I believe it was satisfactory.
- Mr. Stolman: The DEC states that there may be Indiana Bats in the vicinity so we will make sure tree clearing will be between November 15th and March 31st.
- Ms. Visconti: I move to place the Public Hearing on September 17th.
- Mr. Valdati: Second.
- Ms. Rose:
- | | |
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| Connie Smith | Aye |
| Marsha Leed | Aye |
| Frank Malafronte | Aye |
| June Visconti | Aye |
| Robert Valdati | Aye |
| Angela Bettina | Aye |
| Victor Fanuele | Aye |
- Mr. Fanuele: Next on the agenda is:

12-3262 – Myers Corners Road Communications Facility/Orange County-Poughkeepsie Limited Partnership D/B/A Verizon Wireless. To discuss the installation of 15 communications antennas and equipment on the existing building at 155 Myers Corners Road. This application also includes the installation of 12' X 30' shelter at the base of the building. The property is located at **155 Myers Corners Road** and is identified as **Tax Grid No. 6258-03-350303** in the Town of Wappinger. (Olson)

- Mr. Olson: Good Evening, my name is Scott Olson and this is Mike Orchard. We are here representing Verizon Wireless. We wanted to come here and discuss with the board the application and some new changes in the federal law. We have developed a number of towers in the past. We are proposing to put our site on an office building off of Myers Corners Road. The building is owned by Mycore Holding. It is a two story office building. We are proposing 15 antennas on the building. They will be divided into three sectors. We are also proposing a 12 X 30 storage building at the base of the building. I know there will be certain set back issues that will probably will have to go to the ZBA because of the schools and churches. There have been some new developments

in the Federal Law that happened in February of this year. The Middle Class Tax Relief Act was passed. It has tax benefits for the wage earners but it also has a section on wireless communications. The federal government wants to encourage certain applications and antenna replacement.

- Mr. Valdati: Are we allowed to talk about any of the radiation that may be given off?
- Mr. Olson: What we are allowed to discuss is that the building we are proposing comply with FCC requirements. This is a conceptual application so that information was not provided but it can be provided.
- Mr. Valdati: That information should be extensive.
- Mr. Roberts: My office and David's office do not concur with the interpretation of the legislation and that would need to be worked out before this is finalized.
- Mr. Olson: The law says this board cannot deny the application as long as we comply with the regulations.
- Ms. Visconti: It is going to be beneficial to the residents? It will increase the signal usage because there are some areas in this town that does not have service.
- Ms. Leed: How high will the towers be and are they all uniformed heights?
- Mr. Olson: We work on three different frequencies the antennas will be different sizes. They will not be taller than 8 foot antennas.
- Mr. Malafronte: What is the purpose of 700 feet and 1500 feet?
- Mr. Roberts: It is in our code.
- Ms. Leed: When was that written?
- Mr. Roberts: I think 1996.
- Mr. Stolman: About what Scott said before about the federal regulation, the Town of Wappinger has zoning regulations and until the zoning board provides for something else in the contence of what you are talking about we are bound by the zoning laws. If the Town Board wants to do something else, they can do that but until that change in the town code we are bound by the code. One of the things they cannot comply with is the zoning distance.

- Mr. Roberts: They need to demonstrate the need for these antennas.
- Mr. Stolman: As long as the frequency is under the federal limit we really cannot take issue with that.
- Mr. Malafronte: Is that based on the EPA requirements?
- Mr. Olson: We are always less than the requirements.
- Ms. Visconti: So from here you would need to submit an application.
- Mr. Olson: Planning Board first or ZBA?
- Mr. Roberts: Planning Board first.
- Ms. Leed: Are the uses in the building changing?
- Mr. Olson: No, are equipment will be secured in the shelter that will be built. This is not a new use for this building. Other users are using wireless communication.
- Mr. Stolman: We have no record of any approvals for them. How many sheds are outside that building?
- Mr. Orchard: (Pointing to map) these are central a/c units. These are large transformers.
- Ms. Visconti: Submit an application.
- Mr. Olson: A special use permit.
- Ms. Bettina: Is there going to be any tracking system for radiation?
- Mr. Stolman: There is an r/f engineer involved with preparing the application. The planning board will hire an r/f engineer and as long as nothing has changed there is not an ongoing monitoring.
- Mr. Olsen: With the federal law, the board as 90 days to decide after the submission of the application.

10-6017PP - DCH Auto Group - To discuss changes to the elevations and square footage of the new automobile showroom and service center for DCH Auto Group. The project was approved by the planning board on March 19, 2012.

The property is located between **Old Route 9 and Route 9** and is identified as **Tax Grid Nos. 6157-02-558657, 585606, 553706 and 589645** in the Town of Wappinger. (Weidmann & Paggi)

- Mr. Wiedmann: I am Mark Wiedmann, I am the architect for this project. We have submitted plans previously and they were approved on March 19th. Some of the schematics and elevations have changed. We modified some things and moved some walls around. (Mr. Wiedmann pointing to the map) The portal (the Toyota sign) was on the far left corner we have now moved it to the center. The size has stayed the same. There was a window here which was above the ceiling height we now have a door in its space. In the back of the building there was a mechanical room and a ramp. We felt that the windows in the mechanical room would show pipes and vents so those were removed. We added a canopy over the parts/receiving door. The second floor we removed the window from the file room and the IT room because they needed more wall space. We did add a decorative masonry base around the parameters of the building. We added 15ft to the new car delivery canopy. On the south elevation we added detail to have it look more like the front. On the north side we added additional height. We wanted to address the changes that are different from the original building plans. We will be introducing a additional door on the Old Rt 9 side but we will need a variance for that.
- Mr. Stolman: Is it on the plans?
- Mr. Wiedmann: It is not on the current plans.
- Mr. Stolman: Where will it be?
- Mr. Wiedmann: It will be on the Old Rt 9 side.
- Mr. Valdati: So you are putting in a single bay carwash?
- Mr. Wiedmann: Yes and access to Old Rt 9.
- Mr. Valdati: Will it be a mini version of what is seen in a commercial carwash?
- Mr. Wiedmann: It will be a drive in and drive out with high speed door
- Mr. Valdati: What happens to the water?
- Mr. Wiedmann: There will be a water recollection system.
- Ms. Visconti: Will that be a separate application?
- Mr. Wiedmann: Yes because for those changes we will need to go to the ZBA.

- Ms. Roberti: Can you go over the difference in the square footage.
- Mr. Wiedmann: (Pointing to the map) Mr. Wiedmann explains the change from 319 feet to 320 feet.
- Ms. Visconti: So you are just looking for an amended site plan to accommodate the new changes?
- Mr. Stolman: All you need is an amendment to the resolution.
- Mr. Valdati: So moved.
- Ms. Visconti: Second.
- Mr. Malafronte: In the first resolution are the sites being merged?
- Mr. Roberts: That was rescinded. It was rescinded because there are two separate corporations that own the parcel.
- Mr. Malafronte: Are you doing anything on any of the other parcels?
- Mr. Stolman: We do list all four parcels in the resolution but only two parcels are going to be built on.
- Mr. Malafronte: Where are the wet land problems on the two you are building on?
- Mr. Gray: There isn't any.
- Mr. Roberts: The wet lands are on a different location.
- Mr. Stolman: Do you want to see the new amended plans at the next meeting or can we just have Victor sign the amended resolution?
- Ms. Visconti: We can amend the resolution to have Victor sign.
- Mr. Valdati: You can prepare it and have Victor sign it.
- Ms. Viscont: Second
- Mr. Gray: The site plan that Larry Paggi did which shows the outline of the building is changing because of these new plans. Are you going to submit that as part of this plan? Even though it is a small change it should reflect the change.

- Mr. Fanuele: Some new and old business. You wrote a letter (Mr. Roberts) having to do with recreation and Hill Top?
- Mr. Roberts: He (Hill Top's attorney- Mr. O'Rourke) submitted a letter asking that they would like to remove the affordable component and do something else instead. He asked me what to do and I told him he would need to discuss this with the Town Board and the Planning Board. We mentioned it to the Town Board and they asked us to meet with him to solicit a proposal. The proposal came to Bob and I last week and in that proposal he cited some recent case law that suggested that the Planning Board had to adopt individual findings before they invoked recreation fees. We are going to discuss the letter with the Town Board in executive session with the recommendation that the Town Board meets with you before anything is finalized on the project. It seems that the affordable housing was implemented years ago when the housing market was through the roof. Now housing is more affordable than ever, so it's a decision you and the town board have to make. If they give us or do something in lieu of those units that would be something to think about. We need to get a proposal from them and bring it to the Town Board they would discuss it with you and then we would come to a decision. David, Bob and I agree that this would have to be incorporated into your final SEQRA analysis. There is no legal requirement that requires affordable housing. It is briefly discussed in the Master Plan but it is not in the current zoning code.
- Mr. Fanuele: What does this have to do with recreation fee?
- Mr. Stolman: The state law talks about the planning board making the determination whether there is a need for park land and whether the site is suitable. If there is a need for park land and the site is not suitable for it, the town can collect a recreation fee in lieu of the land. It is technically the planning board's determination but in the Town of Wappinger the Planning Board, Town Board and some input from recreation is there going to be park land or a payment of recreation fee.
- Ms. Bettina: Is it based on age because this is an age restricted community.
- Mr. Stolman: It may be. There is an analysis done on the town. Taking in the parks now and the population of the town.
- Mr. Malafronte: How do we justify requesting money from them for the housing units?
- Mr. Roberts: In the letter they are proposing both.
- Mr. Gray: This is a little more interesting because it is a rezoning.

- Mr. Valdati: Because this is a rezoning, they may be responsible for more.
- Mr. Gray: Possibly.
- Mr. Valdati: Where is the Town Board on this?
- Mr. Roberts: It hasn't been discussed yet.
- Mr. Gray: We did suggest a joint meeting.
- Mr. Stolman: This is where we stand. We went to the Town Board and they said the Planning Board should be the lead agency. There was a draft environmental impact statement and we are now waiting for the final environmental impact statement. We are fairly close to the end of the process. Now we have to review these policy issues.
- Mr. Gray: Do we have to have another site plan or another public hearing?
- Mr. Stolman: It really depends on the extent of the changes. It depends on the size and the scope of the changes. If they are minor enough where we can handle them or we have them do a supplemental draft environmental impact statement that goes to public hearing and goes to the agencies to comment on. We have to make that determination based on whatever becomes part of the project.
- Mr. Valdati: To do this the Town Board has to have an affordable housing law in place.
- Ms. Visconti: Motion to adjourn.
- Ms. Smith: Second.

Respectfully Submitted,

Sue Rose, Secretary
Planning Board