

TOWN OF NEW WINDSOR

PLANNING BOARD

April 23, 2014

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
HENRY VAN LEEUWEN  
HARRY FERGUSON  
HOWARD BROWN  
DANNY GALLAGHER

ALTERNATE: DAVID SHERMAN

ALSO PRESENT: DOMINIC CORDISCO, ESQ.  
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

JENNIFER GALLAGHER  
BUILDING INSPECTOR

CAMMY AMMIRATI  
PLANNING BOARD SECRETARY

MEETING AGENDA:

1. Moroney's Cycle
2. Moslem Subdivision
3. Superior Auto
4. Minuta Addition

**REGULAR MEETING:**

MR. ARGENIO: Welcome everybody to the April 23 regular meeting of the Town of New Windsor Planning Board. Would everybody please stand for the Pledge of Allegiance?

(Whereupon, the Pledge of Allegiance was recited.)

MR. ARGENIO: Welcome everybody. Okay, Jennifer is not with us as of yet, she's taking care of some personal

matters, be along in a few minutes. I did speak to her, she told me she might be a couple minutes late. So we're going to get started right away. If anything comes up where we'll need her input we'll table it.

APPROVAL OF MINUTES DATED 2/26/14 \*& 3/12/14

MR. ARGENIO: The first item of business tonight is the approval of minutes dated 2/26 of '14 and a 3/12 of '14, that's two sets of minutes sent out via e-mail on April 1st. Anybody sees fit, I'll accept a motion

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion made and seconded that we accept those minutes as written. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: That said, we'll move right along to our regular items.

ZBA REFERRALS:

MORONEY'S CYCLE (14-03)

MR. ARGENIO: The first item is ZBA referral which is Moroney's Cycle, 833 Union Avenue, represented by Wright Architects. Somebody here to represent this? Would you come up, sir, please? This application proposes a 5,240 square foot addition for warehouse use at the rear of the existing building. The plan was reviewed on a concept basis. Do you have a plan, sir?

MR. CONKLIN: I've got a plan here with me.

MR. ARGENIO: Do you have an actual sized plan?

MR. CONKLIN: I don't have anything with me right now.

MR. ARGENIO: Typically, we'd expect you to bring an actual sized plan and put it on the easel. We all have plans here so one sheet.

MR. CONKLIN: That's it. Okay, what we would like to do is increase the rear portion of the building, it's about 35,200 square feet, there's an existing retaining wall around the rear of the property we'd actually like to construct a--

MR. ARGENIO: Where is the property line?

MR. CONKLIN: It's right along the Thruway.

MR. ARGENIO: Right in front of the fence there. If you had a plan up there, you could show me where it is. So I see a property line and then I see a dashed line that represents something then I see a fence, looks like it's the Thruway fence.

MR. CONKLIN: There's a fence along the side of the Thruway. This is the fence along the Thruway and the property line is right here.

MR. ARGENIO: What's the dashed line on either side of the fence the Thruway fence?

MR. CONKLIN: That's part of the Thruway, that's probably the edge of the pavement, see on the other side here and then center line is the property line of the neighbor's extension of the property line along the side of the Thruway.

MR. ARGENIO: Go ahead.

MR. CONKLIN: So there's an existing fence on the rear of the property here which is part way up the hillside, the back of this property's quite steep, we're down below the Thruway and there's a concrete retaining wall, we'd like to construct a prefab metal building to enclose the rear of the building for storage.

(Whereupon, Mrs. Gallagher entered the room.)

MR. ARGENIO: This is the building, this is the large Moroney building, not the small building?

MR. CONKLIN: That's correct.

MR. ARGENIO: In the interest of efficiency, I'm going to ask Mark would you please explain for the benefit of the members this setback issue that is prompting this application to seek relief from the zoning board?

MR. EDSALL: Yes, this site had a prior application 93-29 and then subsequent to that another amendment application 06-23. I've worked with Kevin, upon his return from the zoning board he's going to actually expand the plan to include the lot merger and the northerly building which is the smaller retail building that was most recently to the ZBA as part of 06-23. What they did back when they merged the properties and proposed that new building they went to the ZBA and sought a variance cause technically that's a front yard but they had the zoning board agree to treat it since it was the Thruway and it clearly doesn't have any access and it's a significant elevation difference they treated it as a rear yard and then gave them a variance down to 30 foot setback for that second building to the right which unfortunately is not on this plan but will be when they return. This plan proposes a 27 foot setback. The reason why they're pushing a little closer they want to build on top of an existing wall otherwise they could have just done the same 30 and avoided the ZBA because they've already gotten a variance to go back to 30 foot for the site. So they're going to build off that wall. I think for the record I think it's a good decision. The last thing we want them to do is start disturbing the surface or the hill that's a steep slope to the Thruway, better they leave the retaining wall as it is and use it as a structural wall. That's the reason they're going to

ZBA because they're three foot closer than the variance they previously obtained but for good reason.

MR. ARGENIO: I don't want to beat this to death, this is very, very simple. It's in the back of the building, it's facing the berm that rises up to the Thruway, as I understand it. Do any of the members have any questions on this application?

MR. VAN LEEUWEN: I'll make a motion we refer it.

MR. ARGENIO: One second, let me clean up a couple things.

MR. GALLAGHER: Same building height?

MR. CONKLIN: We'll match the height of the existing building.

MR. ARGENIO: This has to go to county because it's adjacent to a state highway. So what we're going to do is we're going to refer it to the County of Orange and if anybody sees fit, I'll accept a motion that we declare this application incomplete which will allow you to go to the zoning board.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. ARGENIO: This application is deemed incomplete which forwards you to the zoning board. Roll call affirming that?

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, from a procedural point of view, there are some things that we still have to do, the agency, things of that nature, is that something we need to do tonight or can we wait until the next meeting?

MR. EDSALL: I'll work with Cammy on a joint referral to the County Planning Department and Kevin is going to

April 23, 2014

6

be, I've sent Kevin a scanned copy of the last amended plan so that will give him the opportunity to work on that and we'll get the rest of it done at their next appearance.

MR. ARGENIO: That's all for tonight.

MOSLEM SUBDIVISION (14-04)

MR. ARGENIO: Next on tonight's agenda is the ZBA referral Moslem subdivision on 8 Jay Street.

MR. MOSLEM: Good evening, how are you?

MR. ARGENIO: Consultant is Steven Green, are you Mr. Green?

MR. MOSLEM: No, I'm Mr. Moslem.

MR. ARGENIO: You're Mr. Moslem?

MR. MOSLEM: Yes, sir.

MR. ARGENIO: So one second here, Mr. Moslem, do you have a plan?

MR. MOSLEM: Much like the previous one, I do not have a plan.

MR. ARGENIO: How big is the lot that you're on?

MR. MOSLEM: Quarter of an acre.

MR. ARGENIO: So you're, the lot is currently a quarter of an acre?

MR. MOSLEM: Correct.

MR. ARGENIO: What's the zoning in that area?

MR. MOSLEM: It's R0.25.

MR. ARGENIO: What's the required lot size?

MRS. GALLAGHER: It's 40,000 square feet per lot.

MR. ARGENIO: Essentially, an acre.

MRS. GALLAGHER: Just shy of an acre.

MR. ARGENIO: And you have 11,000 feet?

MR. MOSLEM: I have 12,500 feet.

MR. ARGENIO: So what's your rationale to split it in half?

MR. MOSLEM: The house is actually set, when it was designed it was set on the last 10 feet of the property leaving me a large stretch of wide open flat land. It's proposed on the side by 94.

MR. ARGENIO: Mr. Moslem, that's a relative term a large strip of flat land. Mr. VanLeeuwen, if you lived out near Mr. VanLeeuwen, a large stretch of wide open flatland is about 60 acres. You're referring to about 200 feet, I think or 125 feet but go ahead.

MR. MOSLEM: Yes. Anyway, as my parents are getting a little bit older, I live in the house here, I'm just trying to get something built so I can get them closer to me and get them out of where they live now. They live in a huge house, they don't need it. I'm just trying to get them, build them something small, quaint, quiet, you know, and get them over there. That's the whole purpose of this.

MR. ARGENIO: Mark, have I missed something here?

MR. EDSALL: No, it's a--

MR. ARGENIO: You're taking a lot, let me just summarize this for the members, see if I'm missing something. We're taking a lot that's about 75 percent deficient in area for the zone it's in now about and we're taking that lot and cutting it in half and making it instead of one lot 75 percent deficient two lots that are 85 or so percent deficient, is that about correct?

MR. VAN LEEUWEN: It's never gonna fly.

MR. EDSALL: Yeah, I mean, the unfortunate part is the current lot has non-conformities for lot area, front yard, side yard and rear yard, it is what it is, and likely was built far away from the state highway and then--

MR. ARGENIO: You're a hundred percent right, that's probably exactly why.

MR. EDSALL: And what the proposal is is to very carefully split it in 50-50 but that creates additional variance needs for increased non-conformity for lot area and then new variances for the proposed lots for setback.

MR. ARGENIO: Do you know the variances you'd need?

MR. MOSLEM: They're listed at the bottom here what I need, what I have, there's multiple.

MR. ARGENIO: Yeah.

MR. VAN LEEUWEN: You're not kidding.

MR. ARGENIO: Lot area you're looking for 6,200, you want a 6,200 foot lot in a zone that requires a 40,000 square foot lot. Lot width 125 feet and the zoning requirement is 150, front yard setback 15.9 feet and 11 feet, the requirement for the zone is 40, side yard you're looking for 18 and the requirement is 30, total side yards the requirement is 60 and you're at 8,129, rear yard setback the requirement is 40 and you're at 3.6 feet on one lot and 15 feet on the other lot.

MR. VAN LEEUWEN: You're asking for an awful lot.

MR. ARGENIO: Henry, I'm going to tell you it's not going to be ours to determine, it's going to be somebody else's. But, I mean, typically we would send somebody to the zoning board with a favorable or unfavorable recommendation and I think the zoning board takes that into consideration, they always have in the past. Have I missed anything, Mr. Moslem?

MR. MOSLEM: No.

MR. ARGENIO: Have any other compelling component to this?

MR. MOSLEM: No, I think you've got the bulk of it.

MR. ARGENIO: Harry or Howard Brown? Do you have anything else, have you covered it? Do you have any additional thoughts?

MR. BROWN: You covered it.

MR. ARGENIO: Danny?

MR. GALLAGHER: I have nothing.

MR. ARGENIO: Any thoughts?

MR. GALLAGHER: No.

MR. ARGENIO: Yeah, this is--

MR. GALLAGHER: It's tight.

MR. VAN LEEUWEN: It's asking for too much.

MR. ARGENIO: How do you go from 40,000 to 6,200? So I don't think the recommendation of the planning board, no, I don't think, I know the recommendation from the planning board to the zoning board is not a favorable one for this application. But it's going to be their decision and you do have the legal right to go there and request whatever relief you'd like. If anybody in this board sees fit, I'll accept a motion that we determine this application incomplete.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Made and seconded that we declare the Saeed Moslem case incomplete at this time.

MR. ARGENIO: So Mr. Moslem, go to the zoning board, see what they have to say and see where it goes.

MR. MOSLEM: I greatly appreciate it, thank you.

MR. ARGENIO: Thank you.

REGULAR ITEMS:

SUPERIOR AUTO (14-06)

MR. ARGENIO: Regular items, Superior Auto site plan designed or represented by Joe, is this yours, represented by Minuta Architecture. The application proposes a site plan amendment to expand and encompass the adjoining lot to the east tax lot number two. The plan was reviewed on a concept basis only. Is this Barbera property, Joe?

MR. GALLAGHER: Is this where they removed the front building last year?

MR. MINUTA: Yes.

MR. ARGENIO: What do you got?

MR. MINUTA: You know the property, Mr. Barbera owns both parcels and the one behind him. What he wants to do is extinguish the lot line between the two which is here, demolish the existing building.

MR. ARGENIO: Do we have the right plan here?

MRS. AMMIRATI: Yes.

MR. ARGENIO: No, this is the next application. Okay, we're good, go ahead.

MR. MINUTA: We're going to extinguish the lot line between the two parcels, combine the lot and then we're going to demolish the building and all the other items that are on the property, doing the maximum impervious area for pavement and then we're providing the rear of it as impervious surface for the remainder of that.

MR. ARGENIO: Just help me for a minute to understand. I see on the left there on my plan I have a bold line right here, is that a lot line?

MR. MINUTA: That is a lot line, you're probably looking at this.

MR. ARGENIO: That's exactly what I'm looking at.

MR. VAN LEEUWEN: He's buying the property next door.

MR. MINUTA: He owns the property.

MR. VAN LEEUWEN: He wants to demolish the house?

MR. MINUTA: Correct.

MR. VAN LEEUWEN: And the garage he's going to demolish that too?

MR. MINUTA: We're going to raze the site.

MR. ARGENIO: What are we looking at there, go lot by lot for the members.

MR. MINUTA: Weather Oak Hill, Route 207, this is the corner lot, Superior Auto Sales is here, the building. The lot line exists here and he owns this parcel and the parcel behind him here. This lot is what's going to be razed. Okay, we're taking down the house, taking down the garage, flattening the property, pitching it toward the storm drain and pitching it toward the back.

MR. ARGENIO: Tell me about the next lot.

MR. MINUTA: This he does not own.

MR. ARGENIO: Just shown for informational purposes?

MR. MINUTA: That's correct.

MR. VAN LEEUWEN: Originally when we approved that that was only supposed to have 30 cars at a time.

MR. MINUTA: Which approval--

MR. VAN LEEUWEN: When he first came to us, he was only going to keep 30 cars at one time.

MR. MINUTA: What year?

MR. VAN LEEUWEN: Oh God, hey, what do you want me to do, I'm 75 years old, what do you want from me?

MR. MINUTA: I know.

MR. ARGENIO: Mark, would you check on that?

MR. EDSALL: I'm not quite sure about the number but there have been some site plan amendments as the building was re-oriented and some other changes.

MR. ARGENIO: Brian Barbera has been on this site relative to this site a couple times and I think the previous owner was here. Who was the previous owner?

MR. MINUTA: I have no idea. Brian's owned the property.

MR. ARGENIO: I think it was that kid Scott who used to work for me, Scott, I forget his name but whatever it doesn't matter.

MR. MINUTA: Mr. Christie maybe? He owned the property here.

MR. ARGENIO: Years ago.

MR. VAN LEEUWEN: Larry Balella owned this until they took the house down and he moved in with the cars.

MR. ARGENIO: Check on that, Mark, see if there's any requirement.

MR. EDSALL: Last application, most recent application is from 2012 and I believe yeah the layout that's shown on Joe's plan I think there's like one minor difference so it matches the 2012 plan which was approved on June 11, 2012 so there were some updates.

MR. ARGENIO: Joe, the lot in the back, if you go down Weather Oak Hill to the left is that vacant now?

MR. MINUTA: No, that has a house that's owned by Mr. Barbera.

MR. ARGENIO: He rent that out?

MR. MINUTA: Yes, well, I say yes, to my knowledge.

MR. VAN LEEUWEN: How many properties does he have, Joe?

MR. MINUTA: Overall, the parking spaces come down to it's a car lot so they move the cars as necessary, they have the minimum required for the amount of building they have which was part of the 2001 approval. How many spaces does he have, not properties--

MR. VAN LEEUWEN: That's why I asked you a question, how many parking places does he have on the first parcel?

MR. MINUTA: Currently, on the existing site I can't tell you off this one. Mark, do you have that plan from 2012 in front of you?

MR. EDSALL: I it's either 33 or 34 total spaces.

MR. MINUTA: Okay.

MR. EDSALL: Well, I believe that includes the--

MR. VAN LEEUWEN: I remember distinctly 10 years ago, 10 or 15 years ago that we limited to 30 cars.

MR. ARGENIO: I don't want to--

MR. MINUTA: I don't disagree with that, I do know that he came before you with the plan we prepared last year.

MR. ARGENIO: Can I talk for a second? I don't want to beat it to death. I asked Mark to check on it for the next meeting so we can have that information. You could very well be correct, Henry. Mark will check the file and see what he can come up with relative to that. This is not going to go over the wire tonight, there's a couple things we need to talk about in addition to that, let's move on. Joe, something else other than the parking?

MR. VAN LEEUWEN: No, I wasn't trying to break your horns.

MR. ARGENIO: No, I'm good. Mark is going to check on it and we're not going to solve it right here tonight, let's just talk for a second. So the center lot you're going to raze the center lot, Joe, are you going to pave it?

MR. MINUTA: Yes, for the first portion of the lot which is shown on S2 which is this area here it's 128 and a half feet by 114.

MR. ARGENIO: I don't have that drawing.

MR. MINUTA: S2.

MR. ARGENIO: It doesn't look like your S2, did you do a bait and switch on us?

MR. MINUTA: No, you have the updated plan which shows

the parking spots.

MR. VAN LEEUWEN: Here it shows parking, here it does not.

MR. ARGENIO: What happened Cammy or Joe? Off the record.

(Discussion was held off the record. Whereupon, following which, these further proceedings transpired.)

MR. VAN LEEUWEN: How many are on the new lot?

MR. MINUTA: Let me see your plan.

MR. ARGENIO: Forty-six, Henry.

MR. MINUTA: Yeah, you've got a total of 94 stalls total.

MR. VAN LEEUWEN: That's a lot of cars, okay.

MR. ARGENIO: There are 46 on the new parking lot.

MR. VAN LEEUWEN: And he's got 34 on this one.

MR. EDSALL: So 79 total is what I counted so we're not in the 90s.

MR. MINUTA: We'll straighten that out.

MR. ARGENIO: Please straighten that out.

MR. MINUTA: Will do.

MR. ARGENIO: Let's get focused here. First thing, Joe, please get the plans squared away cause I don't want to get jumbled up with what we approved or don't approve, what Cammy has, what you have, what you're presenting, let's get that squared away, you know how confusing that type of situation can get, I'm sure there was an oversight somewhere, either on your behalf or Cammy's behalf but let's get passed it, let's have a look at it. The lot to the east of Mr. Barbera's lots, that's a residence?

MR. MINUTA: Yes, belongs to Mr. Christie.

MR. VAN LEEUWEN: Until he takes the houses down.

MR. ARGENIO: So it belongs to Mr. Christie, what do you mean tears them down, he doesn't own this?

MR. VAN LEEUWEN: No, no, no, but here he does, see this lot is split.

MR. ARGENIO: I get that, I'm getting at, what I'm getting at the lighting, somebody else lives in this house, Joe, I guess?

MR. MINUTA: May I see the plan that you're looking at that house, yes, and there is a lighting plan.

MR. ARGENIO: Do you have any screening designed for here cause I don't see any in this plan.

MR. MINUTA: New six foot high PVC fence.

MR. ARGENIO: Right on the property line. Jennifer, do we put fences on the property line?

MRS. GALLAGHER: Yes.

MR. ARGENIO: On the property line? Okay, correct, you are correct.

MR. VAN LEEUWEN: For a change.

MR. ARGENIO: So you do have a fence, you do have some level of screening?

MR. MINUTA: Yes.

MR. ARGENIO: I want to get focused on the lighting.

MR. MINUTA: There's a lighting plan.

MR. ARGENIO: Sure you gave it to us?

MR. MINUTA: L1 lighting plan shows all the foot candles in a group pattern as well as the overlay for the foot candles.

MR. ARGENIO: Joe, what do you have here, wall packs on the building?

MR. MINUTA: Correct.

MR. ARGENIO: Do you have any pole lights?

MR. MINUTA: Yes, there's an existing pole light at the corner which is Central Hudson that he rents, a new pole light will be put on the other pole at the east corner of the property and the lighting plan that you show there shows both the Central Hudson lights for the manufacturer make, model and lamp and wattage as well as the lamps that are being put on the building as wall packs.

MR. ARGENIO: Okay, now we're getting somewhere. Let me put you on the spot, Mark, my big concern here is two things, the lights spilling onto Little Britain Road and the lights spilling onto the neighbors.

MR. MINUTA: Okay.

MR. ARGENIO: So I don't think we have to worry about the back cause I think Mr. Barbera owns that lot.

MR. MINUTA: That is correct.

MR. ARGENIO: But we do have to worry about 207, Weather Oak Road and the Christie lot. So Mark, have you gone through the lighting plan and does it make sense to you? Cause when I look at it, I see isolux curves, I see what I think are candela representations but the numbers really don't mean a lot to me quite frankly.

MR. EDSALL: Unfortunately, they don't make sense to me either and that's one of the things I have to work on with Joe is that the plan has point foot candle elevations of light intensity and I don't see where the fixtures are. They have a symbol legend but I don't see that the plan shows those triangular and square symbols on the plan. So that's the first thing that's missing.

MR. MINUTA: They're there but they're hard to read, my apologies for the height of that.

MR. EDSALL: If you can see them, God bless you cause I can't. The second thing is is that normally what you do is you superimpose the isolux generation from each fixture so we can see where the overlap is especially because the MEGS400QT is a directional spotlight which

is the type of flood light that the planning board generally frowns on because it is by nature one that creates glare and if it's directed in the wrong manner it could be a problem for the road or neighbors and clearly wouldn't be a problem for Mr. Barbera if he wants to have everyone see his cars. But could be a problem for the neighbors. So we really need to drill down a little bit on the lighting plan.

MR. ARGENIO: I can't speak for everybody else but that's my, Jen, you don't get a lot of noise about his facility, we have not spoken of anything that I can remember?

MR. VAN LEEUWEN: He's been there close to 20 years.

MR. ARGENIO: I think he's doing what he's trying to do, make a living and it's all good.

MR. EDSALL: He's been very cooperative on all the applications, I don't suspect we're going to have any problem.

MR. ARGENIO: Make sure that when he does the lighting just want to make sure we're not creating something that's going to be problematic and Mark has some standard verbiage which I think you're familiar with he puts in all these type of things where if the light is not right Brian has to fix it to the planning board's satisfaction. Let's get it right now. Howard, anything else?

MR. BROWN: No, been there a while.

MR. ARGENIO: Danny?

MR. GALLAGHER: No.

MR. ARGENIO: Henry, any other thoughts?

MR. VAN LEEUWEN: No, I expressed my thoughts up front.

MR. ARGENIO: And Mark will look into the parking.

MR. EDSALL: Yeah, I'll work with Joe on all the issues that came up, there's no difficult issues here.

MR. ARGENIO: Just give me a second, I want to read from Mark's comments. Do you have Mark's comments?

MR. MINUTA: I do now.

MR. ARGENIO: Dominic, is it appropriate to take lead agency?

MR. CORDISCO: Certainly nothing preventing it.

MR. ARGENIO: I'll accept a motion.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the Superior Auto Agency.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Joe, this has to go to the county cause you're on a state highway, obviously.

MR. MINUTA: Yes, I'll work this out with Mark before I send it.

MR. ARGENIO: I think it can go now, the lighting issue's a local issue, I think it's something that's important to us as a town, our folks in this town, the county's comments tend to be a little broader than that.

MR. EDSALL: I'll work with Cammy on the referral.

MR. ARGENIO: Mark will get referred, he'll work with Cammy and get it referred. Please make sure we have the right drawings, make sure the right drawings get referred.

MR. MINUTA: You have them, I apologize.

MR. ARGENIO: So that's it, Joe, we'll get it out there and we'll go from there. Anything else on this application? Anybody? Okay, Joe, you can leave the room now.

MINUTA ADDITION (14-07)

MR. ARGENIO: Next is Minuta Addition, 554 Temple Hill Road. This application proposes use of the existing building as a professional office, total of three, three phases of additions for offices.

MR. MINUTA: Single page. Okay, Joe, tell us what we have here, this is your office?

MR. MINUTA: Yes. We have an existing property, it's now in the HC Zone converting the property to owner occupied with the office and putting additions on the property. We have a total of let's see here, we have an addition in the back which would be phase three of the project 26,000 square feet and excuse me, phase two addition 739 square feet, Phase 1 has been already been permitted as far as the expansion.

MR. ARGENIO: You have a building permit?

MR. MINUTA: We do have a building permit because we didn't change the site per se.

MR. ARGENIO: You don't have to placate me, I'm good.

MR. MINUTA: We have provided site plan as far as asphalt coverage 25 foot access aisle which I spoke with the fire inspector about. Apparently there's a, town code's a little more stringent than the state code so we're dealing with that issue separately but basically, we have a two phase parking plan. We've got the first phase which accommodates what we're looking to do in that phase and phase three would accommodate the larger building and with this application we'll also be filling the site to have the site at the same level as the front of the lot.

MR. VAN LEEUWEN: What's going to happen to the office you're in now, that's going to be made a residence?

MR. MINUTA: Both, yes. The intent behind this property is for a design center so we have services being offered so these other spaces--

MR. ARGENIO: What services?

MR. MINUTA: Design center similar to the architectural services, interior fine arts, maybe some others.

MR. VAN LEEUWEN: Landscaping?

MR. ARGENIO: Is there like a showroom?

MR. MINUTA: I'm not intending a showroom.

MR. ARGENIO: More professional?

MR. MINUTA: My studio but other than that--

MR. GALLAGHER: What's extending into I guess the lands of Ronsini?

MR. MINUTA: That's existing.

MR. ARGENIO: What did you ask about this here, I was looking at that too.

MR. MINUTA: That's existing, it's been there forever.

MR. GALLAGHER: Is it a walkway?

MR. MINUTA: This was a six acre parcel owned by Ronsini and he broke the parcel up for his children and when they did so they really didn't take into account this little piece that was a bridge that went over this little seasonal creek that goes back to the other house. That still exists, the bridge no longer exists, it was made of wood but there's an embankment abutment on the other side as well but that's what exists now.

MR. ARGENIO: What do the fire inspectors say about the 25 foot wide road.

MR. MINUTA: The town, excuse me, state code requires 20 feet, Town Code requires 30, therefore, I need to go in front of the fire inspectors, their board to seek a variance from the Town Code.

MR. ARGENIO: Okay. Give me a moment to read through Mark's comments here. I'm going to read word for word on the bulk table, verify parking calculation as the office area on the plan seems to total approximately 6,972 feet which would require 35 parking places plus two places for the accessory apartment. Since only 19 spaces are depicted on the plan, more parking would be required or a variance would be required.

MR. MINUTA: If I can address that quickly?

MR. ARGENIO: Go ahead.

MR. MINUTA: The existing residence occupies 2,954 square feet, therefore, the balance of that being the 739 square feet and the 2,746 square feet when you calculate that out comes to 17 parking spaces plus two would be 19 which is what I show on the site plan, the bulk table has nothing filled out correctly.

MR. VAN LEEUWEN: You can always add more parking places in the back.

MR. MINUTA: Yes.

MR. EDSALL: If he amends the bulk table to show that balance of uses sounds to me like it will be solved, thank you.

MR. VAN LEEUWEN: So you're going to live there yourself, are you living there now?

MR. MINUTA: I have two houses right now, that's one of the places I live, yes.

MR. GALLAGHER: Is that a drop curb next to the handicapped parking?

MR. MINUTA: Well, yeah, it will be, that's all going to slope down.

MR. GALLAGHER: Concrete, yeah?

MR. MINUTA: Yes, all concrete.

MR. GALLAGHER: Accessible ramp from the--

MR. MINUTA: It will be completely accessible in the back section, yes.

MR. ARGENIO: Mark, what's the genesis of your sprinkler comment there? What does our code read nowadays?

MR. EDSALL: I'm just suggesting that as part of his discussions with the fire inspectors he has that resolved as well so that if a connection needs to be shown we can get that verified with John Agido now just to resolve it.

MR. ARGENIO: What's the code now?

MRS. GALLAGHER: It's 9,000 square feet.

MR. ARGENIO: I don't see any on the parking, I don't see any other details, Joe, on the parking lot.

MR. MINUTA: Of the lot itself?

MR. ARGENIO: Yeah.

MR. MINUTA: We have the details for it obviously tonight we came before you for the site plan review but there's the details.

MR. ARGENIO: Mark, do we have any DOT issues here with this?

MR. EDSALL: It's an existing curb cut, I mean, the board has the opportunity to send it to DOT because of the modification in the use or you can work as being an existing curb cut and leave it as is. I think that's--

MR. ARGENIO: I don't think we have to decide at this moment, my sense is, you know--

MR. VAN LEEUWEN: It's got to go to county.

MR. ARGENIO: It does have to go to the county but again, he's not futzing around with the curb cut at all, Henry, so I don't know that we need, are we under an obligation to send it, Mark?

MR. EDSALL: He's not going to be applying for a permit.

MR. ARGENIO: He's not doing anything in the right-of-way.

MR. EDSALL: In all honesty, the DOT may be interested in seeing it but they can't deny him access, it's a use permitted by law and he's not proposing to change it, I don't know what benefit would be served by sending it there.

MR. ARGENIO: I agree with that.

MR. EDSALL: Clearly if it was a problem and we wanted him to move it to another part of the site then I would say yeah, we have to send it but there's no benefit in sending it. I don't know that, if it's required by law

or not but I don't believe it is.

MR. MINUTA: It's there, it's existed for--

MR. GALLAGHER: Probably get moved toward the traffic light.

MR. ARGENIO: That makes it worse.

MR. CORDISCO: This is similar to an application where someone is proposing to take down an existing structure and rebuild, something like a new pharmacy, for instance, or something like that where the traffic patterns on the site were going to be changing and the use and the access out to the state highway would be changing as well like here you're not proposing to make any changes.

MR. MINUTA: No, none.

MR. CORDISCO: At the access point.

MR. ARGENIO: Handicapped route into the building from the parking lot space should be discussed as no pedestrian sidewalks are proposed nor accessible entrances indicated. You're going to have to clean that up, Joe.

MR. EDSALL: I did speak with Joe about it at the workshop but I wanted him to explain to you folks so you'd understand it, you're not looking to have people go from the handicapped spot to the front of the building cause there's no access.

MR. MINUTA: Correct.

MR. EDSALL: Maybe explain where you're having your access.

MR. MINUTA: All the access would be to the rear of the building for the handicapped access so all these floors will be capable of handling that.

MR. ARGENIO: What are you doing with the breezeway?

MR. MINUTA: That's a connection point for the addition, my utilities would be going through that section of it, that, it's not--

MR. ARGENIO: What do you deal with?

MR. MINUTA: Sewer, water, electric, it allows me the connection to the new building without separating everything out.

MR. ARGENIO: I'm talking about this right here.

MR. MINUTA: That's an accessway, just sidewalk area that goes between the two buildings.

MR. ARGENIO: Concrete sidewalk, Joe?

MR. MINUTA: Correct here, this may shed a little more light on it.

MR. BROWN: Not going to be covered in any way is it?

MR. MINUTA: No.

MR. ARGENIO: Yeah, there's the walkway right there. Okay, you guys got anything else on this? Danny, any other thoughts?

MR. GALLAGHER: No.

MR. ARGENIO: Mark, what else do we need to do?

MR. EDSALL: You could I believe resolve lead agency issue and authorize planning referral.

MR. ARGENIO: Authorize what?

MR. EDSALL: Planning referral.

MR. ARGENIO: Yeah, if anybody sees fit, I'll accept a motion that we declare ourselves lead agency for this application.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made that the Town of New Windsor Planning Board declare itself lead agency for Minuta site plan.

ROLL CALL

MR. FERGUSON            AYE  
MR. BROWN                AYE

MR. GALLAGHER            AYE  
MR. VAN LEEUWEN        AYE  
MR. ARGENIO             AYE

MR. ARGENIO: Mark, will you work with Cammy and get the referral?

MR. EDSALL: I will.

MR. ARGENIO: Make sure we get the right set of plans out, get with Joe, make sure we have the right plans here. Joe, is there anything else that you need to share with us? That's it, right?

MR. MINUTA: That's all I've got.

MR. ARGENIO: Good, thank you.

DISCUSSION

SUMMIT TERRACE LAND BANK PARKING

MR. ARGENIO: Summit Terrace, Joe Sarchino's here to represent this, I'm sure.

MR. ARGENIO: Okay, Joe, what do you have?

MR. SARCHINO: I have Chuck Tint here tonight.

MR. TINT: I'm the project development, project manager with Joe Forgione. Joe unfortunately is traveling east abroad this week and couldn't join us. We're just here, it's actually a very good thing we're here tonight, we're really fine tuning the application over the course of the last few weeks, months we've had a series of meetings with the town, the town's been fabulous to work with and we're at the point where as we begin to take the final site plans and convert them into site development and a couple things have come up along the way that Mr. Edsall suggested that we should have a little chat with the board, just let you know what some of the changes are all about. We have with us tonight Michael Blum, who is the construction project manager for DRA Construction Services which is the general contractor, our internal general contractor for the project. And Joe will lead you through the handfull of changes that we've made. But ostensibly the big thing we wanted to discuss with you tonight because we never really had an opportunity when we were before the board for the site plan approval is the land bank parking opportunity that the ordinances provide us with. And essentially we have 697 spaces provided, under your ordinance there's a 25 percent reduction, we're asking for a reduction of approximately 18 percent off that number. And if I can put my glasses on I will, I will tell you that's 126 spaces that we'd like to hold in abeyance for potentially down the road in case we really need it, we're going to provide 571 spaces. One of the things that we did in this parking on the land bank parking plan with Mr. Edsall's guidance we were all very concerned about distribution. So we wanted to make sure that each of the larger buildings had enough surface parking to serve those buildings and we roughly have 18 garage spaces, we have 11 units therefore that don't have garage or appropriate spaces so we wanted to do minimally to make sure there were 22 spaces that were sort of a short walk and so we took great care to make

sure there were at least 22 surface spaces, that we're in a convenient walking space from the building that's what we're here to discuss with you tonight and just present, we're very comfortable, I think everything worked out well and Joe will take you through the details and couple of the other changes that we have.

MR. SARCHINO: I guess since we're on the land bank parking, why don't we continue with that. As Chuck mentioned, we're proposing 967 parking spaces, that's what was approved. This is the approved plan at the bottom that I have here and we're proposing to land bank 126 spaces or 18 percent of the overall parking requirement that we have shown. That leaves 22 parking spaces for the clubhouse area and then the remainder basically two parking spaces per unit which again 18 garages plus a driveway space, an additional 22 spaces for the 11 units that don't have garages. If you can see the plan that we submitted, you'll see colored bands basically surrounding where those 22 parking spaces are for each unit. And that makes up the 126 spaces. So the spaces that we're proposing to land bank again the approved plan and the approved plan land banked plan are the green area, green area here, here, here and here. So those are the overall land banked parking spaces that are proposed.

MR. TINT: Just to make sure the colors are essentially zones, that's how we zoned out the parking. So within those colored lines are enough spaces to serve each of the buildings adequately for people that don't have the benefit of, won't have the benefit of a garage.

MR. SARCHINO: The other items that have changed when we were developing the construction documents for the project the architect informed us that the building got 12 feet shorter in overall length so you can see--

MR. ARGENIO: What building?

MR. SARCHINO all of them, the larger buildings, the small one didn't change so all of the large buildings went from let's see 216 feet to 204 feet so you can see the difference, it's slight but you can see the difference between the two and that's why I brought the approved plan. So that's the other change that was made so luckily they didn't get bigger. The other change working with an ADA consultant and looking at handicapped access to the property amenities which is the clubhouse unit to unit and looking at that and

talking to the consultant we added a little bit more sidewalks and that's the areas basically we added are the brown areas here to here to here, that's the difference from this plan to this plan.

MR. ARGENIO: That's the sidewalk behind Clark Street, is that correct?

MR. SARCHINO: Yes, that's correct. So it's along the curb here and what we did is to maintain the landscaped island that was along here, we shifted the buildings, these two buildings slightly to the west so we maintain landscaped island that's there and made room for a four foot wide sidewalk.

MR. ARGENIO: Concrete?

MR. SARCHINO: Concrete, yes.

MR. ARGENIO: What else?

MR. SARCHINO: That's it, that's basically it.

MR. ARGENIO: I want to talk now please if I could. Mark, for the benefit of the members and me cause this is new to me too, I know a little bit about it but we need to know about this, can you explain the concept of this banking of the parking stalls, land banking, banking of parking?

MR. EDSALL: This is the first application that has taken benefit of the flexibility.

MR. ARGENIO: This is in our code, this is not something--

MR. EDSALL: It's in the code.

MR. ARGENIO: -- that's special to this applicant.

MR. EDSALL: No, it was added as part of the zoning amendments that Dominic worked on with the town board and well the entire group of department heads. And it allows as indicated I believe 25 is the correct number percentage of land bank parking which doesn't mean that they're getting a waiver, it means that they're asking that they defer building that 25 percent for purposes of determining do they really need it. Therein lies the issue of how to manage it which I'll get into in a minute. When Joe came in and met with us at the

workshop, the reason why all these colored zoned rings are drawn is that I told Joe that he should be cognizant of the need to balance the parking so that if they're going to land bank they don't land bank so that one building suffers and other buildings have access. So they have done exactly as I have requested they do, they in fact rolled in the other changes, the sidewalk and this plan also reflects those little islands between different access garages being eliminated.

MR. SARCHINO: Yes, I took those out.

MR. EDSALL: Which we have already discussed at a prior meeting. So they have distributed the parking spaces to be held in abeyance. As far as how you would manage it, my recommendation is that if the board accepts the land banking of the 18 percent that you ask that all those areas be graded as they would and not be improved with landscaping or any other features. So if they'd need to build the parking spaces, they could just remove that section of curb, curb in the new parking and effectively pave it and it would be an easy, easy construction so those areas would be graded to their near finished grade six inches off roughly and a construction or expansion joint would be put in the appropriate place and if they need to add piece by piece they could, if there was a need. The guarantee that you could get those put in if you want them at a later time my suggestion is that you use a standard I've used with several other communities is that you say you want a bond to cover the cost of construction, that bond has to run until three years after the last C.O. is issued. I can pretty much presume that within three years of when this is fully occupied they're going to know and we're going to know if there's a parking problem. If after three years there's been no history of problems, they would come in and request that the bond be released.

MR. ARGENIO: Mark, who decides if and when the parking is built?

MR. EDSALL: It would be the board's option.

MR. ARGENIO: What board?

MR. EDSALL: This board, you're the one.

MR. ARGENIO: Is that in the code with no ambiguity?

MR. EDSALL: That's my understanding of the code.

MR. CORDISCO: Correct.

MR. ARGENIO: So this, the town would hold the bond and this planning board under consultation with you and Jennifer would make the decision to direct them to build the parking, direct them to build part of the parking, direct them to build all of the parking sometime within that three year window, is that correct?

MR. EDSALL: That's an appropriate way and the law allows it, this is the first one so we have to be careful.

MR. ARGENIO: Are other municipalities doing this?

MR. EDSALL: We have done this with other municipalities and your experience is similar.

MR. CORDISCO: Town of Newburgh does this.

MR. SARCHINO: I've had many municipalities do this.

MR. EDSALL: I've had cases where by the time they get to the far end of the project they figure out they want to add some parking in the beginning of the project, they just do it themselves so may get built at this option.

MR. TINT: If I might, just a few thoughts. One, obviously, the area that would be reserved for the future parking will cover that, that would be grass or lawn, we might want to have the opportunity to put small scale shrubs which I'm sure--

MR. EDSALL: Easy to be removed.

MR. TINT: Yes, easy to be removed.

MR. EDSALL: We still want light poles, trees.

MR. TINT: Right, right down the road, our understanding though was that the ordinance calls for the building department to be the enforcement agent, do we have that wrong?

MR. CORDISCO: Well, they would make a recommendation to the planning board, yes.

MR. TINT: Okay, and that would be generally because certainly from our interest to have a project where the parking is not performing well is contrary to anything that we would shall we say entertain. So as you suggested, you get to the back of the project and the front of the project isn't working we're going to put those spaces in.

MR. VAN LEEUWEN: You better be very nice to Jen.

MR. TINT: Of course.

MR. EDSALL: Mr. Chairman, the only location that I do have some hesitancy on and I did speak with them about this at one point is we've had complaints on other projects, several other projects that we never have enough parking near the clubhouse. So I think that the nine spaces that are eliminated across from the clubhouse one way or another we need to make sure there's enough at the clubhouse because again, if we lived in Florida and there was never any snow and the clubhouse was being used, people would walk there 12 months a year. But we've had a lot of complaints on other projects that's an area of some history with us so they should try to make sure that that's fully provided.

MR. ARGENIO: Mr. Sarchino, you want to say something?

MR. SARCHINO: Well, I think just to get back to why communities are doing that, what we're finding everybody is trying to eliminate impervious surfaces and I'm sure, well, you know.

MR. ARGENIO: Not me.

MR. SARCHINO: You want more but in general, if you look at say Home Depot in Newburgh, there's an enormous amount of pavement that they're parking trucks and there's a lot of spaces that aren't used so that's the point.

MR. ARGENIO: It makes sense, how many times have you gone to a Wal-Mart or Home Depot, people at Wal-Mart in the Town of Newburgh they come in with their campers and they park and camp over there and the Wal-Mart people have to have the cops run them out.

MR. SARCHINO: So the code requirement 2.5 parking

spaces per unit, we're providing 2.03 so the theory is again not everybody is going to have two cars, there's going to be empty spaces, we're going to find out.

MR. ARGENIO: You can hit us with all the math you want, at the end of the day, the reality of it is what you said earlier is a hundred percent right and I think the concept is a great idea. The reason I was probative about it I want to understand with no ambiguity who determines if it's built later on or not. Do you agree to post a bond for the value that Mark establishes?

MR. TINT: So the concept we're comfortable with, we checked with our bonding company today at a meeting and three year bonds is something that our bonding company says they're just not aware of.

MR. ARGENIO: You know what, you're talking to the wrong guy, talking to the wrong guy.

MR. TINT: In terms of?

MR. ARGENIO: In terms of what you just said, that's a credibility problem between you, you need to get a different bonding company or tell them to be creative.

MR. EDSALL: You can get a bond and have a renewable bond, you can get a letter of credit, you can get a letter.

MR. TINT: Do a two year bond with a one year renewal.

MR. ARGENIO: That'd be just fine.

MR. EDSALL: Or just renewable because there's no, first of all, it's not three years from now, it's three years from the last C.O. so we don't know.

MR. TINT: Last C.O. would be.

MR. EDSALL: You can always do a letter of credit that's non-expiring.

MR. ARGENIO: I don't want to be too blase', he just said I would assume that the condition of the issuance of the final C.O. would be the submission of the bond, is that the case?

MR. EDSALL: As we historically don't like to have the

last couple of items hanging on one unit, as you get towards the end we're going to remind you of your obligations.

MR. CORDISCO: At this point, Mr. Chairman, since this is the first request for this before this town, typically this kind of request would normally happen actually during the site plan approval process. We're post approval at this point, there's signed plans, my recommendation would be to lay all of this out in appropriate notes that would be added to the site plan and new site plan would--

MR. ARGENIO: I agree with that but that still doesn't answer the original question and Mark tightened it up a little bit, I'd like to see it a little tighter than that.

MR. EDSALL: I suggest that again because we want to, could be three years from now that they're getting near the end of their project, who knows, could be two years, five years, I think Dominic should memorialize this in some type of a document that the applicant executes and the town executes and it just records the conditions, maybe want to have at 75 percent buildout they have to post a bond.

MR. ARGENIO: Are you guys okay with that?

MR. TINT: With separate document 75 percent?

MR. ARGENIO: Yes.

MR. TINT: If that's what the board wants.

MR. ARGENIO: Sounds fair. I don't want to be a bully, I think what you're proposing is fair. I've met with Mr. Forgione, I've spoken to Mr. Forgione, he seems like a pretty decent fella, he's brought a nice project to our town. This is going to save him some money and hopefully in a perfect world Mr. Sarchino, you're right, you really don't need the stalls, you never build them, you get your bond back and we'll move on. But if that does happen assure it will kick in at 75 percent of C.O.s issued.

MR. EDSALL: The other thing we should ask is that Joe had an explanation of what changes were proposed as part of this field change just I think he should memorialize that in a letter with a plan attached

because the building department personnel and our office need to have something for the field gentlemen and ladies to understand what was authorized by the board tonight.

MR. ARGENIO: Can you do that, Joe?

MR. SARCHINO: Yes.

MR. ARGENIO: Do you guys take any exception, anything that I'm missing? Seems to me like a good idea, you guys agree?

MR. GALLAGHER: Yes.

MR. VAN LEEUWEN: No problem with it.

MR. GALLAGHER: I agree with the clubhouse parking.

MR. ARGENIO: I do too.

MR. SARCHINO: I was making a few notes, what did you want me to do, write a letter of the changes?

MR. EDSALL: The presentation you made indicated that there was some brown areas, sidewalks, green area, maybe submit that plan a couple copies with an explanation letter, this key plan obviously shows what spaces are going to be land banked, just enough so the building department has a clear record as well as field gentlemen and Dominic's going to get into what he's going to do, just having some side discussion.

MR. CORDISCO: Mark's suggestion, it's a very valuable one, is that one approach we could take would be a developer's agreement that would be between--

MR. ARGENIO: We already have one.

MR. CORDISCO: We do but it would be an amendment to the existing developer's agreement that would spell out these terms and also get recorded so it would be in the chain of title so God forbid there was any change in ownership later on that there was no ability for someone to say hey, I didn't know that I needed to build those parking spaces in the future.

MR. ARGENIO: Agreed?

MR. TINT: After 75 percent, Mark, however we define

that we'll have an obligation to post a performance bond for two years renewable for a third year that will--

MR. EDSALL: It's going to be renewable until the board releases it because if it's at 75 percent and it takes you a year and a half to build out the last 25 you've just added another year and a half into the process.

MR. TINT: So would it be--

MR. CORDISCO: It's a three year period that--

MR. TINT: Three years after the last C.O.

MR. CORDISCO: Right, right, the surety has to be in place for three years after the last C.O.

MR. ARGENIO: But we want that--

MR. SARCHINO: At 75.

MR. ARGENIO: Smart fella, Joe.

MR. SARCHINO: Some days, not all the time. This is an easy one.

MR. ARGENIO: You okay?

MR. SARCHINO: Yes, made sure I brought big boards.

MR. ARGENIO: Good man, I imagine Joe Forgione will be okay too, obviously.

DOCUWARE/NY INTERNATIONAL PLAZA

MR. ARGENIO: Docuware/New York International Plaza. Mark, is that you?

MR. EDSALL: It's a simple item that was Jason Anderson, an architect who's been retained by the folks, it's actually across the street, it's the Accelerator building across the street from our offices. They're proposing a pergola and patio at the rear of the building, it's a nice drawing because it not only shows the plan view but gives you a three dimensional graphic representation, two different angles and they're just asking for permission to take this grass area and build this pergola and patio that was not on the original site plan. Clearly they're having much more fun across the street than we are.

MR. ARGENIO: Apparently they are.

MR. EDSALL: On a nice day, I may just walk across the street when appropriate. But it looks like a very nice addition to the site plan. So they're requesting the board's acknowledgment and okay to make this.

MR. ARGENIO: Anybody take issue?

MR. VAN LEEUWEN: No, I don't.

MR. GALLAGHER: Just have to move those four parking spaces.

MR. EDSALL: I believe that there's in that area no parking.

MR. ARGENIO: They're relocating the parking to the left there, Mark?

MR. EDSALL: No, just those four.

MR. ARGENIO: Danny, are you okay with this?

MR. GALLAGHER: Yes.

MR. VAN LEEUWEN: Yes.

MR. BROWN: I'm good.

MR. FERGUSON: Yes.

April 23, 2014

38

MR. ARGENIO: I'm good with it too. Okay, good luck to them. Mark, anything else?

MEADOWBROOK ESTATES

MR. EDSALL: Meadowbrook Estates is the next one.

MR. ARGENIO: Can you give us the nuts and bolts of that?

MR. EDSALL: I believe Cammy got a letter in requesting--

MR. CORDISCO: It's a standard six month extension.

MR. ARGENIO: Hold on one second. Dear Mr. Argenio, members of the board. Please let this letter serve as our request for six month extension of conditional final approval for the above-referenced project. As you will recall, the project received conditional final approval at the May 8, 2013 planning board meeting. Should you have any questions or require anything further, please do not hesitate to contact this office. Sincerely, Joseph J. Pfau. This would be a six month extension?

MR. CORDISCO: Yes.

MR. VAN LEEUWEN: That's standard.

MR. ARGENIO: Anybody?

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion made and seconded we offer extension to the Meadowbrook Estates subdivision. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Anything else guys? If not, motion to adjourn?

MR. VAN LEEUWEN: So moved.

April 23, 2014

40

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth  
Stenographer