

TOWN OF NEW WINDSOR

PLANNING BOARD

September 10, 2014

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

ALTERNATE: DAVID SHERMAN

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PLANNING BOARD ATTORNEY

JOHN SZAROWSKI, P.E.
PLANNING BOARD ENGINEER

JENNIFER GALLAGHER
BUILDING INSPECTOR

CAMMY AMMIRATI
ZONING BOARD SECRETARY

MEETING AGENDA:

1. New Windsor II MHP
2. Walter's MHP
3. Depew Sub.
4. Ray's Transportation
5. Moroney's Cycle

REGULAR MEETING:

MR. ARGENIO: Welcome everybody to the September 10, 2014 regular meeting of the Town of New Windsor Planning Board. Would everybody please rise for the Pledge of Allegiance?

(Whereupon, the Pledge of Allegiance was recited.)

MR. ARGENIO: If everybody would indulge me we're going to, Henry VanLeeuwen just reminded me that tomorrow is

the 13th anniversary of 9/11/01 in New York City. Obviously, everybody knows what happened on that day. So we're just going to have a brief moment of silence.

(Whereupon, a moment of silence was held in observance of 9/11)

MR. ARGENIO: Thank you everybody, our thoughts and prayers are with those people who so bravely gave their lives on that day. So that said, we'll get right down to business.

APPROVAL OF MINUTES DATED 8/13/14

MR. ARGENIO: The first item that we need to attend tonight is approval of the minutes dated August 13, 2014, they were sent out via e-mail on the 22, I'll accept a motion to accept them

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded. Roll call.

ROLL CALL

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

MR. ARGENIO: They have been approved as written.

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ANNUAL MOBILE HOME PARK REVIEWS:

NEW WINDSOR II MOBILE HOME PARK

MR. ARGENIO: New Windsor II Mobile Home Park.
Somebody here for that? No, okay next.

WALTER'S MOBILE HOME VILLAGE

MR. ARGENIO: Walter's Mobile Home Village. How are you, sir?

MR. DANTAS: I'm fine, thank you, Allen Dantas.

MR. ARGENIO: Mr. Dantas, yes. Jennifer, has somebody from your office been out there?

MRS. GALLAGHER: Yes.

MR. ARGENIO: What say you?

MRS. GALLAGHER: Great, no problems at all, Allen runs a great park.

MR. ARGENIO: That's great. Do you have a check made out to the benefit of the Town of New Windsor for \$515?

MR. DANTAS: Yes, I do.

MR. ARGENIO: Thank you, Mr. Dantas, for helping us keep a nice and neat town. Motion for one year extension?

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

ROLL CALL

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

MR. ARGENIO: Thank you for coming in, Mr. Dantas, we'll see you in a year.

NEW WINDSOR II MOBILE HOME PARK

MR. ARGENIO: New Windsor II Mobile Home Park. Didn't hold you up, did we? What's your name?

MR. MICHALSKI: Steve Michalski, M-I-C-H-A-L-S-K-I.

MR. ARGENIO: Has somebody from your office been over there?

MRS. GALLAGHER: Yes.

MR. ARGENIO: What do you have to say?

MRS. GALLAGHER: No issues.

MR. ARGENIO: How many units Mr. Michalski?

MR. MICHALSKI: Six.

MR. ARGENIO: Did you bring a check in the amount of \$250?

MR. MICHALSKI: I did.

MR. ARGENIO: You're on a roll tonight, man, give it to her, take a minute, fill it out. That said, I'll accept a motion offering one year extension.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

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

ZONING BOARD REFERRALS:

DEPEW SUBDIVISION (14-11)

MR. ARGENIO: Zoning board referral for the Depew subdivision, somebody here to represent this?

MR. VAN LEEUWEN: Nobody here the way it looks.

MR. ARGENIO: Strike it, call them tomorrow, Cammy, please.

MRS. AMMIRATI: Yes, sir.

REGULAR ITEMS:

RAY'S TRANSPORTATION (14-09)

MR. ARGENIO: First regular item is Ray's Transportation, 42 Argenio Drive. This application proposes a 100 by 100 foot additional building on the existing site to be utilized for the same commercial purposes as previously approved on the site. The plan was previously reviewed at the 14 May 2014 planning board meeting at which time it was referred to the zoning board for the necessary variances. What's your name, sir?

MR. RUGNETTA: Nick Rugnetta, Pietrzak & Pfau.

MR. ARGENIO: The record should reflect that this parcel is next to mine where my business is, mine and my partners. I don't think it affects my judgment to vote on it but just to avoid any appearance of impropriety, I'm not going to vote on it but I am going to run the meeting. I don't see any issue with that. So Mr. Rugnetta, please tell us what's going on here and in that dissertation, please share with us what variances you seek and what variances you were able to obtain.

MR. RUGNETTA: Okay, so last time we came, I know we were getting the referral to the ZBA so we were requesting a variance of reducing the distance from the nearest property line to 31 feet and the code states that you need an inch per foot of a proposed building height. So we're proposing a 45 foot high building and the location of it is only 31 feet from the property line so we needed a 14 foot variance for the difference. We were able to receive that variance and we're back here in front of you tonight.

MR. ARGENIO: What was the variance again?

MR. RUGNETTA: Fourteen feet.

MR. ARGENIO: On the height?

MR. RUGNETTA: Yes.

MR. ARGENIO: That offset was problematic because of the proximity to CSX Railroad?

MR. RUGNETTA: Right, we're only 31 feet away, you need

one foot per foot distance.

MR. VAN LEEUWEN: How come so high in the building?

MR. RUGNETTA: It's similar to these buildings and the only difference with this is that because he's also having additional tracks put in Ray's going to have the option of driving trucks up into the building and disposing of whatever material or commodity he's legally able to with his business.

MR. ARGENIO: From what I understand and I did speak to Ray about this many, many moons ago, his original intent was to move ash in covered containers and that fell through not that it's of any particular relevance but Henry a lot of times asks questions like this. And that fell through and he wants to have the siding because a lot of his business is railroads so he brings railroad ties in, I assume, I think he's going to ship in railroad ties and ship them out?

MR. RUGNETTA: Much the same as he's doing now, yeah.

MR. ARGENIO: He wants to be able to use the rail spur, he's going to extend the rail spur, widen it, do whatever he's got to do. I think that's what he's doing. It's been several months.

MR. RUGNETTA: Right.

MR. ARGENIO: Jennifer Gallagher, at the zoning board meeting, did anybody come to the public hearing?

MRS. GALLAGHER: You have to ask Cammy.

MRS. AMMIRATI: No.

MR. ARGENIO: I got the notice, I didn't go, I mean, essentially the building is kind of almost behind where he is proposing the building, it's behind Heights Lumber if you can imagine where that is.

MR. VAN LEEUWEN: Can't even see it.

MR. ARGENIO: Yeah, it's really--

MR. VAN LEEUWEN: I don't see a big deal, I just wanted to know why the height was.

MR. ARGENIO: Let's do some procedural things. John Z,

are you, do you have any other additional engineering commentary on this or anything else Mark or yourself was concerned about with this application?

MR. SZAROWSKI: Should I present his comments?

MR. ARGENIO: I'm going to go through them quickly, do some procedural things and I'll get back to you. You can tell us if there's anything that we need to get focused on. Insomuch as there was a zero appearance at the zoning board, it probably makes sense to waive the public hearing for this unless any of the members feel differently?

MR. GALLAGHER: So moved.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion made and seconded we waive the public hearing on this application.

ROLL CALL

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

MR. ARGENIO: I said I was going to abstain and I shall. So we waived the public hearing. What do you have there? Yeah, Mark's got it here. Relative to SEQRA, does anybody see anything here that's problematic for them?

MR. VAN LEEUWEN: I don't, I so move.

MR. ARGENIO: Henry Van Leeuwen has made a motion we declare a negative declaration under the SEQRA process for Ray's Transportation. Do I have a second?

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board declare negative dec for the Ray's Transportation site amendment. Roll call.

ROLL CALL

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

MR. ARGENIO: I'll accept a motion Town of New Windsor Planning Board declare itself lead agency.

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

ROLL CALL

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

MR. ARGENIO: Okay, procedural things have been buttoned up. John Z, do you have anything in particular there? You don't need to go through Mark's comments, wherever we go with this it will be subject to Mark's comments. What I'm referring to is, you know, the folding of the plans, that type of business, do you have any, are there any engineering concerns?

MR. SZAROWSKI: No further concerns.

MR. ARGENIO: Did they submit a SWPPP?

MR. SZAROWSKI: That was done with the previous.

MR. ARGENIO: Global SWPPP for the entire parcel?

MR. SZAROWSKI: Yes.

MR. ARGENIO: Dominic, anything else?

MR. CORDISCO: No, sir.

MR. ARGENIO: Just make sure, I want to make sure we're not affected in any fashion, I want to read through Mark's comments. We have a letter from county telling us local determination.

MRS. AMMIRATI: Yes.

MR. ARGENIO: Any of the members have anything else on this application they want to talk about? Want to take it over the top? Anybody sees fit, I'll accept a motion for final approval.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board offer Ray's Transportation final approval for their site plan that's going to be subject to Mark's comments. Do you have a copy of Mark's comments?

MR. RUGNETTA: Yes.

MR. ARGENIO: Mr. Rugnetta, it's some nickel dime stuff, amount of copies that need to be submitted, it's really, I don't see anything else of any consequence and the approval is subject to Mark's comments.

MR. RUGNETTA: Yes.

MR. ARGENIO: Motion has been made and seconded, I'll have a roll call.

ROLL CALL

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

MR. ARGENIO: Thank you for coming in.

MR. RUGNETTA: Thank you.

MORONEY'S CYCLE (14-03)

MR. ARGENIO: Next on tonight's agenda is Moroney's site plan amendment represented by Wright Architects. This application proposes a 5,240 square foot addition for the warehouse use at the rear of the existing building, that's Moroney's Cycles, the main building, am I correct, sir?

MR. CONKLIN: Yes.

MR. ARGENIO: The plan was previously reviewed at the 23 April 2014 planning board meeting at which time it was referred to the ZBA for the needed variances. Sir, what's your name?

MR. CONKLIN: My name is Kevin Conklin.

MR. ARGENIO: Who are you with?

MR. CONKLIN: Wright Architects.

MR. ARGENIO: So this application was before us before, I don't want to represent it, Mr. Conklin's going to represent it, but just to refresh everybody's memory, this was an addition to the rear of Moroney's Cycle, the side that faces the Thruway if you guys remember this application. So that said, Mr. Conklin, can you just share with us a little bit what you're doing there and what variances you were seeking and what variances he received or didn't receive?

MR. CONKLIN: Real quick, the project is, we'd like to enclose an existing concrete area, it's, right now it's an exterior storage area in the rear of the building, it's all concrete paved 5,240 plus or minus square feet. We'd like to enclose that to just for warehouse space.

MR. ARGENIO: It's a loading dock now, you're going to enclose it?

MR. CONKLIN: Right now, there's an existing retaining wall, we'd like to put a roof, we're going to put walls and a roof which will match the height and the style of the existing building.

MR. VAN LEEUWEN: Side walls and the roof?

MR. CONKLIN: That's right.

MR. ARGENIO: Go ahead.

MR. CONKLIN: And we were required to get five variances from the zoning board, we needed a variance for the building height, the rear yard, the side yard, the developmental coverage and parking spaces and all of those were granted.

MR. ARGENIO: Five variances?

MR. CONKLIN: We did, yes.

MR. VAN LEEUWEN: Man, you did alright.

MR. ARGENIO: Well, Henry, you know, on this application and I don't remember if you were at the meeting or not, I don't want to say it was blase' because that would be unfair but remember it's the back of the building and it faces the Thruway so I don't think anybody got, was getting particularly jerked up about it. Go ahead, Mr. Conklin.

MR. CONKLIN: That's really it. We're looking to match the height of the building. We're going to match the side yard setback, it's going to be a metal prefabricated metal steel building which will go on the existing concrete retaining walls. We're not creating additional impervious areas, we're not, the only side you'd see this from would be if you're standing alongside of the Thruway to look down through the woods to see this. So it's really tucked way back behind everything and that's really the project.

MR. ARGENIO: Okay, Cammy, I'm asking you about the zoning board.

MRS. AMMIRATI: Nobody was there.

MR. ARGENIO: They had a public hearing?

MRS. AMMIRATI: They got approved and nobody was there.

MR. ARGENIO: Nobody showed up?

MRS. AMMIRATI: No.

MR. ARGENIO: Mr. Conklin, I want to point out to you and Jennifer I'd like your input on this because I want to get it right, I have a note here from the municipal

fire, from the local code enforcement, building will require full sprinkler system with alarm and sprinkler system must be monitored and connected to a central station and alarm.

MRS. GALLAGHER: They're very aware of that.

MR. CONKLIN: Yes, we've had many discussions with the folks in the building department about that.

MR. ARGENIO: You're not getting a building permit--

MR. CONKLIN: We understand we have to sprinkler the entire building and deal with the appropriate procedures to, in order for this to happen we need to sprinkler the building.

MR. ARGENIO: Finish my statement, you're not going to get a building permit until you agree to do that and you've just enunciated that and that's what I was asking?

MR. CONKLIN: Alright.

MR. ARGENIO: You good?

MRS. GALLAGHER: Yes, absolutely.

MR. ARGENIO: Yeah, I don't have any questions. Do you guys have any questions? I'm going to go through some procedural things, same as the previous one, if anybody has anything, just let me finish the process here. If anybody sees fit, I'll accept a motion that we declare ourselves lead agency.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board declare itself lead agency for this application. Roll call.

ROLL CALL

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

MR. ARGENIO: Under the SEQRA process, does anybody see fit to make a motion for negative dec under the SEQRA process?

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board declare a negative declaration under the SEQRA process for Moroney's Cycle site plan amendment. Roll call.

ROLL CALL

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

MR. ARGENIO: Cammy says nobody showed up for the public hearing at the zoning board level. Unless anybody sees a need to have that public hearing here at planning board, I would think we can waive it unless somebody disagrees.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion has been made and seconded that we waive the public hearing as is our discretion to do so. Roll call.

ROLL CALL

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

MR. ARGENIO: Z, is there anything on this from an engineering perspective that we need to be concerned about? I certainly have Mark's comments here and they seem to be pretty clear.

MR. SZAROWSKI: I don't believe there are any other issues.

MR. ARGENIO: That's what I'm reading here from Mark's commentary. Let me just check, I want to read this to you, John. This is in Mark's commentary, this application is an amendment to prior application 93-29 and 06-23 and proposes the rear addition and parking modifications a note is provided on the plan which acknowledges this is the limitation of this application and that conditions, and that conditions of prior approval continue to remain in effect. Now that I read it out loud, I understand what it means. I was reading it to myself and I couldn't understand what it means, it just means that all the conditions on the prior approvals they continue to run.

MR. CONKLIN: Yes.

MR. ARGENIO: You're going to need a bond estimate, do you have a copy of his comments?

MR. CONKLIN: I do.

MR. ARGENIO: Good. Dominic or John, anything else?

MR. CORDISCO: You touched on the bond estimate, that would be the only condition of the approval.

MR. ARGENIO: Anybody have anything else?

MR. VAN LEEUWEN: So moved.

MR. ARGENIO: Mr. VanLeeuwen has made a motion for final approval for Moroney's Cycle site plan, is there a second?

MR. FERGUSON: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

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

MR. ARGENIO: Mr. Conklin, you're fine, you're good to go.

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MR. CONKLIN: Thank you very much.

MR. ARGENIO: I think we're good here.

DEPEW SUBDIVISION (14-11) (CONTINUED)

MR. ARGENIO: David, come on up here, please.

MR. DEPEW: Yes, Depew subdivision.

MR. ARGENIO: Your engineer didn't show up tonight, give her your name.

MR. DEPEW: David Depew. He said he'd be here 7:30.

MR. ARGENIO: Well, he's late. The meeting's at seven, he knows it's at seven.

MR. DEPEW: He said 7:30.

MR. ARGENIO: Do you guys to my right professionals, John Szarowski or Dominic Cordisco, do either of you guys have any familiarity with this?

MR. SZAROWSKI: No.

MR. CORDISCO: I don't have the plans in front of me but this is a typical area variance. There's no reason, I mean, even though we don't have the engineer here, it would be a shame to hold the applicant up where the board can't take any other action other than referring him.

MR. ARGENIO: That's kind of where I'm going. So for the benefit of the members--

(Whereupon, Mr. Ross Winglovitz entered the room.)

MR. ARGENIO: Ross, we were just getting ready to decide to bounce you and your applicant or to see if we could move it along from a legal perspective. Obviously, you know this board, we don't want to do anything that will run afoul of the law so now that you're here--

MR. VAN LEEUWEN: But you are afoul of the law.

MR. WINGLOVITZ: My orange book said 7:30.

MR. VAN LEEUWEN: Better get a new book.

MR. WINGLOVITZ: What we're proposing is these gentlemen picked up this property, it's about a little over 16,000, almost 17,000 square feet on Lawrence

Avenue. The lots in the area and the reason we prepared this plan is to show you--

MR. ARGENIO: Where is this?

MR. DEPEW: Ducktown.

MR. ARGENIO: Okay.

MR. WINGLOVITZ: So what we, the reason we did this overall plan is to show you how it fits into the neighborhood, this is a commercial property, this is another commercial property. So the only larger lots in the neighborhood are actually commercial lots are used for commercial purposes. This lot is about 16,800 square feet and what we're proposing to do is to subdivide it, the house exists if you look on page two way over in this corner of the lot.

MR. ARGENIO: Do you guys have plans? You got it, Harry?

MR. FERGUSON: Yes.

MR. ARGENIO: Okay, Ross, go ahead.

MR. WINGLOVITZ: So the house exists way over on the north side of the property way up against the property line, this is all just vacant land all on this end. So what we're proposing is to subdivide off the southern end of the property. We'll have the existing house on the north end, proposed house on the south end, the lots would be 8,400 square feet each, they would not conform with zoning. We'd need a variance but they'd be very consistent with what's in the neighborhood, in fact, they'd be larger than what's in the neighborhood, the average residential lot size is 5,700 square feet.

MR. ARGENIO: So Ross, I don't understand, man, you got a lot here, right?

MR. WINGLOVITZ: In green is one lot now.

MR. ARGENIO: Oh, now I understand, so that line down the center is the new lot line?

MR. WINGLOVITZ: Correct, and this is I think the VFW, this is another commercial building, daycare or something.

MR. VAN LEEUWEN: Yes.

MR. ARGENIO: Does anybody know, Jennifer or anybody know why that happened like that? Why that was built like that, just the way Ducktown is?

MRS. GALLAGHER: A lot of them hug the property line.

MRS. AMMIRATI: Now a lot of them are put together.

MR. ARGENIO: What's this structure on this side of this lot here?

MR. WINGLOVITZ: There's nothing on that, it's vacant so if you look here this is the same orientation as this house is on this side.

MR. ARGENIO: That's a proposed house?

MR. WINGLOVITZ: Proposed house, proposed lot line, it's a big long linear lot, house is tucked way up here, existing house, garage.

MR. ARGENIO: This makes sense on every level, am I missing something?

MRS. GALLAGHER: Just a very, very large variance they're looking for.

MR. ARGENIO: But what they're creating, flip that back please, is two lots that are par with everything else or bigger, I would hazard to say what they're trying to create is bigger than what's there now. I mean, look at all these lots here, all these little tiny lots here and this and these are bigger than all these.

MR. VAN LEEUWEN: Yes.

MR. ARGENIO: Where did you find that, David?

MR. VAN LEEUWEN: Somebody had to keep this open for the ducks.

MR. DEPEW: Just came across it.

MR. CORDISCO: Is it possible if I may interject is it possible these were two or more lots that were consolidated at some point?

MR. ARGENIO: Somebody split them in half.

MR. CORDISCO: Part of the original subdivision for Ducktown someone decided hey, I want a large back yard.

MR. ARGENIO: Maybe they bought it and took a house out.

MR. CORDISCO: You'd have to do a title search to see about that but--

MR. WINGLOVITZ: Could have been there was a number of these small lots that they owned in common at one point.

MR. CORDISCO: Correct, and right, or the assessor combined them which happens from the time to time if you're in common ownership, gotta watch out.

MR. DEPEW: Actually, the water and sewer stubbed up to the other lot two because that was the original plan way back in the day.

MR. ARGENIO: You're confirming what Dominic was saying it was two lots.

MR. DEPEW: I got it from the original owners of the, when the house was built.

MR. ARGENIO: Okay, makes sense to me. You guys see any problem with that? Okay, he's looking to go to zoning, zoning is going to have a look at this, certainly would seem to me we would send it there with a favorable recommendation. Does anybody disagree with that?

MR. VAN LEEUWEN: No problem.

MR. GALLAGHER: No.

MR. ARGENIO: So you're going to zoning with a favorable recommendation from the planning board, here's what we need to do, if anybody feels that this application is incomplete at this time, please make the motion.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that

the Depew minor subdivision plan be declared incomplete at this time so they can be referred to the zoning board. I'll have a roll call to that effect.

ROLL CALL

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

MR. ARGENIO: Let me bring to your attention to, Ross, I want to read from Mark's comment. The plan submitted bears the stamp of a New York State P.E., probably Mr. Winglovitz if I had to guess, but by New York State law, engineers cannot prepare surveys or subdivision plots. As such prior to referral to the zoning board, we should have a plat with areas calculated by a professional land surveyor.

MR. WINGLOVITZ: No problem.

MR. ARGENIO: Would you get that done before you go there?

MR. WINGLOVITZ: Yes, I will submit that plan as part of the package to the Zoning Board.

MR. ARGENIO: Somebody you work with?

MR. WINGLOVITZ: Yes.

MR. ARGENIO: Okay, you're good, David, thank you. Ross, thank you.

MR. DEPEW: Thank you.

MR. WINGLOVITZ: Thank you.

MR. ARGENIO: Anybody got anything else? Motion to adjourn?

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

ROLL CALL

MR. FERGUSON AYE

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

Respectfully Submitted By:

Frances Roth
Stenographer