

TOWN OF NEW WINDSOR

PLANNING BOARD

January 28, 2015

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
DANIEL GALLAGHER  
HARRY FERGUSON  
DAVID SHERMAN

ALSO PRESENT: MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

VERONICA MC MILLAN, ESQ.  
PLANNING BOARD ATTORNEY

JENNIFER GALLAGHER  
BUILDING INSPECTOR

CAMMY AMMIRATI  
PLANNING BOARD SECRETARY

ABSENT: HENRY VAN LEEUWEN  
HOWARD BROWN

MEETING AGENDA:

1. Yeshiva Ohr Naftoli
2. Lands of Van Leeuwen
3. Stonegate at New Windsor

**REGULAR MEETING:**

MR. ARGENIO: I want to welcome everybody to the January 28, 2015 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.)

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MR. ARGENIO: Welcome everybody. As I mentioned before we were on the record, we only have two items on the agenda, so we're going to get, let's get started.

REGULAR ITEMS:

YESHIVA OHR NAFTOLI (14-10)

MR. ARGENIO: First item is Yeshiva Ohr Naftoli site plan and special permit proposed expansion on New York State 94 and Forge Hill Road. Did I see Mr. Dates here to represent this? The application proposes additions to the building for a classroom and study hall. The application was previously reviewed at the 9 July 2014 and 13 August 2014 planning board meetings at one of which I believe we did have a public hearing. So that said, what say you, Mr. Dates? What's your name, sir, I'm sorry I don't remember?

MR. KRAUSZ: Yitzchok Krausz.

MR. ARGENIO: Go ahead, Justin.

MR. DATES: Justin Dates with Maser Consulting. It's been a few months since we were last here before the board. The overall scope of the project has changed. The previous application did have four additions to the building. There was a dormitory, cafeteria expansion, classroom addition and a study hall addition. The dormitory addition and the cafeteria have been removed, they're no longer part of the application. The applicant is looking to do classroom addition on the front of the building and then study hall addition at the rear of the facility. As you mentioned, we did have a public hearing so we did include a couple comments that came up from the public hearing.

MR. ARGENIO: That was exciting, wasn't it?

MR. DATES: Yes. One of them being there's concern about construction noise so we did add a note on sheet two that calls out that they must be in compliance with the Town of New Windsor codes and noise ordinance.

MR. ARGENIO: Which you have to do anyway.

MR. DATES: Correct. And then item two it was brought up, there was a woman that lived on Rocky Lane, she's tax lot 49-6-10, her parcel property line, shared property line where the applicant's parcel here their driveway comes relatively close, close as it can in that area and she's looking for some additional screening so we have proposed a six foot stockade screened fence.

MR. ARGENIO: As I recall, there was some discussion of fences back in that area.

MR. DATES: So we did propose it along that, her shared property boundary with the applicant's parcel, it's about 220 feet of stockade fence that we're putting back there.

MR. ARGENIO: Good.

MR. DATES: Also we have been in touch with the building department and the fire inspector to work out requirements for fire improvements for the project site. And what was worked out is basically from the start of the existing building all the way back to the, to this intersection point where there's an existing storage shed.

MR. ARGENIO: Widening the road to 30 feet?

MR. DATES: That's correct, where it's deficient in 30 feet we're expanding the whole roadway throughout that area. We also added, there's two fire hydrants, one at the north and one at the south that we protect the bollards we'll be installing because of their close proximity to the roadway. We're also proposing additional parking spaces, proposed parking spaces right next to the classroom addition. And I have indicated actual striped spaces in this rear parking area. One other comment that Mark brought up regarding storm water, right now there's drainage improvements that bring runoff down through PVC pipe and discharges down on this slope. So what we'd like to do is put a riprap apron at that discharge point, there's nothing there right now where that storm water's discharging onto the slope so we put--

MR. ARGENIO: So it dissipates.

MR. DATES: Exactly.

MR. ARGENIO: What's going on right here and right here, are you just illustrating the spaces?

MR. DATES: Yeah, just designating where the spaces are.

MR. ARGENIO: What's going on with this four inch service line?

MR. DATES: So there's a water main that runs along the access drive here, the new facilities need to be sprinklered, have the fire suppression system, so there would be a tap to that existing water main and into the basement area of this building, correct me if I'm wrong, that's where a lot of the mechanical or utilities are for the building, so the service would come in here and service the two additions for the sprinkler needs.

MR. ARGENIO: So that four inch is to give you volume and pressure for the requisite sprinkler systems in the new buildings?

MR. DATES: The new additions, that's correct.

MR. ARGENIO: And I guess somebody did some leg work and it doesn't make sense to come into this building here and then go through a utility overhead basement connection here, it makes more sense to come in here and branch off and go to here, is that right, Mr. Krausz?

MR. KRAUSZ: Well, in terms of the order how we plan on building we're starting with the study hall first so we wanted to start with the basement and run the lines through the main hallway. We actually had Mr. Sullivan design the sprinklers.

MR. ARGENIO: He's the right guy to get, he's the gold standard.

MR. KRAUSZ: He came in and reviewed the area with us and made that recommendation.

MR. ARGENIO: Well, that makes sense, so there's a thought process there.

MR. KRAUSZ: Yes.

MR. ARGENIO: So Mr. Krausz, you're going to construct your pavement widenings either before or in association with your building construction, otherwise you're not going to get a C.O. unless the pavement widening and parking spaces are done. Are you aware of that?

MR. KRAUSZ: We understand that.

MR. ARGENIO: You do understand that?

MR. KRAUSZ: Yes.

MR. ARGENIO: For the benefit of the members, you guys recall I think, I hope you recall a pretty detailed and heated discussion, not heated but pretty detailed discussion about the sprinkler system here. Again, it's my understanding that Mr. Krausz and I'm going to look for you at the end when I'm done to give me an affirmation of what I'm about to say Mr. Krausz. Mr. Krausz agrees that they're going to install a sprinkler system in both new structures and they're going to install fire alarms throughout the existing facility, is that correct Jen?

MRS. GALLAGHER: That's correct.

MR. ARGENIO: Do you agree to that?

MR. KRAUSZ: Fire alarms are already installed throughout the building. I'm not aware of any additional ones that are necessary. But we do intend to expand that system into all new structures and we do intend to put sprinklers in the new construction.

MR. ARGENIO: I don't know about the structures with fire alarms but the buildings you're going to put up are going to have, are going to be sprinklered.

MR. KRAUSZ: Sprinklered and alarmed. But in terms of the existing, I'm unaware of any new requirement for fire alarms, as far as I understand, we have the proper system installed.

MR. ARGENIO: That could very well be the case and you need to work that component out with the fire inspectors. If they say it's okay, the planning board agrees.

MR. KRAUSZ: Perfect.

MR. ARGENIO: Fair enough?

MR. KRAUSZ: Yes.

MR. ARGENIO: Justin, what else do you have?

MR. DATES: I think that covers the revisions to the plans and what we did to address comments from the public hearing.

MR. ARGENIO: You guys to my right, David and Harry, do you have any questions? Scaled back a little bit, they did what they needed to do relative to the sprinklers and such.

MR. ARGENIO: I'll accept a motion for lead agency.

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

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

ROLL CALL

MR. GALLAGHER	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: If anybody sees fit, I'll accept a motion we declare negative dec.

MR. GALLAGHER: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board classify this as an unlisted action under SEQRA and declares negative dec of environmental significance under the SEQRA process. Roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: We held a public hearing on 8/13 of 2014 which is required so that's behind us. It's been referred to the Orange County Planning, municipal water and sewer has been approved. Mark or Veronica, have I missed anything with this application from a procedural perspective? It's not a trick question.

MR. EDSALL: No, I'll just touch on a couple items that I confirmed in my comments. The application is now on the plans and for approval purposes being considered as a religious use A-5 in the bulk table. It's not a special permit use.

MR. ARGENIO: Jen, are you good with that?

MRS. GALLAGHER: Yes.

MR. EDSALL: They have addressed all our previous comments as Justin indicated. In fact, in addition, they have addressed some of the public hearing comments. The only conditions of approval besides the normal payment of fees is the approval boxes which are, just has to be cleaned up for the town stamp and also the bond estimate for key site improvements.

MR. ARGENIO: Justin, do you have a copy of Mark's comments?

MR. DATES: No.

MR. ARGENIO: Now you do. So you know those conditions.

MR. DATES: Thank you.

MR. ARGENIO: Guys, do you have any other questions on this?

MR. GALLAGHER: No.

MR. SHERMAN: No.

MR. FERGUSON: No.

MR. ARGENIO: I think the heavy lifting is behind us.

MS. MC MILLAN: Just for clarity of the record if we can just declare lead agency and insert that prior to the negative dec in the record.

MR. ARGENIO: Does that have to be inserted before?

MS. MC MILLAN: It should go prior to the negative dec.

MR. ARGENIO: Would you please make that adjustment? I don't have anything else unless anybody else does. Do you have any questions?

MR. KRAUSZ: At the public hearing this was a woman here on Rocky Lane who expressed about someone near the property. Besides going ahead and put the fence, I did send her a letter and we spoke subsequently just that in the interim to put something in place that, you know, to make sure our boys aren't going to go there. I wanted to make assure sure she was comfortable. She indicated it was one time situation, I just wanted it to be that she doesn't have to wait for the next six or eight months so I did reach out to her.

MR. ARGENIO: I appreciate that. Note to self, Mr. Krausz, you should keep, and I say this tongue in cheek, a leash on the students to some degree because truth be told, my company had a little contract--

MR. KRAUSZ: Came to my attention, yes.

MR. ARGENIO: We did a little job down there on Forge Hill Road and one day my PM went down there and there was students from the school climbing all over machines, taking pictures, I mean, no harm no foul, but if that were them in somebody's back yard it would be a different discussion. So whatever, just figured I'd mention it. Okay, anybody want to make a motion?

MR. GALLAGHER: I'd like to make a motion for final approval for the Yeshiva Ohr Naftoli site plan.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded we offer final approval to Yeshiva Ohr Naftoli and subject to Mark's comments. Roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Good luck to you, Mr. Krausz. Justin, thank you for your professional representation as always. Have a good night.

MR. KRAUSZ: It was a pleasure working with the planning board, you've been very helpful everybody here.

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MR. ARGENIO: It's all good. Good luck to you.

LANDS OF VAN LEEUWEN (14-21)

MR. ARGENIO: Lands of VanLeeuwen. Anybody here to represent this? This is on Toleman Road, Pietrzak & Pfau. The application proposes a subdivision of the 36.1 acre parcel into four lots, five lots, I'm sorry, five lots. The plan was previously reviewed at the one November 2014 planning board meeting. Sir, what's your name?

MR. RUGNETTA: Nick Rugnetta.

MR. ARGENIO: How long have you been with those guys?

MR. RUGNETTA: About a year and a half now. I worked for them when I was up at college too.

MR. ARGENIO: Where were at college, SU?

MR. RUGNETTA: SUNY ESF, yeah, right there.

MR. ARGENIO: Tell us what you're proposing.

MR. RUGNETTA: This is the lands of VanLeeuwen, it's a five lot subdivision.

MR. ARGENIO: You guys know where this is? You make the left on Toleman Road, go in maybe, Mark, 300, 400 yards?

MR. EDSALL: Yeah, maybe a little more, maybe, not far.

MR. ARGENIO: Okay, go ahead.

MR. EDSALL: It's located where the old driveway is to the cell tower before the driveways moved.

MR. RUGNETTA: So it's a five lot subdivision and all five lots will be serviced by individual wells and subsurface sewage disposal systems. Recently all soils testing was witnessed by the town engineer representatives, analysis teams have been designed--

MR. ARGENIO: What was the perc?

MR. RUGNETTA: For which lot?

MR. ARGENIO: Were they good or not good?

MR. RUGNETTA: They were good, they're about average,

right around the, I think they were 20 or 30 minutes.

MR. ARGENIO: That's pretty good for the west end.  
Okay, go ahead.

MR. RUGNETTA: We added a detail sheet and we provided necessary site details, some erosion control details and road profile.

MR. ARGENIO: Just so I'm clear, lot two is that, draw your finger around the limits of lot two.

MR. RUGNETTA: Going all the way up this road and along the rear of these lots and cuts to the front of Toleman Road so has frontage along Toleman and comes all the way back.

MR. ARGENIO: That's what I'm seeing, giant lot.

MR. RUGNETTA: Yeah, one and two are 11 and 13 acres respectively.

MR. ARGENIO: The access for lot one is off Toleman Road?

MR. RUGNETTA: Yes, and the other four are going to be serviced by the road.

MR. ARGENIO: Okay, got it, I see. So this is lot five here, it's coming off of the private road then you have one, two, three driveways. Mark, is that wet up front in that lot or are the wetlands in the back, I thought the wetlands were in the back?

MR. EDSALL: Which one, two?

MR. ARGENIO: I thought the wetlands, I thought this was, I didn't realize this was wet.

MR. EDSALL: There's a pocket of wetlands mid property and then the entire rear.

MR. ARGENIO: Okay.

MR. EDSALL: Then there's also in the front left a little pocket of wetlands.

MR. ARGENIO: I see that, yeah.

MR. EDSALL: They have already craftily put in the

private road and developed the lots around the wetlands.

MR. ARGENIO: Say it again.

MR. EDSALL: They have craftily positioned the road and then the development areas around the wetlands.

MR. ARGENIO: We use the term shoehorned in.

MR. EDSALL: I used craftily.

MR. ARGENIO: But I don't think they're shoehorned in because there's a ton of space but they're shoehorned in between the wetlands.

MR. EDSALL: Yes, when you look at the size of the lots you're looking at very large lots, one and two are very large.

MR. ARGENIO: Huge lots, what are they?

MR. EDSALL: Give you an idea of usable land, 219,000 and 186,000 so the net areas are even larger.

MR. ARGENIO: That's going to be a nice, quiet area.

MR. EDSALL: Very nice.

MR. ARGENIO: Somebody wants a nice quiet area, they're not going to have a view.

MR. EDSALL: Even the other three are well over an acre for their net area.

MR. ARGENIO: Shouldn't be any sight distance issue, right?

MR. RUGNETTA: It's a straight.

MR. ARGENIO: There's a ton of sight distance left and right. So you have perc, Mark, your guy witnessed the perc?

MR. EDSALL: Yes, he did.

MR. ARGENIO: We can take lead agency, is that right, or do we have to circulate?

MR. EDSALL: No other involved agencies that I'm aware

of so you could assume lead agency.

MR. ARGENIO: Anybody want to make that motion?

MR. FERGUSON: 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 Van Leeuwen subdivision. Roll call.

ROLL CALL

MR. GALLAGHER            AYE

MR. FERGUSON            AYE

MR. SHERMAN            AYE

MR. ARGENIO            AYE

MR. ARGENIO: We have not heard from Anthony as of yet. We have not heard from the fire folks, I don't imagine they're going to have any issue. The diameter of the cul-de-sac is driven by code, is that 100 or 200 feet?

MR. EDSALL: It's smaller on a private road, I believe it's 100 for the property boundary but I'll doublecheck, I haven't checked the details.

MR. ARGENIO: I think it's 100 for a private road, I think.

MR. RUGNETTA: Yes, it's 100.

MR. ARGENIO: What are you looking for from us tonight?

MR. RUGNETTA: Just next step in the planning process whatever that entails.

MR. EDSALL: The purpose really tonight, Mr. Chairman, and we have not completed our review of the sanitary systems nor the details, the purpose is to authorize the required public hearing.

MR. ARGENIO: Should be no reason why we can't.

MR. EDSALL: The plans are in complete form, we'll complete a review, if there's any corrections needed they could make those subsequent to any hearing.

MR. ARGENIO: Okay, anybody want to make that motion?

MR. FERGUSON: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion made and seconded by Mr. Gallagher that we authorize the public hearing for this application. Roll call.

ROLL CALL

MR. GALLAGHER            AYE

MR. FERGUSON            AYE

MR. SHERMAN            I shouldn't but I will

MR. ARGENIO            AYE

MR. EDSALL: He's going to get a copy of the minutes.

MR. ARGENIO: I don't know what else there is to talk about here. Cammy, will you see to it that Anthony gets a look at this and Mark and the fire people?

MRS. AMMIRATI: Yes.

MR. ARGENIO: Anything else we need to talk about?

MR. EDSALL: Just for clarity for the board members cause this is one of those cases where it does rise to the level of a major subdivision by virtue of the town local law because it's five lots but relative to the state law, two of the lots are well over five acres so it's not a Realty Subdivision so it doesn't need to go to Orange County Health so it's in that between zone. Lot of people when they see five believe at that point it triggers the need to go to the county health, it's only if all five lots are under five acres.

MR. ARGENIO: Okay, so Mr. Rugnetta, contact Cammy and she'll get you set up for the public hearing. She'll tell you what you need to do and we'll move you forward. Any other questions, sir?

MR. RUGNETTA: No, that's it, thank you.

MR. ARGENIO: Thank you.

DISCUSSION:

STONEGATE AT NEW WINDSOR (09-29)

MR. ARGENIO: Mark, do you have something?

MR. EDSALL: Stonegate at New Windsor is looking for an extension of approval. Veronica and I had a chance today to discuss the methodology for these extensions and/or reapproval, I'll lateral to her on a recommendation.

MS. MC MILLAN: This one's a site plan approval and they've had two 180 day extensions thus far. There's some discussion right now about the code and extensions versus reapproval. So there's no sunset under the state law but the town code does provide for some capping of extensions so we'd probably recommend--

MR. ARGENIO: What does that mean provide, requires it?

MS. MC MILLAN: It limits the amount of extensions such that we should probably consider a--

MR. ARGENIO: Limits it by statute?

MS. MC MILLAN: Town code, it limits the number of extensions of site plan approval.

MR. ARGENIO: Doesn't state law trump that?

MR. EDSALL: State law has no provision for expiration of site plans. The Town of New Windsor under home rule adopted a local law to provide that limit because there were a whole slew--

MR. ARGENIO: I remember stuff that was shelved for years and years and years.

MR. EDSALL: We spoke today about possibly and it might be a good time for the planning board to concur with a recommendation that the town board provide some availability of extensions that would be for site plans consistent with the way the subdivision regulations were modified.

MR. ARGENIO: Well, the spirit of that sunset rule we'll call it at the local level if I remember correctly, Mark, was to eliminate these plans from lying around and lying around, I don't want to say in

perpetuity but close to it and then people coming in saying I want to revisit their, I want to breath new live into it.

MR. EDSALL: There were some site plan applications that had conditional approval that were 10, 15, 20 years old and we didn't even know if the applicant was still in business. So we cleaned that up. But with every action there's secondary damages or collateral damages so I'm a hundred percent on board, Veronica and I discussed today we're recommending that the board reapprove the application.

MR. ARGENIO: For Stonegate?

MR. EDSALL: For Stonegate. There's nothing that you're aware of, zoning prohibitions, changes or any SEQRA issues so it would be consistent with the prior approval and we're going to be over the next months working on trying to clean up the code so if get where we want to be tonight we're recommending a reapproval.

MR. ARGENIO: Anybody want to make that motion?

MR. FINE: I'm the owner of Stonegate.

MR. ARGENIO: Stand up, please identify yourself.

MR. FINE: Tony Fine. I owe you a check.

MR. ARGENIO: For what?

MR. FINE: For escrow.

MR. ARGENIO: Oh, that's great, we'll take that. Are you original owner, Mr. Fine?

MR. FINE: Yes.

MR. ARGENIO: Wasn't John involved in this?

MR. FINE: We were, shared 50-50 for a couple years, I bought him out in like in 2008, 2009 so I've been single owner since then.

MR. ARGENIO: When are you going to build?

MR. FINE: First we've got to get through an easement, hopefully this summer, get through this stuff. Right now we're working through a right-of-way on the access

road.

MR. ARGENIO: Nina Street?

MR. FINE: No, no, on 207, I don't think there's a name on it, the road that comes up.

MR. EDSALL: Scheible Road.

MR. ARGENIO: Henry Scheible's road.

MR. FINE: Just a right-of-way, we're dealing with that the right-of-way shared by a few parties, we don't see any concern with that but we see light at end of the tunnel, shouldn't be long on that.

MR. ARGENIO: Okay, good, good.

MR. FINE: I appreciate your patience with it. We worked, you know, there was some easements that had to do with getting water over to Nina Street that took a while, that's a lot of the reasons that took two years.

MR. ARGENIO: That was a key component the easements on Nina Street that link and the upgrading of the lift station are something that we're very much focused on as a planning board and a town so we appreciate your cooperation with us on those issues.

MR. FINE: Thank you very much cause you've got the water loop to Nina and that took a while, like two years waiting on those easements.

MR. EDSALL: There's a lot of easements, there's water loops and as the chairman indicated a sewer pump station that's being relocated and upgraded so clearly there's a lot of activity.

MR. ARGENIO: Yes.

MR. EDSALL: So I would suggest it be subject to all the conditions from the prior approval noting that relative to SEQRA it's consistent with all the prior determinations.

MR. ARGENIO: Anything else Mr. Fine?

MR. FINE: No, that's it, I appreciate your patience with it.

MR. ARGENIO: Anybody want to make the motion?

MR. GALLAGHER: Motion for approval for Stonegate New Windsor conditioned to everything Mark said.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded that we offer reapproval to Stonegate New Windsor subject to what Mark read into the minutes a moment ago. Roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you Mr. Fine.

MR. FINE: Thank you very much.

MR. ARGENIO: Good luck to you, sir.

PATRIOT BLUFF

MR. ARGENIO: Next?

MR. EDSALL: I believe RPA site plan and subdivision had put in for--

MR. ARGENIO: Mr. Perna.

MR. EDSALL: Mr. Perna for I believe it's 01-65.

MRS. AMMIRATI: I had that on for next time around.

MR. EDSALL: We're cleaning it up in case we don't know what the agenda is going to be.

MRS. AMMIRATI: I've already got two things, we're having a meeting.

MR. EDSALL: You know more than I do on that. We can table it.

MR. ARGENIO: Let's put it behind us, speak Mark, please.

MR. EDSALL: It's a similar situation for the site plan. I'm suggesting that you reapprove that application. I'm aware of no zoning or SEQRA issues that would prohibit you from reapproving that application. That would be the site plan and for the subdivision.

MS. MC MILLAN: Subdivision we can do an additional extension in 90 day blocks pursuant to the town law.

MR. EDSALL: Two 90s is what you normally do.

MR. ARGENIO: Can we identify the application?

MR. EDSALL: Patriot Bluff.

MS. MC MILLAN: Patriot Bluff.

MR. GALLAGHER: Retail?

MR. ARGENIO: No, the houses.

MR. EDSALL: Houses up on the top.

MR. ARGENIO: Do you have a number or--

MS. MC MILLAN: Original application numbers 01-65 and 01-66.

MR. ARGENIO: Subdivision and the site plan or vice versa, whatever.

MS. MC MILLAN: Yes.

MR. ARGENIO: So it would be a reapproval for that reapproval for the one and two 90 day extensions for the other.

MR. EDSALL: Reapproval for site plan extension two times 90 for the subdivision.

MR. ARGENIO: Anybody want to make that motion?

MR. SHERMAN: So moved.

MR. FERGUSON: Second it.

ROLL CALL

MR. GALLAGHER	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, I want to get buttoned up with this reapproval as opposed to extensions or Mark or Veronica.

MR. EDSALL: We spoke today, we want to get the town board to make the subdivision regulations consistent with the state law and then provide in the site plan regulations of the Town of New Windsor parallel provision.

MR. ARGENIO: Yeah, I feel like we're guessing as to what we need to do and we're defaulting to the most conservative position to make sure we're covered and I don't like doing that. I like to know exactly what the heck we're doing and do it.

MR. EDSALL: It worked fine until the state amended the town laws of the State of New York that allowed subdivisions to go on forever. That's when we kind of became inconsistent.

MR. ARGENIO: Alright, anything else professionals?  
Motion to adjourn?

MR. GALLAGHER: So moved.

MR. FERGUSON: Second it.

ROLL CALL

MR. GALLAGHER	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. ARGENIO	AYE

Respectfully Reported By:

Frances Roth  
Stenographer