

**VILLAGE OF AIRMONT
PLANNING BOARD
August 27, 2015 8:00 P.M.
Village Hall**

MEMBERS PRESENT: Doug Whipple, Chairman
Anthony Santucci
Helen Schwabacher
Jeffrey Kirby, Ad Hoc

MEMBERS ABSENT: Thomas Gulla
Donald Hook, Ad Hoc
Ed Kennedy

OTHERS PRESENT: Tony Benedict, Village Attorney
Eve Mancuso, Village Engineer
Kristen O'Donnell, Village Planner
Suzanne Carley, Clerk

Chairman Whipple called the meeting to order at 8:00pm. The pledge of Allegiance was held. Chairman Whipple advised that there is a cancellation on the agenda for Culinary Depot. He also appointed Jeff Kirby as a voting member for the evening.

Chairman Whipple made a motion to adjourn the Public Hearing for Culinary Depot to be continued to September 24, 2015 at 8:00pm. The motion was seconded by Tony Santucci. Upon vote, this motion carried unanimously. Some members of the public expressed their dismay about the continuation of the public hearing as they came to the PB meeting specifically for Culinary Depot. They did ask if Culinary Depot would be re-noticed and they were advised no as it is a continuation of the public hearing until the next PB meeting on September 24, 2015 at 8:00pm.

Per Chairman Whipple the approval of June 25, 2015 minutes will be put off until next month as no one had a chance to read over them.

**Yeshiva Karlin Stolin - Informal Discussion
4 S Monsey Road**

Ryan Karben, Attorney and Rhonda Smith, Leonard Jackson Engineering were present for the applicant.

Ryan Karben advised that they would be back next month for a public hearing in September but because the matter has not been in front of the Board in over a year he wanted to refresh the PB on where they were with regards to the project. He indicated that in the year they have been

absent they have been working with CDRC, working on traffic updates and requested technical updates and as well as updates to SEQRA.

The project is a proposal for a Yeshiva on South Monsey Road and was originally incepted back in 2002. It started proceedings in front of PB in 2004 and was last before the PB in August 2014. There had been issues with the layout of the site, configuration and vehicular movement. Since such time they were able to purchase the adjoining lot. A total of .8 acres was added to the lot site which now doubles the lot frontage from 150 sq. feet to 300 sq. feet. This allowed them to redesign their access. It allows for elimination of all their variances with the exception of one variance needed for development coverage. The development coverage dropped from 59% to 34.5% and land bank 46 parking spaces. They have provided some alternatives and have gone back to all the originally public hearing testimonies to try and address the original issues that were raised.

The site was originally dominated by its narrowness and the need for traffic circulation with a huge loop road around it which is no longer required. The new proposal has a huge contained playground, an entrance and exit and the parking lot is balanced with green space. Purchasing the property made a big difference. They are working on wrapping up the SEQRA and need to provide updates to complete SEQRA for the next PB meeting as requested by CDRC.

Tony Santucci asked if the additional land had been purchased or is it under consideration. Helen Schwabacher asked if anything was on the land. Rhonda Smith replied it has been fully acquired and was a subdivision of a vacant lot back in 2012 or 2013. Chairman Whipple asked how much additional land was purchased percentage wise. Ryan Karben noted it is 50% more and has made a very big difference in solving many of the original issues that existed.

Rhonda Smith showed how the new plans give a chance to bring buses in through a 2 way entrance and a chance to drop off. No conflicts between the bus and car drop off area would exist. Helen Schwabacher asked which direction they would be coming from. Rhonda indicated that they would come down left or right on Christmas Hill and South Monsey Roads going toward Saddle River. The plan is showing some land banked parking to reduce development coverage, and has been purchased and finalized to provide more greenspace. If they ever need more parking spaces it is noted on the site plan that it would be built with pervious pavement so they don't increase their development coverage. There is a grade change on the parking lot with the neighbors of between 8-10 feet. The neighbors height will allow for very little disturbance due to the elevation change in terms of noise. Sight wise there will be a fence on top of the wall therefore will be very difficult to see any disturbance.

Ryan Karben talked about other major issues they previously discussed such as the adequacy of the playground and green space. They were able to reconfigure all of this with the added acquired land. More extensive landscaping, more green space and the ability to reconfigure the playground for Kindergarten and older grades could be accomplished. He wanted to get the project fresh in everyone's mind before coming back next month. They need to complete the SEQR process and anything else the PB advises.

Helen Schwabacher asked how many children will be walking to school versus those arriving on the bus. Ryan indicated he did not feel that there would be many children walking at all as the majority would be using buses. Kristen O'Donnell responded that 24 buses and 70 cars are indicated in the traffic study.

Ryan Karben indicated that different school grades have staggered arrival times so it's not all simultaneously. This would account for buses at different times. They showed on the plan that there is a 3 bus stacking capacity and provided a wider driveway for circulation. Helen Schwabacher asked how they would be stacked. Rhonda Smith showed that there is more space in the parking lot and more circulation and explained how the stacking would work.

Ryan Karben explained that the original plan did not show any land banking and that they were originally seeking a major parking variance which they no longer need to do now. They will only be seeking a development coverage variance from ZBA.

Chairman Whipple asked Kristen O'Donnell if there was anything else missing. Kristen O'Donnell agreed that Ryan Karben covered the status of the project and will need to submit supplemental information. Kristen indicated that they will need to update all the previous studies with the added new parcel & new project components: supplement the earlier SEQR, the traffic & visual impact study report with updated counts from 2008 and confirm anticipated volumes. The visual impact analysis needs to be updated to reflect that the building is now a different shape. They submitted an updated Storm Water Report which required more updated regulations from the DEC. A new long environmental assessment form was also submitted which we have asked for some changes and as well as changes on the mapper pages the DEC generates. We also received a new updated letter from the Tallman Fire Department and they will need to comment on the new layout. The Building Inspector asked for confirmation on the number of students and the parking generation prepared. We received a GML review form from the County planning department dated 8/5/15 and they had some modifications recommended that need to be addressed that are standard. Site plan issues need to be taken into consideration. They are in the process of updating the Board since some of the Board members have not been around since this started many years ago back in 2006.

Eve Mancuso indicated the primary concern is traffic and the ability for stacking of the vehicles as this now appears limited, onsite circulation and the fire access to the building. They will need to discuss this with the Fire Department.

Ryan Karben plans to have all concerns and recommendations addressed for the September PB Meeting. Chairman Whipple indicated that this is not a public hearing tonight, and we need to hold off on any questions until the actual public hearing and can address any concerns at that time.

Berk Homes
330 Spook Rock Road
Site Plan
Continued Public Hearing

Zachary Peters, civil engineer with Larry Marshall and applicant Abe Berkovic appeared before the PB and provided a brief overview of the project which is essentially a proposed 11,000 sf flex office/ warehouse building with associated facilities.

The existing site currently has a driveway serving the parcel to the rear land property in the back owned by Mr. Remmer. They worked with Mr. Remmer to propose a shared driveway to replace the existing driveway to serve both Mr. Remmer and applicant.

The proposed entrance will be 24ft. entrance along Spook Rock Road, once into the site it will narrow to 20ft which is the minimum width required for a turnaround. There will be easements on both parcels along a portion of the shared driveway, turn around and some parking in the rear of the building. There is a small portion of isolated wetlands on the site which is isolated under the jurisdiction of the Village. The building will connect with the existing sewer along Spook Rock Road.

Chairman Whipple asked them to explain how the easement will work with their driveway and the private driveway the in terms that everyone can understand.

Chairman Whipple asked for them to please explain who maintains these roads and what happens if they don't maintain it.

Zachary Peters met with Mr. Remmer the neighbor and they have a draft maintenance agreement that spells it all out. Abe Berkovic stated that if the building is occupied then the applicant maintains 100% of the driveway. If the building is vacant then Mr. Remmer, the one using the driveway, will maintain it. No matter how many occupants are in the building, one or more, Mr. Berkovic will maintain it regardless. If there are no occupants then Mr. Remmer will be responsible as he is the only one using the driveway.

Chairman Whipple reaffirmed that all details should be put in writing and submitted to the Village. His concerns are that if he doesn't maintain it until the first occupant moves in then we need to ensure Mr. Remmer does maintain it so it needs to be a written agreement. Abe indicated that the small details in draft will be worked out and although they are not written in stone, they have an agreement. Mr. Remmer didn't raise any concerns. Chairman Whipple officially requested that all details be put in writing and submitted to the Village.

Zach Peters indicated that's important to note that in the end that the access to driveway will be maintained by someone at all times whether its applicant or the neighbor Mr. Remmer.

Eve Mancuso would like to hear from Mr. Remmer himself and he should be a joint applicant because the project involves his property. Mr. Remmer might be able to clarify a few concerns as the project involves his property. She asked if the engineer had the opportunity to work out the turning radius and the position of the driveway and it relates to the turning radius.

Eve Mancuso also asked that in terms of the position of the driveway, as it relates to the signal at the intersection and the turning radius how it would work with the trucks coming in and out. There was a concern of the timing of the proximity to the signal and the distance between the driveway and the signal getting into a cue without blocking traffic. Eve asked if this is why this new configuration came about, was it due to what the county commented on.

Zachary Peters indicated that this is the first time he is hearing of this issue. He is only aware of concerns for emergency vehicles having access. He is unaware of any concern about the amount of space when pulling out if someone was cued at the light.

Eve Mancuso noted that if someone is already cued at the light then they have no ability to pull out. Eve indicated in terms of the turning radius the diagram provided doesn't work as it indicates that the turning radius goes over the path. Eve suggested that it appears it needs to be wider at the entrance and asked if the change in the plan was due to the county input.

Zachary Peters will look into the wheel path further, and is confident that there is room and will look into it in more detail.

Kristen O'Donnell indicated this was also a concern of the Zoning Board. The Chairman of the ZBA specifically asked that they look into the entrance becoming wider from the South. It did not appear that any changes were made unless they were awaiting PB feedback first. The applicants engineer did respond that yes they wanted PB feedback first.

Eve Mancuso asked if they felt that the truck circulation diagram exit is working for the site – I'm referring to sheet 4 of 8 the board – is the vehicle in the proper lane when it exits the site?

Chairman Whipple noted that the question is oncoming traffic – will they go into a ditch or onto the side of the road or into on-coming traffic?

Eve Mancuso noted that this is why it suggested that the entrance needs to be widened so the vehicle can turn into the proper lane as they exit the site or do it on their property. Zachary Peters noted that they can certainly widen it.

Eve Mancuso suggested that they open the radius wider so it not be perpendicular since there is land available. She suggested that they consider opening up the radius to put the vehicle in the proper lanes. She also asked if they went back to the county to review and discuss as this has been a concern from day one.

Abe Berkovic stated that he checked and that the County doesn't own the traffic signal they said it's the town. Eve indicated we needed input from the Town of Ramapo even through it's a county road. Abe mentioned he was surprised they don't maintain it since it's a county road. Abe said he confirmed this with the county.

Zachary Peters asked if there any additional comments besides the GML review that have come up with review board.

Kristen O'Donnell stated that she does not believe it's been recirculated back to the county highway dept. ,that it is with the traffic department. She recommends that the applicant and engineer meet and coordinate. The Highway Department did not see this particular access. The

letter from the Highway Department is dated April 17th said they did not see this current plan with the easement and shared driveway so this needs to be coordinated with them.

Chairman Whipple asked applicant and engineer if they have received a copy of Tallman Fire Department letter. They confirmed that they did receive it from the clerk.

Eve Mancuso noted that the pavement now returns into the face of the building. She asked if that is to subdivide the space better? Abe Berkovic noted yes. Eve Mancuso asked if that is a loading bay access? Abe confirmed that it is a small loading area.

Kristen O'Donnell summarized the ZBA meeting and circulated a memo dated 8/19/2015. Some items have been addressed and some have minor note plans. We need to see details of the sign provided and the location identified as existed vs. proposed. It needs to be within the Village requirements and agency comments. Need to see the details of the sign. Chairman Whipple advised that if the sign is lit it needs to go to PB.

Chairman Whipple opened the Public Hearing on Berk Homes at 8:35pm. Tony Santucci seconded it.

Eugene Parker -12 Dix Hills Road New City, NY. He is here tonight on behalf of Spook Rock 1. Spook Rock 1 and Spook Rock share a common driveway. For the record, Spook Rock 1 tenants were never notified about the project. The only way he was aware was because his wife was a condo unit owner within Spook Rock 1. It is a 300 sq. ft. office building with 17 owners and 20 businesses. He is concerned that the new project is very much a public safety issue. He went in front of ZBA and advised how much he is against the project. He noted that if you are travelling South you will see that there is limited distance in the way this projected is presented. It is impossible to make a right turn heading North. The bigger the truck the more impossible it will be. The truck will veer into oncoming traffic approximately 50 ft. where cars are coming out of the tunnel which is a blind curve. The industrial park has one way in and out so this will be blocked if there were a major accident. The ZBA felt that this is a more appropriate forum to discuss his concerns. He had a meeting with Christopher Stevens over at Tallman Fire Department. There are parts of the building they can't get to if there were an emergency. Emergency services may even have to go onto the Thruway to gain access. Even the smaller trucks and service trucks to the industrial building will have no turn around access once in the site, they will have to back out of Spook Rock Road blind. On a proposed site like this I suggest you go over there and see for yourselves.

The applicant Abe Berkovic showed the list of surrounding areas that he received from the Town of Ramapo based on the distance from the project. This is the list he was provided and was used for the notifications.

Paul Palumbo- Owner of Goddard School at 334 Spook Rock Rd. Indicated he has a pre-school with toddlers and infants. His concern is how close the trucks would be to parents and toddlers, especially when going down the road near his school where children can run into the road.

Stephen Wulfson - 14 Eleanor Place. He also expressed the same concerns as Mr. Palumbo. He is also concerned about the road not being maintained when the building might be empty. Concerned about the snow if it is not plowed as the road needs to be maintained at all times.

Zachary Peters – since there are concerns they can create a better accessibility with a proposed fence with trees and landscaping all around your property. Paul Palumbo concerned if a truck loses control can he go through fence. He is more concerned with the parking lot not the building itself. He also asked what kinds of trucks would be used. Zachary advised a delivery, UPS, Fed Ex truck of about the size of a 48 foot trailer.

Eugene Parker asked if you don't know what kind of tenants how would know what size trucks would be coming in and out?

Eugene Parker – basically Spook Rock I is a 3000 sq. ft. building of units doing all sort of business from wholesale to plumbing. Tractor trailers come in all the time. People will rent based on availability and cost. To think large trucks aren't going to come here can't be true. Again for the record he stated that Spook Rock I is not on the mailing list for notifications.

Dennis Cohen – 4 Sumter Road Airmont New York. There seems to be a concern about the size of the trucks. Before approval of the site plan you could put a limit on the size of the truck. Chairman Whipple indicated that the PB is not at that point yet, and yes they can certainly put a limit of weight, size, etc. on the trucks permitted access in and out.

Zachary Peters noted that Spook Rock I is a 3000 sq. foot unit building and the Berk Homes proposed project building is only 1100 sq. ft. maximum which is only about of half as the unit across the street. The diagram shows a 48 ft. trailer able to turn around.

Chairman Whipple advised the applicant that he will need to address the Tallman Fire Department at some point.

Zachary Peters indicated that the building will have sprinklers and they will be able to get around the building and be accessible on all sides.

Eugene Parker asked who he should submit a written statement to regarding his concerns to the project? Chairman Whipple indicated to the PB at the Village of Airmont.

Tony Benedict - For the records there is an outstanding amount of \$3,887.00 due in outstanding billing. Abe Berkovic indicated it would be taken care of as he just received the invoice due to a new clerk being in the position.

Chairman Whipple made a motion to continue the public hearing on Berk Homes until the 9/24 PB meeting at 8:00 pm. Tony Santucci seconded the motion. All in favor and the motion carried unanimously.

**Congregation Khal Boston
11 Murray Drive
Residential Place of Worship
Continued Public Hearing**

Anthony Celetano, Engineer for applicant present for final approval on a residential place of worship. The last time they were in front of the PB Board they received a negative declaration for revised plans as per the Village Consultants. They are proposing 850 sq. ft. of worship area. They are here tonight for final approval.

Eve Mancuso prepared a letter dated August 27, 2015 that was reviewed and all outstanding items are now addressed.

Kristen O'Donnell noted that the landscaping in terms of lighting hours are listed but did not differentiate between residential and place of worship lighting. All lights to be turned off at eleven need to be clarified. She indicated that the lighting fixture is too commercial looking for the neighborhood. Kristen requested it be more residential looking. Tony Celetano will speak to the landscape artist to change it for something more residential. SEQR is already completed for this application. Nothing further to do in terms of SEQR.

Chairman Whipple opened the Public Hearing at 9:00 pm. Tony Santucci seconded it. All in favor, Aye. Chairman Whipple asked if anyone was here to speak:

Ron Gilesi 53 Lorna Drive. He is concerned on how much will this cost him as he understands there is a partial reduction in taxes for houses of worship. He asked if this was true and Chairman Whipple asked that the Village Attorney Tony Benedict to address the issue. Tony suggested that he go to the town assessor's office. He explained that the PB has nothing to do with this. Mr. Gilesi felt it is the PB because the PB could approve this and there is no one who will make the difference up in the tax revenue. Chairman Whipple indicated to Ron that he is asking questions that the PB does not answer.

Tony Benedict told Mr. Gilesi that the only way to address this issue is to go to Albany to speak to the Governor and State Legislature. Mr. Gilesi indicated that he did and they wouldn't speak with him. Tony noted that a religious entity can make an application and it is permissible under the law. Mr. Gilesi noted he knew that but felt there was no control. Tony Benedict explained to him that the Supreme Court has the ultimate say. Chairman Whipple told him that he is arguing in the wrong venue and if he had anything else about the application to please say it now.

Stephen Wulfson 14 Eleanor Place Monsey- He recalled a discussion years back about eliminating driveways. Did not see it in the code but did see a code for a circular driveway and that there had to be a 75ft distance between the two. He didn't know if it was addressed in the site plan as it looked close. He noticed on the plan a buffer of 16 arborvitae trees which are excellent deer food. We may want to address this and request a different type. Lastly, he basically addressed the variance for the width of the driveway – does the Fire Department need to address this? Chairman Whipple advised every application goes to the Fire Department. The applicant thanked him and indicated he had nothing else.

Eve Mancuso clarified that this is not a circular driveway and is considered two separate drives which is why he is seeking a variance. There is a 75 ft. distance as required. Applicant just wants to ensure it is safe.

Tony Celetano will ask the landscape architect to review the plans to see if there is something else he can use other than arborvitae trees. Chairman Whipple advised that they try not to have just one species on the plans. Kristen O'Donnell indicated that arborvitae are deer and disease friendly which is why they typically recommend that they spread out the types used and are broken out with another evergreen species. She indicated that they ask that plantings for a buffering have a longer guarantee, a full lifetime guarantee if they die and replace it with something in kind.

Pinchish Worch 9 Murray Drive – indicated that he lives next door to the project and is fully for the project. He has no opposition and appreciates the Boards concerns of greenery and lighting in the residential area. He feels the project should go forward. He also noted that generally houses of worship attract new families, new construction and expansion.

Tony Benedict indicated that there is \$3,284 in fees due which needs to be paid before approval.

Eve Mancuso noted that all engineering comments have been addressed.

Kristen O'Donnell indicated she is in favor of the Board approving the site plan with making minor lighting changes and plant changes. She also wanted to ensure that the GML is addressed however it is not in their jurisdiction. It needs be in the resolution that this project is not in the GML review area.

Chairman Whipple made a motion to approve 11 Murray Drive Khal Boston site plan with stipulations that the money is paid, plantings are different varieties, lighting times and the lighting fixture are addressed. Jeff Kirby seconded it. He also indicated that the project is not in the GML review area. All in favor, and the motion carried unanimously.

**Gates of Zion Cemetery
670 Saddle River Road
Amended Site Plan
Public Hearing**

Barry Haberman 254 South Main Street New City, NY for applicant. They are before the PB to replace their outdated, old and dilapidated sign and two stone monuments.

Eve Mancuso noted her only concern is sight distance and that sight lines are maintained.

Kristen O'Donnell pointed out that the location is same but re-orientated so that it is parallel with the road. Sign 4' x 6' x 2 but it does not look like that, do you know why? Barry Haberman explained there is a 2 foot decorative stone finish. Kristen asked what is the actual length of the sign 8, 10 or 6 ft.? She's not concerned with base but with the length of the sign itself. She asked what is the actual length? Barry Haberman responded, 6 feet in length.

Chairman Whipple asked to confirm that it is a single sided sign staying parallel. Kristen O'Donnell confirmed this and Chairman Whipple asked the engineer to confirm that there is no lighting on the sign, which he did.

Kristen O'Donnell confirmed the sign is 4ft x6 ft. which is under the maximum allowed. 24 ft. is the distance to the pavement and it is not labeled on the plan but the location is the same as before. The bottom of the sign is 5 1/2 inches above the finished grade. Kristen indicated that this is taller than what is permitted in the zoning however PB still has the ability to approve.

Tony Santucci asked if the sign will block anyone's view. Eve Mancuso indicated it would not as it is set 15 ft. from the edge of the road.

Kristen O'Donnell noted that the site distance labeled on the plan as greater than 500 feet in both directions.

Chairman Whipple asked if there was anything else they are doing. Barry Haberman indicated only the sign and pillars.

Kristen O'Donnell asked if there was any coloring on the sign at all. Barry Haberman applicant responded it is just granite stone. Kristen noted that this is not subject to SEQR as it is non-residential and not an expansion.

Chairman Whipple opening the public hearing 9:25pm, no one responded. Chairman Whipple closed the public hearing at 9:26pm. Jeff Kirby seconded it.

Chairman Whipple made a motion to grant the amended site plan application dated 1/20/15 prepared by Thomas Gradel, PE section 62.14 block 2 lot 11. Helen Schwabacher seconded it.

Kristen O'Donnell noted that there is no revision date so that is the date we are going with. Please ensure that no lighting is approved on the sign in the resolution.

All in favor and motion carried unanimously.

**Spring Valley Monuments
406 Route 59
Public Hearing
Amended Site Plan**

David Barbuti, Architect for the applicant. He appeared before PB over a year ago and received approval for construction of monument sales and display design. They have gone through some design changes, removing the second floor, removing some of the 1st floor footprint. Plans show a one story structure leaving everything the same with no change in parking or storage areas. The only thing that's has changed is the two story structure.

Eve Mancuso indicated that references to the 2nd story need to be removed and that parking calculations need to be recalculated to reflect its one story. No engineering review needed. The Architect will modify the plans and get that completed.

Kristen O'Donnell provided some background to the PB- this plan was last approved March 2014 and variances were approved September 2013. She reviewed the ZBA Resolution # 245 and all variances obtained are not impacted by this application. She would like the plan to be noted that the variance was granted as per ZBA on 9/12/2013 resolution #245. None of the variances were impacted, a negative declaration was adopted by PB in 2013, and a new Environmental Assessment form was submitted which is acceptable.

Chairman Whipple made a motion that the application is consistent with prior SEQR findings so that no additional SEQR is required and confirm prior Negative Declaration. All environmental impacts under SEQR are the same or less impacted, all setbacks and bulk dimensions are the same as previously proposed and none of the variances are impacted. Confirm Negative

Declaration as previously adopted. Tony Santucci seconded it, all in favor and motion carried unanimously.

Kristen O'Donnell discussed architectural elevations and only has the previous renderings. The applicant will need to go back to the ARB. Signing and colors stays same only change are the materials. The building is essentially same without the header and a little more detail.

Chairman Whipple opened the Public Hearing at 9:30pm. Tony Santucci seconded it. No one spoke. Chairman Whipple closed the public hearing and Jeff Kirby seconded it.

Chairman Whipple questioned whether or not these were monuments themselves or if they were signs or not. He mentioned that Ian Smith, Building Inspector may have made a ruling that you couldn't have that many. Architect indicated that it was quickly determined that they were not signs but examples of the product. The display stones are exactly the same ones as approved before. The only change is the removal of the second story.

Kristen O'Donnell stated that the only conditions of the previous PB resolution of approval plan were with respect to signage and not with the respect to the monuments stones. It only related to directional and building signage around the parking area. No condition previously related to those what is on plan was how it was approved before.

Tony Benedict stated to make a note that \$212.50 is due on this application and reminded them that the money is due before the plans are signed.

Chairman Whipple made a motion to accept this application for Spring Valley Monuments for the amended site plan approval conditioned upon approval of the Villages ARC and subject to Brooker engineering dated memo 8/27/15.

Kristen O'Donnell noted that we do have a GML dated 8/4/15, that comments are all general and all parking calculations as in Eve's memo. Revise note on bulk table and that they are subject to Rockland County Planning dated with all conditions and all other conditions of the previous resolution dated 3/4/15 are still in enforce and effect.

Doug Whipple made a motion to the above. Jeff Kirby seconded it, all in favor. Motion carried unanimously.

New Business – GMLs referrals from surrounding towns for review based on the GML due to Village boundaries. Chairman Whipple will go through them for the next PB Meeting on 9/24.

Chairman Whipple made a motion for adjournment at 9:47 pm. Helen Schwabacher seconded it. All in favor, Aye. Meeting concluded.