

TOWN OF WALLKILL PLANNING BOARD

MEETING

MAY 6, 2009

MEMBERS PRESENT: G. Lake, W. Capozella, A. Dulgarian, T. Hamilton, C. Najac,
H. Ross

MEMBERS ABSENT: R. Carr

OTHERS PRESENT: J. Bacon, D. McGoey

1. PUBLIC HEARING 7:30 P.M. - MAY - 2 LOT SUBDIVISION - 35 Pond View Drive (78-1-90) #59-08

Cancelled.

MOTION to re-schedule the PUBLIC HEARING for June 3, 2009 made by T. Hamilton and seconded by W. Capozella.

A. Dulgarian: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 5 AYES

2. PUBLIC HEARING 7:35 P.M. - AIDEN ESTATES - 15 LOT SUBDIVISION - Bart Bull Road (31-1-29.4) #81-02

G. Lake: Public Hearing started at 7:34 P.M. M. Hunt read the Public Hearing notice.

M. Hunt: NOTICE IS HEREBY GIVEN that a PUBLIC HEARING of the Planning Board of

the Town of Wallkill, Orange County, New York will be held at the Town Hall at 99 Tower Drive, Building "A", Middletown, New York in said Town on the 6th day of May, 2009 at 7:30 P.M. or as soon thereafter as the matter can be heard that day on the application of Aiden Estates, 40 Fortune Road East, Middletown, New York 10941 for approval of a fifteen lot residential subdivision, located on the north side of Bart Bull Road, southwest of the I-84 overpass (Section 3, Block 1, Lot 29.4) under Article III, Section 4, Paragraph G of the Subdivision Regulations of the Town of Wallkill. All parties of interest will be heard at said time and place. S/Gary Lake, Chairman

G. Lake: Did we receive the mailings?

M. Hunt: Yes.

G. Lake: Your name for the record, please.

T. Olley: My name is Thomas Olley representing the applicant.

H. Ross: Came in at this time.

G. Lake: Go ahead. Give us a brief description.

T. Olley: I am the engineer for the applicant. We are proposing a fifteen (15) lot subdivision as the secretary read in the notice. It's along Bart Bull Road around to the south east side of the overpass of Bart Bull Road and Interstate 84. The property consists of about fifty acres. We're proposing a subdivision under the conservation subdivision provision of the Town's zoning code. It will have individual wells and individual septic systems. It will have two cul-de-sac roads with only one access to the existing Town road, Bart Bull Road. The drainage system has been designed in accordance with the latest New York State Department of Environmental Conservation standards and two detention basins are being proposed and will be on lots that will be the municipal parcels that will be dedicated to the Town of Wallkill. As part of the project we are asking the Planning Board to I guess renew their waiver for the length of the cul-de-sac that we're proposing which is allowable under the Town code and as a backup to that we had proposed or we had shown the Board a layout last year when we had that Public Hearing on this proposal that showed how fifteen lots could be developed with two access points which completely met the Town code under the conventional subdivision. However, by using the conservation subdivision the provisions of the code we are able to preserve a good deal of the property developing only on about fifteen acres and having no new houses or no new lots be proposed along Bart Bull Road. Everything would be on the interior of the property starting about five to six hundred feet back off of Bart Bull Road.

G. Lake: Let me go through the Board before I go to the Public..

A. Dulgarian: I will wait.

H. Ross: I will wait.

W. Capozella: After.

C. Najac: After.

T. Hamilton: After.

G. Lake: Is there anyone from the Public who wishes to comment on this application?
Hearing none,

MOTION to close this PUBLIC HEARING at 7:39 P.M. made by W. Capozella and seconded by T. Hamilton.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

G. Lake: Your layout and it's been a while. I thought we were going to have two roads or is this the one you want to go with?

T. Olley: This is what we want to go with. This is what the Board approved last January and gave us Preliminary Approval that actually lapsed since we did not ask you for an extension. What we did provide to the Board was an alternative to demonstrate how we could comply with all the terms of the code and it would actually require two crossings of the wetlands

which your Attorney and I had a discussion at the meeting that night where we represented that if we had to comply with the code in that aspect that would be grounds for a second crossing however we all agreed that by avoiding that and using the conservation subdivision we would in fact have a better project. We would have the same yield for the applicant and also be able to cluster the lots on smaller build-able areas and to push everything back off of Bart Bull Road. In that other alternative we would have had two or three lots fronting on Bart Bull Road as well as two access points.

G. Lake: Do you have Mr. McGoey's comments? Mr. McGoey?

D. McGoey: I don't really have any issues with any. We need the details on the street lights if the Town Board does not approve the lighting district the Board generally wants the underground utilities installed. Do you have a problem with that?

T. Olley: We showed that on the latest plan.

D. McGoey: Okay. We need to know how the easement language will be handled between Preliminary and Final. There are some Highway Department comments of some significance. One is the alignment of Bart Bull Road in the area of the project site.

T. Olley: I think there was a little confusion in that last memo because we have a memo that was addressed to the applicant for the Board from Mr. Lippert on April 7th of this year where he stated that the road width of Bart Bull Road is twenty two feet and that's what he wants.

D. McGoey: Okay.

T. Olley: He did have some other comments to make sure that there were notes on the map for the sheet flow from the shoulder drainage. I think I can sit down with Mr. Fritts and Mr. Lippert and just make sure we have those issues resolved.

G. Lake: I will go through the Board.

A. Dulgarian: I have nothing. We had approved this.

H. Ross: Item #9 of Mr. McGoey's comments where it states that the applicant is proposing that the conservation easement be in the favor of the Town of Wallkill in accordance with Chapter 249. Enforcement will be by the Code Enforcement Officer.

G. Lake: I think what that is that the Building Department Code Enforcement Officer goes

out if somebody makes a complaint that something is being built within the conservation area that they are preserving that's the mechanism that we have to enforce. Obviously the Town doesn't want it and I think this is the best we can come up with.

H. Ross: Do you have a proposal for the back area near the wetlands?

T. Olley: We have signs proposed on every lot because we have wetlands back there but it is also the conservation easement as well.

H. Ross: I have a concern about that.

W. Capozella: I have one question here on page 2 of the notes. Is that something that we really want Mr. McGoey to notify the Building Department. We don't get to look at the homes but you're telling us that . . .

T. Olley: That's actually a requirement of the Department of Health whenever a laundry machine, toilets, etc. are in a basement can't be served by gravity which may require a pump so that is why the note is on the plans.

W. Capozella: Okay.

C. Najac: The only question I had was with respect to the lighting.

T. Hamilton: Mr. McGoey are you okay with (not clear).

D. McGoey: I think that deserves an explanation on the part of the applicant. What Mr. Hamilton is referring to is the letter from Behan today where they state that the lot count is twelve according to the conventional layout and I recall way back when we were going through this on another occasion they had a lot count of twelve and we had fifteen.

T. Olley: Unfortunately I didn't bring that with me tonight. I didn't know that is was going to be a topic of discussion but it actually came out from the waiver for the cul-de-sac that we develop a plan that complies with the conventional zoning that had fifteen lots on it. We've located all of the septic systems in the better soils and we were able to demonstrate on all of the lots that we are representing here. That was done specifically for the road waiver where the cul-de-sac would have been (not clear). The plan remains valid for the same study on the lot count. We're not asking for anymore lots than we can get through a conventional subdivision. When the code was changed Mr. McGoey and I through a couple of work sessions went through the code very carefully and we came up with the same result of the

fifteen lots that we have now. What Behan did what they're representing here is an average of soil types and areas across the total project without looking at how under a conventional subdivision we can choose the fifteen lots. We had submitted that plan having it on record showing how we came up to the fifteen lots.

T. Hamilton: Are you okay with that? You're the Engineer.

D. McGoey: I didn't quite. I got this letter late today and I can't honestly tell you.

T. Olley: The subdivision section doesn't say anything about the soils formula.

J. Bacon: It's a Type II.

T. Olley: Right and Mr. McGoey and I went through a work session last year we went back through all of the sections and it just said you apply the Type II to the conservation subdivision and that's what we did.

A. Dulgarian: I thought conventional required soils for the total build-out and then you went from there.

D. McGoey: Conventional but I think what he is saying is that the conservation subdivision states to use the Type II regulations

T. Olley: We came up with the fifteen lots for the conventional subdivision.

G. Lake: That's what you are permitted?

T. Olley: Yes.

T. Hamilton: Aren't they starting from scratch all over again to meet the regulations today?

D. McGoey: No. They lost their approval before the zone change and we made them go back to Preliminary Approval and that's when they went to the conservation subdivision.

T. Olley: There has been no changes since January of last year.

T. Hamilton: Can we research that?

G. Lake: It can be between Preliminary and Final approval.

H. Ross: We will have to need Behan to clarify their letter. We have to understand where they are coming from.

G. Lake: It just came in today.

H. Ross: I understand.

T. Olley: I just don't want my client back with the same issues. We did receive approval last year.

G. Lake: Right.

T. Olley: Behan had looked at it the last time as well.

G. Lake: Your Public Hearing is closed. I don't know if the Board wants to table it for more research or give them Preliminary and if there are differences between now and final we can address it at that time.

T. Hamilton: What happens if there is a difference it lot count?

G. Lake: I guess the question is receiving a letter the afternoon before the meeting and then stop everything. Do you want to table it for a couple of weeks and talk to Behan some more or we can move forward with Preliminary?

A. Dulgarian: The whole second paragraph here where he is referring to the environmental factors I don't quite understand that.

D. McGoey: You use the Type II regulations.

A. Dulgarian: They refer to twelve based on soils. I want to err on the side of caution.

T. Olley: I just want to point out to the Board that we received a memo that the Board received also from Behan Associates on April 27, 2009 that under their comments and this is where I'm really confused where it states that we feel that the issues have been adequately addressed and that the Site Plan meets the spirit and intent of the conservation subdivision regulations. Now all of a sudden for whatever reason.

A. Dulgarian: All I can say is I sympathize with you but on the same token they through us a curve ball this afternoon and we look at the latest letter and we looked at this letter from April and once we approve something it's forevermore and I would like to make sure this is correct. I have nothing else.

G. Lake: I feel comfortable with it at this point.

T. Hamilton: Mr. McGoey did you read the letter?

D. McGoey: I didn't have time to go through it.

MOTION to TABLE for further review made by T. Hamilton and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Opposed.

MOTION CARRIED. 5 AYES, 1 OPPOSED.

3. **JUMPIN JAKES** - SITE PLAN/SPECIAL USE PERMIT (Caldor Plaza) - 360 Route 211 East (50-2-36) #14-09

G. Lake: Your name for the record, please.

Mr. Cafcioli: My name is Mr. Cafcioli.

G. Lake: Go ahead and tell us what you want to do.

Mr. Cafcioli: We want to open up a children's entertainment center. We're in a children's entertainment center called Jumpin Jakes. We currently have a facility on Route 52 in Fishkill, New York right now. I actually brought some brochures for you to check it out. We're proposing an approximately nine thousand square foot space in the Caldor Plaza. We would also have fund raisers and other events.

G. Lake: And, you're the owner?

Mr. Cafcioli: Yes.

G. Lake: Are you speaking for the people (not clear). Mr. McGoey's comments, did you go to a work session or anything?

Mr. Cafcioli: Yes.

D. McGoey: It's basically engineering. I will go through them quickly. Item #2, the grease trap. The Water and Sewer Superintendent normally requests it so your engineer will have to verify whether space has one otherwise you will have to put one in. We recommend that a bollard detail be provided for the handicap signage in the parking lot. The previous applicant was before the Board for a subdivision and the Planning Board required channelization of the traffic. I would like to see that on the Site Plan but with notes that it be done by another applicant so it's not your responsibility. You will have to show the landscape trees and shrubs and then the Planning Board should determine whether the landscaping proposed is acceptable. The Planning Board is to advise as to whether the applicant should be required to construct curbed islands in an existing parking lot where curbed islands do not presently exist. The Site Plan presently shows proposed striping. I think the Board has to decide if you want curbed islands as part of this application or maybe some future applications and get them to tie it in later on. The landscaping should be in compliance with the landscape requirements under Section 249-100. The Planning Board Attorney should advise as to the type of use and whether children's entertainment is permitted in the HC zone. Show the location of the dumpsters so it's on the Site Plan and will become part of the Subdivision approval and the lot lines of the proposed subdivision should be shown.

G. Lake: The reason I asked if you were also talking to the Owner is some of those things between now and the Public Hearing you're going to have to maybe bring in their engineer or your engineer maybe to a work session to find out when some of those things will start taking affect. We understand right now it's just you. Let me go through the Board.

A. Dulgarian: It's a good use.

H. Ross: I concur with Mr. Dulgarian.

W. Capozella: I would like to see something in there if we can work out some of the other items.

C. Najac: I agree with everything that has been said. I have one question for Mr. McGoey on the runoff.

D. McGoey: First of all, their not subject to the new stormwater regulations.

C. Najac: If we ask for the islands to be put in . . .

D. McGoey: That is something that should be discussed with the owner.

C. Najac: We should.

D. McGoey: The Subdivision application and maybe a future commitment for the sidewalk and the curbed islands at the time of the occupancy for the main building.

T. Hamilton: The landscaping also?

D. McGoey: Right. This plan shows some proposed landscaping but we can ask for additional landscaping as it goes along.

G. Lake: We're going to be scheduling you for a Public Hearing tonight. Anything that comes in for this zone requires a Public Hearing. I think between now and then . . .Mr. McGoey can we get them back to another work session and maybe with somebody representing the whole thing so we can begin talking about phasing.

D. McGoey: We could nail down some of these items.

G. Lake: I think the Board would feel a lot better if they knew because we will be working with several different tenants.

J. Sweeney: No problem.

MOTION to schedule a PUBLIC HEARING for June 3, 2009 made by W. Capozella and seconded by A. Dulgarian.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 7 AYES

4. **KUHL** - SITE PLAN/SPECIAL USE PERMIT (Retail to Residential) - Highland Avenue Extension (36-2-40.1) #13-09

G. Lake: Your name for the record, please.

S. Plass: My name is Susan Plass, surveyor, representing the applicant.

G. Lake: Go ahead. Tell us what you want to do.

S. Plass: We have a Site Plan for two apartments. It's on Highland Avenue Extension right next door to Kuhl's Highland House. Currently it's vacant and currently there are two existing apartments also in the building and we're looking to put in two more however, it's not allowed in the zone. So, we're basically looking to go before the Zoning Board of Appeals.

G. Lake: The apartments are on the first floor?

S. Plass: Yes.

G. Lake: Then there's a couple of apartments upstairs?

S. Plass: Yes.

G. Lake: Basically we have to send this to the Zoning Board of Appeals. Let me go through the Board to see if they have any comments and then we will send you.

A. Dulgarian: Send it to the Zoning Board of Appeals.

H. Ross: Send them.

W. Capozella: Zoning Board of Appeals.

C. Najac: Zoning Board of Appeals.

T. Hamilton: Zoning Board of Appeals.

MOTION to send applicant to the ZONING BOARD of APPEALS made by H. Ross and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

5. **DiORIO** (Commercial Building) - SITE PLAN/SPECIAL USE PERMIT - 1050 Route 211 East (44-1-31) #11-07

G. Lake: Your name for the record, please.

J. Ramos: My name is James Ramos representing the applicant.

G. Lake: Go ahead. Tell us what you want to do.

J. Ramos: The applicant was before the Board previously. We're looking to increase the building and parking.

G. Lake: You were at a work session and I know we just kind of talked a little bit about (not clear) water and sewer.

J. Ramos: That's correct.

G. Lake: I believe you talked to him.

J. Ramos: That's correct.

G. Lake: Do you have Mr. McGoey's comments?

J. Ramos: Yes I do.

D. McGoey: The stormwater management. Has there been any action on that?

J. Ramos: We're working on it.

D. McGoey: The landscaping. Do you know you have to look at the requirements and comply with them and item #3?

J. Ramos: Right. In your comments you say you're looking for one tree in the front?

D. McGoey: I shade tree for every forty lineal feet of frontage.

J. Ramos: We have five hundred and sixty nine feet divided by forty. Right now we have eight trees shown and are based on an undisturbed area. Looking at the site on the right hand side it's very wooded and on sheet #4 we have an existing tree survey plan which shows all the trees that are on the site over six inches and we were hoping we could utilize some of those as part of the plan.

G. Lake: As part of the, what?

J. Ramos: As part of the requirement.

G. Lake: I think the requirement obtained is the general landscaping of the building. The

new code is addressing the appearance of the building. We recognize you have trees on the site but I think you're going to have to read the new landscaping regulations a little closer to understand.

J. Ramos: What we have now is we have eight out there and we will add seven more.

T. Hamilton: Add whatever the code calls for.

J. Ramos: It could be seven more.

T. Hamilton: Like he said, you have to read the code.

J. Ramos: Yes.

D. McGoey: If I'm interpreting what he's saying, if he's leaving existing vegetation can he subtract that from the lineal footage of the frontage and then put trees in the disturbed areas. That sounds more reasonable.

G. Lake: Okay.

J. Ramos: The same I believe would be for item #3. Again, If you look at the tree survey there are heavily wooded areas especially near the residential buildings and we have added some trees to the side yard. If you want us to add more we will but again we were hoping to utilize some of that existing wooded area.

G. Lake: The number of parking spaces, are you planing on banking some is that the idea of the hatched area here?

J. Ramos: Around the back of the building. What is on the plan now is what is required. At the previous meeting that we were at it was brought up that we should look at possibly banking some parking and we were hoping you would let us know which ones to have banked.

G. Lake: Maybe at a work session you can come up with a general idea of tenants. It will be up to you to make that determination between now and as we move forward.

J. Ramos: No problem.

D. McGoey: You need to put a curbed island in to make the sign work or if you move the sign to the end of the property rather than in the front. The lighting. I need you to clarify the catalog cut. The comments from the Water and Sewer Department should be addressed. Comments from New York State Department of Transportation should be received and addressed. One of the snow storage areas you put in landscaping which will have to be moved. I also feel there is too much lighting on the site.

G. Lake: Let me go through the Board.

A. Dulgarian: I have nothing.

H. Ross: I have a concern about your comment #5 for the applicant to contact the Water and Sewer Superintendent to discuss the use of the sewer line being installed for the trailer park in lieu of the need for an on-lot septic. A connection to the Town's water line was also supposed to be discussed.

D. McGoey: Yes, he did. He wrote a letter back that said he is not in the sewer district and it would probably not be practical

H. Ross: The trailer park?

D. McGoey: Down the road which is a couple of miles away.

G. Lake: Hash that out at a work session.

H. Ross: I have nothing further.

W. Capozella: Nothing.

C. Najac: Nothing.

T. Hamilton: Mr. McGoey does he meet all the square footage for the landscaping, parking and whatever?

D. McGoey: He shows all retail so he meets the parking.

T. Hamilton: For all the uses?

D. McGoey: I looked at the parking formula for retail and office. Oh, I see what you're saying. If you are going to include food you will have to need a Public Hearing and the

parking requirements will be different.

T. Hamilton: We've had problems with medical offices where the appointments are over-booked causing a parking problem.

D. McGoey: He doesn't list a medical office.

T. Hamilton: Doesn't he need a Public Hearing on this anyway?

D. McGoey: He does for eating and drinking.

T. Hamilton: Shouldn't he be asking for any potential users now?

J. Ramos: Obviously I will have to iron that out.

T. Hamilton: It just saves you from coming back.

J. Ramos: The architect did an elevation plan (not clear).

G. Lake: Basically we have to schedule you for a Public Hearing and get you back to another work session to clean up some of the things still left to be done. We will schedule you for June 3, 2009.

D. McGoey: Can I make a suggestion? Because the Public Hearing has to be identified with the uses we want to make sure they have time to come to a work session identify the uses so when the notice is in the paper all the uses are in.

G. Lake: So, we will table him and send him back to a work session.

D. McGoey: I don't have a problem with scheduling the Public Hearing date but we need enough time to identify the uses in a work session before he publishes the notice.

MOTION to schedule a Public Hearing for June 17, 2009 made by H. Ross and seconded by A. Dulgarian.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

6. **MEREDITH BEAUTY SALON** (Gross) - SITE PLAN (Change of Use) - 2097
Route 302 (9-2-1)#15-09

G. Lake: Your name for the record, please.

D. Yanosh: My name is Dan Yanosh representing the applicant.

G. Lake: Go ahead.

D. Yanosh: This is the existing building on the corner of Berry Lane and Route 302. The last time we were here was June 2007. We received approval for the coffee shop. It is now no longer there and this applicant is a beautician who would like to take it's place. It's a permitted use in the zone and we have enough parking. The building can stay the way it is. All of the improvements were installed as part of the Site Plan and this is just for a change of use.

G. Lake: Mr. McGoey's comments?

D. Yanosh: Yes.

D. McGoey: The lights should be modified to include shields and the details should be provided. Landscaping, was it installed previously?

D. Yanosh: Yes.

G. Lake: I don't have a problem where it is and I don't see them making it any bigger than it

is now. He is seven feet short on the fifty foot right-of-way.

D. McGoey: You're talking Berry Lane?

G. Lake: It's pre-existing with this all the way down and I can't see. At a future time if the Highway Department wanted it could we put a note on there saying that?

D. McGoey: It would have to be a gratuitous offer of dedication. A taking like that on this would seriously impact it.

G. Lake: That's what I mean.

D. McGoey: I guess we should discuss this with Mr. Lippert.

D. Yanosh: It currently is a narrow road.

D. McGoey: Usually the gratuitous offer of dedication doesn't impact the property but it will here.

D. Yanosh: There are no commercial users down the road.

G. Lake: I personally don't have a problem.

T. Hamilton: Was this brought up before?

D. McGoey: No, it's a new issue.

G. Lake: We can do it subject to.

D. Yanosh: I will check with Mr. Lippert.

G. Lake: I think Mr. McGoey and I can talk to Mr. Lippert about it. I will go through the Board.

A. Dulgarian: I think all the improvements were done by the last applicant. I don't see that much of an impact and I don't see any problems with it.

H. Ross: I have nothing further to add.

W. Capozella: I have nothing to add.

C. Najac: I have my sidewalk.

T. Hamilton: Nothing.

MOTION for a NEGATIVE DECLARATION subject to all of Mr. McGoey's comments and this Board's comments made by A. Dulgarian and seconded by W. Capozella.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

MOTION for SITE PLAN (Change of Use to Beauty Parlor) subject to all of Mr. McGoey's comments and this Board's comments made by W. Capozella and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

7. **1051 CORP** - LOT LINE CONSOLIDATION - Ridgewood Avenue (76-2-4.1 & 5)
#18-09

G. Lake: Your name for the record, please.

D. Dendy: My name is David Dendy and I'm here with the applicant.

G. Lake: Go ahead.

D. Dendy: I'm here tonight for a lot line consolidation. We received comments from your Town Engineer.

G. Lake: So, the Zoning Board denied you?

D. Dendy: They didn't deny it but (not clear).

Unidentified Person: Originally we wanted to put two homes on the property but now we want to put one home there

G. Lake: Do you have Mr. McGoey's comments?

D. Dendy: Yes.

G. Lake: Do you want to go through them?

D. McGoey: Do you have any problems with any of them?

D. Dendy: No.

D. McGoey: The only other issue is the Department of Public Works may have more comments and the Water & Sewer Superintendent about discharging (not clear) and they have other questions that you will have to answer about putting in new sewer and water laterals or using the old ones. It will definitely be an improvement.

D. Dendy: We're in the process of cleaning it up.

D. McGoey: The notes on the plans will have to be revised.

G. Lake: Let me go through the Board.

A. Dulgarian: I have no problem.

H. Ross: I have no problem.

W. Capozella: No problem.

C. Najac: No problem.

T. Hamilton: Nothing.

MOTION for a NEGATIVE DECLARATION subject to all of Mr. McGoey's comments and this Board's comments made by A. Dulgarian and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

MOTION for a LOT LINE CONSOLIDATION subject to all of Mr. McGoey's comments and this Board's comments made by A. Dulgarian and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES