

CITY OF AUBURN PLANNING BOARD
TUESDAY, FEBRUARY 4, 2014 6:30 PM, MEMORIAL CITY HALL

Present: Sam Giangreco, Anne McCarthy, Tim Baroody, Crystal Cosentino, Frank Reginelli

Absent: Sheli Graney

Staff: Jennifer Haines, Director, OPED; Brian Hicks, Code Enforcement Officer and Greg Gilfus, APD Traffic Officer

Agenda Items: PUBLIC HEARING and application for a Minor Subdivision at 43 South Hunter Ave., Application for Major Site Plan Review at 318 Genesee Street, Application for Major Site Plan Review of a proposed development at Merriman Street.

Chair calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

Agenda Item 1: Approval of January 7, 2014 Meeting Minutes.

Chair asks for a motion to approve the minutes of the January 7, 2014 meeting. So moved by Tim Baroody, seconded by Anne McCarthy. All members vote approval. No members opposed. Motion carried.

Agenda Item 2: PUBLIC HEARING and Application for a Minor Subdivision at 43 South Hunter Ave. Applicant: Tim Locastro.

Chair invites applicant to introduce the subdivision application.

Rick Hansinger, 2 South Marvin Ave- We are planning to build a one-story home on lot number one. Currently there is a home, almost finished, on lot number two.

Jennifer Haines- This is a six acre lot owned by Dr. Ryan. It is being split into three parcels. Two parcels of approximately one acre each. One lot to be sold to Mr. Hansinger and the other lot to be sold to Mr. Locastro. Dr. Ryan will remain the owner of the remaining lot.

Chair opens Public Hearing.

Tony Franceschelli, 41 South Hunter Ave- My concern with the subdivision is that we have low water pressure; less than 40lbs of pressure, the average for the City of Auburn is 65-70lbs of pressure. I am concerned that the more houses we add, the water pressure will get worse. I am concerned about that and have addressed that with the City of Auburn water department and their comment is that we need a pump somewhere up by Hoopes Park to get the full water pressure. I do not think they have any intention to install a pump any time soon. Again, I am concerned with the water pressure and the increase of houses.

Jennifer Haines- Reads the following letter provided by Lori Piccolo: I would like to thank you for taking the time to discuss the application for a Minor Subdivision at 43 South Hunter Avenue with me today due to my inability to attend tomorrow evening's meeting.

As I mentioned, I reside at 33 South Hunter Ave. and at this time my only concern regarding the subdivision is the possible effect that additional housing may have on our water pressure. The water pressure in our neighborhood is extremely poor and due to the inadequacy of the water/sewer system we are considering purchasing a booster system for our home.

I hope that the Planning Board and City take into consideration any possible effects additional housing may have on the water/sewer system with the surrounding neighborhoods and possibly rectify the problem.

Chair closes Public Hearing.

Chair asks staff for comments.

Andrew Fusco- Requests for Rick Hansinger to return to the podium and asks the applicant if the proposal is to build a house on lot one. Is the source of water for that is from Linn Ave or South Hunter? Does the water line servicing Linn Ave dead end at the end of the street as it is developed presently or does it loop?

Rick Hansinger- Correct and the source of water will be from Linn Ave. The source of the water for Lot number 2 is from Linn Ave as well. I know the tie in was at the end of Linn but I cannot tell you where it goes from there.

Andrew Fusco- Why is it that the address of this property is 43 South Hunter when none of the three lots front Hunter?

Rick Hansinger-The lot owned by Dr. Ryan had was labeled as 43 South Hunter. The two addresses of the two houses will be Linn Ave.

Andrew Fusco- One or two of the lots will need some type of easement to access water and sewer. The map I have in front of me does not have existing water lines.

Rick Hansinger- The map needs to be updated with the easements for the sewer lines and waterlines.

Andrew Fusco- Would the one or two lots that would result on the portion that Ryan is retaining off of Alden Ave be served by the services on Alden? Since we need to check with the Environmental Review, can we see if the water pressure situation on Linn is similar to the concerns we have heard on Hunter?

Rick Hansinger- Yes. Anything beyond lots one and two does not have anything on it. I believe there is a house that is abandoned at the end of South Marvin but I think everything comes from South Marvin at that point.

Andrew Fusco- We will need to know if the houses will impact and how large of an impact they will have on South Hunter because we have a known low water pressure problem.

Rick Hansinger- Who will conduct that impact?

Tim Baroody- They made a statement that there is low water pressure but the pressure on house two is adequate. No one has a crystal ball and can determine what will happen with the other houses. I understand what we need for the feasibility study but that is a City problem. If the City said they need a pump I don't think we can hold them accountable.

Jennifer Haines- We referred to Tom Gabak, water and sewer supervisor, regarding the water pressure and he said that the City is investigating potential options on how to increase the pressure in the area or it is recommended for property owners to install pressure pumps like other owners have. I have talked to Mr. Franceschelli about this and he has talked with other experts about that issue and that is not going to work for his property. We were asking the question around SEQRA Review and whether it would be a large or significant impact or whether it would be a small impact and from Tom's perspective it will not

be large or significant on the neighborhood. So the addition of these two homes will not be a large or significant impact related to the Planning Boards Discussion around SEQRA.

Crystal Cosentino- What if there were additional houses built on that street?

Andrew Fusco- My recommendation tonight is that we should table the application for more information. We have a number of dead end lines that need to be looped. Who's responsibility would that be? I do not know but we need to look into that. We also need updated data regarding easements and right of ways. This may be the time to solve the problem on South Hunter and be sure to not replicate it on Linn and/or Alden.

Tim Baroody- I disagree. We have the homeowners here and the property owners here. We have all agreed on the easement information. The City has issued permits. The houses are 70-80% done. We are penalizing people who are living in the City who are building homes that are \$200,000-\$300,000 on the tax roll for a "what if" down the road. Worst case scenario they are going to require an internal booster pump for water pressure. It makes no sense. We should address it now and move forward.

Jennifer Haines- We have talked with the applicant and were recommending the application to be tabled as well but I wanted to discuss some of the issues with the drawing related to your approval.

Crystal Cosentino- Who should deal with what? Should the homeowner put the pump in for themselves?

Tim Baroody- When we were discussing this it was said that the homeowner may be required to put in a booster pump. Is that correct?

Jennifer Haines- There have been other homeowners who have put booster pumps in and the issue has been resolved in their homes.

Tim Baroody- As far as Dr. Ryan and what he is going to do with his lot, no one has a crystal ball. What I am saying is that people in the City of Auburn who are developing should not be improperly penalized. They got the permits and have done everything right. There was a problem on the City's end with paperwork, not on their part.

Frank Reginelli- If there is any construction to be done, it should be the responsibility of the contractor or whoever is developing it to make sure that everything is in compliance to be presented to this board. If there needs to be a pump installed than the contractor should put them in. It should not be the responsibility of the City. And as far as building, everything should be in compliance with code.

Tim Baroody- The City is being paid to supply water and sewer. Brian, has everything been done for a Certificate of Occupancy?

Brian Hicks- We are not at a Certificate at this point. We have done our inspections for the one house that Mr. Locastro built.

Tim Locastro, 1 Alden Ave- I am 90% done with development of the house on Linn Ave. Currently, I live at 1 Alden Ave which is two blocks west. On Linn Ave the water line was extended sixty feet. The water pressure at my new house is twice as good as the water pressure from my home on Alden Ave. and I would love to have someone from the City check the pressure at my home on Linn compared to my house at Alden. The line does not loop but like I said they extended it sixty extra feet. As far as the pump, I had it on Linn Ave and it did not work.

Chair asks Board for more comments.

Chair, Sam Giangracco- We have a window of opportunity here and if we can correct an issue and alleviate the situation we should take that opportunity. I do not want to jeopardize Tim Locastro's home or anyone in the future with water pressure.

Anne McCarthy- What can the Planning Board do to make these changes?

Jennifer Haines- I think there is something that you as a board can do to get it moving in the right direction, as far as requirements related to the map. This includes labeling easements so the City can access the water line to do improvements in the future.

Anne McCarthy- So you are saying that the City needs to make upgrades.

Jennifer Haines- I think it is clear that upgrades need to be made based on what we heard but the water department has worked with these owners, there already has been changes made to the infrastructure but I do not think that this subdivision is going to correct the problems that exist with the water pressure in the neighborhood. Mr. Gabak is already looking at options such as making loops. There is an idea from our City engineer to do a utility easement between Linn and Alden so that can be looped in the future. So there are things we can do to ask these owners to make their property accessible for the future.

Tim Baroody- Do you recommend the board to put this in and go forward or table and let them come back with the information.

Jennifer Haines- My recommendation tonight is that this subdivision map is not ready for approval. I am suggesting that they submit field verify all easements and update the drawing. Then the board can approve it, it can be filed and Mr. Hansinger can pull his permit.

Rick Hansinger- Easement on lot one, it is going to be difficult to get the attention of Mr. Ryan. What agreement do I need to get from Dr. Ryan? I do not want this to be extended six months because he is hard to get a hold of.

Andrew Fusco- Do you think Dr. Ryan would be opposed to this?

Rick Hansinger- No.

Jennifer Haines- We are asking for you, Dr. Ryan and Mr. Locastro to do easements for this map. In the future if those upgrades are made, that would assist with the water pressure in the neighborhood.

Tim Baroody- So you are talking a 15 ft. easement across the top of each lot?

Jennifer Haines- Yes.

Rick Hansinger- I understand the concept but am asking what my responsibility is. We are going to have this engineered and shown across lots one and two and you are asking to show the remaining lot so what do we have to do as far as Dr. Ryan is concerned?

Jennifer Haines- If you have trouble contacting him Andy and I can explain to him what the Board is looking at.

Rick Hansinger- I think this would be good to do.

Andrew Fusco- This would especially be good for the future of his land. It is to his best interest.

Jennifer Haines- Reviews engineers comments.

- Show all three lots with metes and bounds descriptions for each lot.
- Show utility easements
- Sewer easement with exact locations on the plan (hand drawn by City engineer to give an idea of what we are looking for)
- Water easement. The City installed a new water main to serve the lot.
- Storm easement (in between lots one and two)
- Field verify and provide a 15 ft ROW
- Home built on lot two tie to lateral sanitary sewer main located on the Ryan access lot – need to see easement across the property.
- Fire department needs to see measurements of the driveways
- 15 foot utility easement across the top of all three lots. (Between Linn and Alden Ave.)

Tim Locastro- The City has been tremendous. I do not want to point fingers but my house was issued a permit. My house is about 95% done. My old house has been sold. Is there any way we can push one house through and when the second house comes into play that makes it a subdivision.

Andrew Fusco- You were issued a building permit, not an occupancy permit.

Tim Locastro- Correct.

Jennifer Haines- Technically it is legal to build a home on a six acre lot. Right now we still have a six acre lot.

Andrew Fusco-The reason you were issued a building permit is that there is no prohibition on building on a six acre lot.

Jennifer Haines- The issue was when we saw the second building permit come in. Brian, is there a way to get a C.O. for Mr. Locastro?

Brian Hicks- Now that we have an application in front of the Planning Board we would have to approve these lots.

Tim Baroody- Counselor, can they be approved pending these comments?

Andrew Fusco- It is now that we have the problem, this is now a subdivision. We do not have a file able subdivision map. It is not a legal subdivision.

Frank Reginelli- Do you own the piece of property that you built your house on?

Tim Locastro- Yes.

Frank Reginelli- Why can't he get a permit for the one piece of property that he is building his house on?

Andrew Fusco- There is an exception, County law Provision 11, section 11 for one lot in a subdivision but you apply to the County for that, not the City.

Tim Locastro- If I had a place to live, I would not be up here begging.

Andrew Fusco- If you move in I am not going to prosecute you because there is a solution. There is light at the end of the tunnel. There are things that need to be done and first thing I would like to do tomorrow is talk with the City engineer and talk with Mr. Gabak and make certain that nothing is happening on Linn and Alden that impacts South Hunter.

Tim Locastro- Well, if water pressure is the issue, we have one house that is built there that is mine and what if there was proof that the water pressure is better at my new house than the water pressure at my old house, is that enough?

Andrew Fusco- There are other issues. There are easements that the City engineering department wishes to be shown on the subdivision map which gets filed at the County Clerk's office after this board approves the subdivision. Those aspects of this matter are not on this map nor do we have the supporting documentation. The question is did you have a lawyer that did the closing.

Tim Locastro- Should I have not been issued a permit?

Andrew Fusco- You can have a house on a six acre parcel. When it becomes a problem is when someone wishes to ask for a subdivision.

Tim Locastro- I am not asking for a subdivision. I had no intentions of a subdivision. I bought two acres of lot, kept one (acre) for myself and sold one. Now if that individual never wanted to build a house on the second lot, would we be here?

Tim Baroody- When you applied for your building permit did you show your lot or did you show six acres?

Tim Locastro- My lot.

Tim Baroody- So you applied for a building permit with lot number 2.

Tim Locastro- I bought two acres and if I am not mistaken, I showed two acres and then I sold one. I had no intentions of building a subdivision. I wanted one acre and one house, that's all that I wanted. I can see when the problem would come into play when a second, third or fourth house is built.

Tim Baroody-No one has a crystal ball.

Andrew Fusco- It sounds like the lot was not legally subdivided and then part of it was sold and was not legally subdivided.

Tim Locastro- When it was subdivided is when the issue occurred, correct? It was not an issue when it was one acre and one house. The problem occurred when the second house was going to be built.

Frank Reginelli- I think when the problem occurred when you made the subdivision.

Tim Locastro- I never made a subdivision

Frank Reginelli- Or whoever was responsible, but this is on the table.

Jennifer Haines- There was a subdivision map filed at the County Clerk's office in July of 2013 that subdivision map did not come before this board and that is why we need to correct this now.

Andrew Fusco- So, someone filed a subdivision map at the County Clerk's office without asking us for subdivision.

Jennifer Haines- Correct. So now we are trying to correct that with the board's proper approval and then the proper permits can be pulled by Mr. Hansinger to build his house.

Frank Reginelli- It has been filed. There is no way of pulling that is there? I was just looking at the reversal if he pulled the whole thing and he has just one property, why would he not have clear sailing to continue to do what he is doing. Then when his property is built, we do a subdivision.

Andrew Fusco- Once this map is brought up to snuff; it will be approved as a subdivision next month.

Frank Reginelli- Okay, if that is the projection then fine, if he can wait a month.

Tim Locastro- I will have to.

Frank Reginelli- Also I would like to request the addition of sidewalks and curbs.

Anne McCarthy- Should we table both of these (resolutions)?

Jennifer Haines- Andy and I are recommending this application be tabled so we can get a proper map to you.

Chair asks for a motion to table the subdivision application for 43 South Hunter Ave. Motion made by Crystal Cosentino, seconded by Tim Baroody. All members vote approval. No members opposed. Motion carried.

Agenda Item 3: Application for Major Site Plan Review for the construction of a 14,000 square foot warehouse building at 318 Genesee Street. Applicant: Mark Peters, Coffee Host.

Chair invites applicant to present the project.

Daniel Long, Architect representing Mr. Peters of Coffee Host-This proposed site plan is for a storage building to replace a lot of the trailers and storage units on site. As I mentioned last meeting, this is not an increase to the business but is an enhancement to the existing function of the business. There will not be an increase in traffic or employees. It will make the business more efficient so they are not storing a lot of their equipment in different trailers.

Chair opens public to be heard.

None.

Chair closes public to be heard.

Staff comments

Jennifer Haines reviews Part II of short SEQRA form for 318 Genesee Street and recommends a negative declaration on the SEQRA to the Board.

Jennifer Haines- We have spent a lot of time with Mr. Long and Mr. Peters and asked them to address some things specifically related to with curb cuts into the site, curbing on Arlington Ave and storm water. They met with the City engineer last week and made the changes requested. So with those changes, staff recommends approval of the site plan.

Chair asks Board for questions and comments.

Anne McCarthy- Questions if the building will have a sprinkler system.

Daniel Long- No, it is not required. This is a storage building for material storage that will not have electric or water in it. We are also working with the code department to ensure that the size and volume of the building will not require a system like that.

Chair asks for a motion to approve the SEQRA Negative Declaration Resolution. Motioned by Tim Baroody, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

Chair asks for a motion to approve the Major Site Plan Resolution. Motioned by Crystal Cosentino, seconded by Frank Reginelli. All members vote approval. No members opposed. Motion carried.

Agenda Item 4: Application for Major Site Plan Review at Merriman Street for the proposed development of 28 apartment units. Applicant: AHA Development Corporation

Stephanie Hutchinson, Auburn Housing Authority, 20 Thornton Ave- Bruce Levine from 3D Development Group and James Breslin from Rescue Mission are with me tonight and are requesting site plan approval for the Merriman Family Transitions project. I spoke to you last meeting about the need of this project but I have some updated numbers to share with you tonight. This housing will be for homeless women and families. In 2013 the Department of Health and Human Services housed 54 unique households including 65 adults and 91 children for a total of 199 hotel weeks at an average cost of \$534 per household per week and the average stay for a family was three weeks. What we are trying to accomplish by building this housing is to provide a permanent solution for these families so they do not continue to cycle through the motels and so we can reduce the cost that the department of Health and Human Services is currently seeing.

Displays graphics to board members and audience. Provides handout of conceptual plan to board members.

The complex will be fourteen buildings plus a community hall in the center. Entrance is off of Merriman Street with a large parking lot. Shows lighting graphics with a night view of the complex. Shows graphic of the back of the complex and also points out the emergency entrance off of Garrow Street for emergency vehicles only.

Chair opens public to be heard.

Lori Belknap, 16 Thornton Ave.- My concern is that we are one house from Merriman and we are wondering how this is going to impact us. This part of Melone Village is in our backyard so we are concerned about traffic, how many more people are going to be in this neighborhood. We are trying to take a look at the site plan now and which direction is this actually going to head towards? If you are going down Merriman.

Andrew Fusco offers Lori Belknap a conceptual plan provided to board members. Lori and Richard review the proposed conceptual plan and have no further comment.

Stephanie Hutchinson offers to meet with Lori and Richard Belknap if they have any additional questions or concerns.

Chair closes public to be heard.

Chair asks staff for comments.

Jennifer Haines- Tonight we are looking at lead agency for the SEQRA process so we can get other involved agencies informed about this project. We anticipate having this back before the board in March

for site plan approval. We do have some work to do on the site plan. We have talked with Stephanie and the architect about some of the items needed to go for final site plan approval. Again, this is part of a funding application and they would like to have final site plan approval to put into the application. We have talked to them about submitting a storm water pollution prevention plan for the engineering department to review. We also talked with them about a traffic study. They are making a proposal not to do a full study but will be providing a memo for APD, Greg Gilfus to review. We have talked with Mr. Gabak regarding utilities and he had several questions about size and ownership and the applicant has responded to all of those requests today. They have adjusted the parking to meet 42 spaces, which meets code and addresses ADA standards. We wanted a photometric plan that showed to the edge of the property and they have updated the photometric plan. As for fire safety we have asked questions regarding the height of the building and if the Street was going to be dedicated to the City and the answer to that is no. We discussed sidewalks and interconnections to other sidewalks and the one main comment we had, from a planning perspective, was the right of way on Merriman and the right of way on Garrow Street and respecting the Garrow Street side of the development. Specifically the houses looking like they had their backs to Garrow Street and that was a concern from a community planning perspective. They have adjusted it so the houses near Garrow Street look as if they have fronts on them. We want to make sure that Garrow Street, being the main right of way, looks like it should from the neighborhoods perspective. Stephanie does have reasons on why it is set up this way.

Stephanie Hutchinson- This is mostly for security reasons. We want only one entrance via vehicle to the complex so it can be monitored with security cameras. We prefer that entrance being Merriman Street. The fire lane will be for emergency vehicles only.

Jennifer Haines- The Design Review Committee will look through the comments today submitted by architect.

Andrew Fusco- I am concerned with question 2 on the short form environmental assessment form which is not complete. We are going to need to know the funding source so we can coordinate the environmental review.

Jennifer Haines- We have the funding agency.

Stephanie Hutchinson- We will be applying to State Office of Temporary and Disability Assistance Homeless Housing Corporation for funding.

Frank Reginelli- Will this become taxable or non-taxable property?

Stephanie Hutchinson- It will be owned by the AHA Development Corporation and used to meet our mission. At this point we are envisioning it to be non-taxable property. We currently pay taxes on the land only.

Frank Reginelli- Theoretically this will be land off the tax rolls.

Stephanie Hutchinson- Correct. Currently the assessed value is \$40,000 so \$1,600.00 in taxes.

Tim Baroody- So the plans we have now are going to address the storm water, they are going to do the traffic study, the effect of lighting on the neighbors, the sidewalk, the parking issues, the Garrow Street right of way.

Andrew Fusco- Tim to answer your question, what this is on for tonight is to declare ourselves for Lead Agency and coordinate that with other involved agencies so that those other items that you identified will be flushed out so to speak by March 4th. We will not be approving the project tonight.

Stephanie Hutchinson- You do have those things but what you do not have is the storm water pollution prevention plan. We are also going to continue to be working with the City to ensure that Garrow Street will continue to be respected as the main right of way.

Tim Baroody- Okay. I did not see anything for the lighting.

Jennifer Haines- There is a photometric plan in your packet.

Tim Baroody- I have a question just to the why of this project. Who qualifies for this program? Is this for people who have been thrown out of other areas or do not follow the rules? Why are they not at Melone Village or Oak Creek?

Stephanie Hutchinson- These are families, for whatever reason, that have found themselves to be homeless. Meaning they do not have any place to go. They have presented at the Department of Social Services and the department of social services has verified that these families do not have family or friends to stay with so they are being hoteled by the County because there is not a homeless shelter for women or families. The problem for hoteling these families is that it is extremely expensive and there are only three motels in Auburn that will accept these families. So the average cost that the department of social services is paying right now to house these families is \$534 per week.

Tim Baroody- That I understand but the question I have is if they were in subsidized housing or section 8 and thrown out because they could not follow the rules, is this your target area of people?

Stephanie Hutchinson- These people are not living in these subsidized complexes for a multitude of reasons. First being most of these complexes are full so Melone Village is full with over 90 households on the waiting list. Olympia Terrace is a federal public housing complex is full with 40 households on the waiting list. The new development on Orchard Street is not yet full because they still need to complete 25 units but they have 120 households on their waiting list. Oak Creek has 12 households on its waiting list and is under construction and also is going to have very high rents. Auburn Heights, the waiting list is two years, Greenview Hills has a waiting list of six months to a year and Genesee Gardens the waiting list for subsidized housing is with 66 households on it. So there is not any affordable housing units for these families. Also the main source of income for these families is a public assistance grant and the average public assistance grant for a family of three is about \$690 per month and that is meant to cover not only housing costs but also any other costs that the family may have.

Tim Baroody- I am not questioning the need. There is more need than resources but are these people who fell through the cracks of the normal system or did not follow the rules for the normal system. A simple yes or no answer.

Stephanie Hutchinson- They will not be all people that have not followed the rules but it will certainly include people that have not followed the rules and our goal is that we will be able to have them in this one place where there is case management services on site. The reason why these families do not follow the rules vary and is often because it is some type of trauma that occurred in their life such as substance abuse, sexual abuse, domestic violence; these are the things that we see these families have. They do not have a high school education, they have not completed a GED, if they have a disability they do not have SSI and have no way to secure it and these are the things that we hope that the Rescue Mission can assist with. This is a program that we have been piloting for the past two years at Melone Village and has been very successful.

Tim Baroody- So the Rescue Mission is going to be running the program?

Stephanie Hutchinson- Correct, providing the supportive services.

Tim Baroody- Is someone here from the Rescue Mission?

Stephanie Hutchinson- Yes, James Breslin.

Tim Baroody- According to your report last week, your receipts are down 30% from last year but the question is we do not want to end up funding this in perpetuity for this program.

James Breslin, Rescue Mission, 211 Melone Village- You mentioned something went down 30% from last year?

Tim Baroody- According to the Post Standard financial report your receipts are down 30% due to sharing of the drop boxes

James Breslin- That is in terms of our donations for the thrifty stores. We have an 18.6 million dollar a year budget, less than 10% comes from the government. The report in the Post Standard has nothing to do with the project. It has to do with clothing collection boxes. The point of the article was that not all collection boxes are for not profit uses or benefit the community locally. Financially the organization is very strong. We have 11 million dollars in endowment.

Stephanie Hutchinson- Also this application only provides capital funding. They will require the Rescue Mission and the Housing Authority and the Development Corporation to submit years of audited financial statements and there is a section dedicated to explaining how you are going to continue operating this program because it is a thirty year commitment. We have been talking for two years now about this and feel that the Rescue Mission will be able to pull this off for all thirty years.

Chair Sam Giangreco- We got off track and should be on adopting the SEQRA Lead Agency Resolution.

Chair asks for a motion to approve the SEQRA Lead Agency Resolution. Motioned by Anne McCarthy, seconded by Crystal Cosentino. All members vote approval. No members opposed. Motion carried.

Agenda Item 5: Other Matters

None.

The date of the next Planning Board meeting is Tuesday, March 4, 2014 at 6:30 pm.

Motion to adjourn made by Frank Reginelli, Seconded by Crystal Cosentino. All members vote approval. None opposed. Meeting adjourned.

Respectively Submitted by Renee Jensen