

**MEETING MINUTES
OCTOBER 16, 2012
TOWN OF SKANEATELES PLANNING BOARD**

Mark J. Tucker, Chairman
Alan Briggs
Donald Kasper
Joseph Southern
Scott Winkelman
Scott Molnar, Legal Counsel
Doug Wickman, P.C. (C&S Engineers)
Karen Barkdull, Secretary
Howard Brodsky, Planner

Chairman Tucker opened the meeting at 7:30 p.m. The meeting minutes of September 18, 2012 were previously distributed to the Board and all Members present acknowledged receipt of those minutes.

WHEREFORE, a motion was made by Member Kasper and seconded by Member Briggs to approve the minutes with minor corrections. The Board having been polled resulted in the unanimous affirmance of said motion. Member Winkelman abstained from the vote.

RECORD OF VOTE

Chair	Mark J. Tucker	[Yes]
Member	Alan Briggs	[Yes]
Member	Donald Kasper	[Yes]
Member	Joseph Southern	[Yes]
Member	Scott Winkelman	[Abstain]

Sketch Plan – Subdivision

Applicant: John Lauzon
4876 Vinegar Hill Rd
Skaneateles, New York
Tax Map #019.-02-11.0

Present: John Lauzon, Lucille Landry, Applicants

The applicants have approximately 40 acres of farmland on Vinegar Hill Road. A buyer is interested in the fields and barn but not the residence located on the property. Mr. Lauzon would like to subdivide the lot into two lots; parcel one consisting of the single family dwelling on five acres and parcel two consisting of the farm operation on 34.28 acres. The applicant is obtaining DOT approval for the existing driveway for the dwelling. There is also an existing driveway to the farm operation. A garage was added four years ago next to the house.

A small look out area is located with the farm operation that was used when the brood mares were foaling. There is also a racetrack located on the farm operation used to exercise the horses.

An updated signed map will need to be submitted to the Board. The property lines for the five acres will need to be pinned along the road and hedgerow. The driveway should also be located on the final map.

WHEREFORE, a motion was made by Member Briggs and seconded by Member Kasper to put this matter to public hearing on *Tuesday, November 20, 2012 at 7:35 p.m.* The Board having been polled resulted in the unanimous affirmation of said motion.

Public Hearing – Special Permit

Applicant: John Scriven
791 Franklin St
Skaneateles, New York

Property:
4608 Jordan Road
Skaneateles, New York 13152
Tax Map #018.-03-27.0

Present: John Scriven, Applicant

No one requested the public notice to be read. The applicant is proposing to rent the northern half of the building to Psycho Sister Sound and Lighting, requiring a special permit for a change in use. The company provides sound and lighting rentals for schools and festivals, and intends to use the building for storage and maintenance of the equipment. A narrative was submitted in addition to Mr. Scriven presenting the areas of the property where he intends to add green space of ivy and grass, and a fence will be added. Exterior lighting will be added in the back of the building that must be night sky compliant. The septic system is located to the south of the building and away from the parking areas. Psycho Sister Sound and Lighting will have three panel vans that will be parked in the stone parking areas towards the back of the building. The cargo vans cannot be parked in front of the building unless it is for temporary loading or unloading of equipment to maintain the site distance visibility for drivers.

. The applicant has been cleaning up the property to improve the aesthetics. Howard Brodsky recommended that the plan reflect sufficient details to indicate improvements such as parking areas, etc. Psycho Sound and Lighting will not have outside storage.

Attorney Molnar advised the Board that the proposed action would be classified at a Type II action under Code §617.5C(7) "construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;" Based on this section of code Counsel Molnar recommended that it be classified at a Type II action and not subject to SEQR review.

WHEREFORE, a motion was made by Member Southern and seconded by Member Briggs to declare this application to be a Type II action not subject to SEQR review. The Board having been polled resulted in the unanimous affirmance of said motion.

Chairman Tucker opened the public hearing and asked if there was anyone wishing to speak in favor of the application. There was no one who wished to speak in favor of the proposal. Chairman Tucker asked if there was anyone wishing to speak in opposition, or had any other comments. There was no one who wished to speak in opposition or had any other comments.

WHEREFORE, a motion was made by Member Southern and seconded by Member Briggs to close the public hearing. The Board having been polled resulted in the unanimous affirmance of said motion.

NOW, THEREFORE, BE IT RESOLVED, that the Skaneateles Planning Board **APPROVES** the special permit and minor site plan review, with the following conditions:

1. That the narrative prepared by Bill Aldrich, dated October 16, 2012, be followed; and
2. That an updated Lehr survey be provided to reflect correct re-certification date; and
3. That vehicle parking be limited to the side or rear of the building only; and
4. That any exterior lighting installed be night sky compliant; and
5. That Special Permit shall expire if the applicant fails to comply with the conditions stated within 18 months of its issuance or if its time limit expires without renewal.

Upon a motion made by Member Alan Briggs and seconded by Member Joe Southern, the Town of Skaneateles Planning Board hereby approves the application for a Special Permit and Minor Site Plan Review with the above conditions.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Amendment Request – Subdivision

Applicant: Fouad Dietz
2773 East Lake Road
Skaneateles, New York 13152
Tax Map # 038.-01-23.0

Present: Fouad Dietz, Applicant

At the Planning Board meeting of February 21, 2012 the applicant had received a minor special permit and site plan approval for construction of a gabion basket seawall along 175± feet along the shoreline of Skaneateles Lake for bank stabilization and erosion control. As part of the process to build the seawall, a section of the area was graded for access to the shoreline. The applicant realized that the approved plans for a gabion basket wall across the entire shoreline would impede access to the lake. The applicant is proposing to maintain the graded access to allow access for maintenance of the gabion basket wall on their property and for lake access for repairs for his contiguous neighbors. Site visits have been conducted by CEO Williams, Engineer John Camp, and the Planning Board. An updated site plan dated October 1, 2012 was submitted

to reflect the changes. There will no change in the drainage plan with the proposed modification. Seeding and stabilizing of the area is in process, awaiting some warm weather to grow the grass.

WHEREAS, the Applicant has made an initial description and drawing submission to the Planning Board at the October 16, 2012 meeting and

WHEREAS, Applicant requested that the Prior Approval be modified to reflect modifications to the gabion basket seawall to allow a graduated slope access to the lake stating the proposed dimensions, open space, impermeable surface coverage and revised figures shall nonetheless remain within acceptable limits to allow for modification of the Approval; and

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review; and

WHEREAS, the Planning Board has determined that amendment to the special permit and site plan is a minor augmentation; and

WHEREAS, the Skaneateles Planning Board reviewed the Drawings and Photographs, and after due consideration, unanimously adopted the following resolution:

Upon a motion made by Member Joseph Southern, seconded by Member Donald Kasper, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

1. That the updated site plan dated October 1, 2012 be followed in all respects.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Amendment Request – Subdivision

Applicant: Daniel Suits
5202 Harvest Hill Drive
Jamesville, New York 13078

Property:
2989 East Lake Road
Skaneateles, New York 13152
Tax Map # 039.-01-16.0

Present: Daniel Suits, Applicant

The applicant is proposing modifications to the prior special permit approval granted on March 20, 2012 and amended on June 19, 2012. The proposed modifications include re-configuration of two patios, one near the dwelling with the same square footage but indicating a different shape and including a fire pit; the patio by the lake has a proposed shape change with the same square footage of the approved patio and the addition of another 13SF fire pit, increasing the total to 26SF of fire pits at the lakeside.

The walkway coming from the driveway will be reduced from 382SF to 329SF. There will be a net gain of 43SF in permeable coverage. Also, the applicant is requesting to replace the existing shed that was approved for an addition. It was determined that the shed is in dis-repair and would need to be replaced.

The four parking spaces located off the driveway were approved under the February resolution for a pavers system. The applicant would like to move the use of the pavers near the house and turnaround as a more aesthetically pleasing location, with re-configuration of the driveway to provide a gentler curve working with the topography of the lot. Impermeable surface coverage will not change with the suggested modifications.

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review; and

WHEREAS, the Planning Board has determined that amendment to the special permit and site plan is a minor augmentation; and

WHEREAS, the Skaneateles Planning Board reviewed the Site Plan, and Drawings, and after due consideration, unanimously adopted the following resolution:

Upon a motion made by Member Don Kasper, seconded by Member Joseph Southern, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby with the following additional condition:

2. That the updated site plan dated October 8, 2012 be followed in all respects.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Amendment Request – Subdivision

Applicant: Justin Marchuska
33 Thistlewood Drive
Binghamton New York 13903

Property:
2887 East Lake Road
Skaneateles, New York 13152
Tax Map #038.-01-04.1

Present: Bob Eggleston, Architect

The project was approved July 26, 2011 and revised in January 2012 for a property line correction with the neighbor to the north. The property is under construction, as observed at the site visit, with the foundation in place and with the framing of the dwelling occurring. Removed of the shoreline structures and a section of a retaining were removed as part of the approved redevelopment. The existing shoreline patio was approximately two feet deep and caused a

major disruption with the removal. The south corner of the lot has existing small rocks and could be vulnerable to a major storm. The grade has been reestablished and a proposed erosion control plan has been created with ½ ton or larger rock over filter fabric and boulders up to the flood plan meeting a grass area. Submitted was a site plan dated October 4, 2012 by Robert O. Eggleston. The DEC has no jurisdiction, as the work is not in the lake. The drainage ditch is along the property line to the south and will remain.

WHEREAS, the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE II single family residential project, not subject to further SEQRA review; and

WHEREAS, the Skaneateles Planning Board reviewed the Narrative and Site Plan, and after due consideration, unanimously adopted the following resolution:

WHEREFORE, a motion was made by Member Alan Briggs and seconded by Member Scott Winkelman to approve the Modified Application, as presented by Architect Eggleston, and to approve the revised Site Plan and Narrative as an addendum to the Approving Resolutions, and that such prior Approving Resolutions are hereby ratified and confirmed, as amended hereby.

Upon a motion made by Member Alan Briggs, seconded by Member Scott Winkelman, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Modification Application, with the Approving Resolutions remaining in full force and effect except as modified hereby.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Amendment Request – Subdivision

Applicant: Hidden Estates
Donald Spear
2890 East Lake Road
Skaneateles, New York 13152
Tax Map #036-01- 37.1

Present: Donald Spear, Applicant; Bob Eggleston, Architect

The applicant has previously received subdivision approval of the Planning Board on February 21, 2012 and for a modification to the subdivision approval on September 18, 2012 to increase the five lake access parking spaces for the exclusive use of Lots 1, 2 and 3 to nine to allow Mr. Marchuska the opportunity for additional parking. Since the approval, Mr. Marchuska declined the acquisition of the right to park in the area. The applicant would like to modify the lake access parking area back to five spaces for the exclusive use of Lots 1, 2 and 3 and two parking spots for an easement owner, Don Spear.

Counsel Molnar recommended that the Board adopt the prior negative declaration SEQR determination for this Unlisted action from February 21, 2012.

WHEREAS, a motion was made by Member Briggs and seconded by Member Kasper and whereas the Planning Board adopted and ratified its prior SEQRA determination for the Application, which was a determination that the Application constitutes a TYPE I, not subject to further SEQRA review.

WHEREAS, the Planning Board has determined that the amendment to the subdivision is a minor augmentation; and

WHEREAS, the Skaneateles Planning Board reviewed the Site Plan, and Drawings, and Application materials, and after due consideration, unanimously adopted the following resolution:

Upon a motion made by Member Joseph Southern, seconded by Member Alan Briggs, and upon a vote thereon, the Town of Skaneateles Planning Board hereby approves the Application to modify the Prior Approval, with the Prior Approval in full force and effect according to its terms, as modified hereby, with the following additional condition:

1. That the updated survey prepared by D.W. Hannig dated September 12, 2012 reflecting said modifications, be utilized for the subdivision.
2. Three of the five lake access parking spaces are for the exclusive use of the property owners of Lot 1, 2 and 3 and their successors, with the remaining two parking spaces for the exclusive use of easement owner Donald Spear and his successors.

RECORD OF VOTE

Chair	Mark J. Tucker	Present	[Yes]
Member	Alan Briggs	Present	[Yes]
Member	Donald Kasper	Present	[Yes]
Member	Joseph Southern	Present	[Yes]
Member	Scott Winkelman	Present	[Yes]

Discussion

Applicant: John & Kathi Teixeira
3029 West latke Rd
Skaneateles, New York 13152
Tax Map #039.-01-14.0

The Teixeiras lakefront had suffered damage from the April 2011 storms and they are proposing to repair the lakefront. Consideration was given on whether the repair would be an amendment to the special permit issued for the boathouse in 2005. Approval letters from the neighbors should be obtained by the applicant to be submitted to the Board. The submitted detail received today reflects rock being piled instead of the rocks being embedded in to bank. With the current plan the rocks could erode more quickly than if they were embedded in the lakebed by one foot. The cross-section detail should reflect the lakebed rather than anti-scour rocks.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Briggs to consider the application as an amendment to the prior special permit issued in 2005 in addition to modifying the cross-section detail reflecting the changes above. The Board having been polled resulted in the unanimous affirmation of said motion

Continuation -Major Special Permit/Minor Subdivision

Applicant: Marc Pietropaoli
791 W. Genesee Street
Skaneateles, New York

Property:
Route 20 East
Skaneateles, NY 13152
Tax Map #042.-01-13.1

Present: Marc Pietropaoli, VSM; Lance Wardell, VSM; Matt Vredenburg, EDR; Joanne Gagliano, EDR; John Hecklau, EDR; Mike Herzog, HMM Design; Andy Ramsgard, Ramsgard Design.

Chairman Tucker clarified that tonight's meeting will be discussing the SEQR form for Victory Sports Campus with the discussion including the applicant and the Board members only. Since the action is not part of a public hearing, no feedback will be taken from the audience. The public hearing for the application will tentatively occur later this year. The public hearing for the variance request for the height of the light standards will be held next week at the Skaneateles Fire Department with the Zoning Board of Appeals on October 23, 2012 at 7 p.m. On March 24, 2009 there was a public information meeting held to introduce the proposal. Feedback was gleaned at that event and the public is encouraged to submit feedback by mail to the Board.

Counsel Molnar stated that on April 17, 2012 the Board completed an initial review of the SEQR long form based on the information submitted to date. At that time the Board had requested additional information to clarify some of the category responses. Subsequently, in August 2012 the applicant submitted updated information to the Board based on the questions that had arose. In September a written request for additional details required was drafted by Howard Brodsky and Counsel Molnar. The applicant's current submission includes an updated narrative and a project data table including impermeable surface coverage. The goal is to review submissions from August 2012 forward and then the Planning Board will review the Full Environmental Assessment.

Matt Vredenburg provided a summary of submissions including the full site plan in August 2012, Storm water management plans dated August 2012, and the Sanitary design dated October 2012 to the Department of Health. He continued reviewing the responses to the long form EAF. There were five questions needing addition information. 1. Physical change to the project site – the water table is less than 3 feet on only part of the artificial turf athletic fields; duration of construction will be more than one year in only one phase with DEC approval obtained if five or more acres are disturbed and will comply with DEC regulations of two SWPPS per week. 2. Will the proposed action affect surface or groundwater quality or quantity – The water quality component of the storm water runoff of the artificial fields will be treated in bio-retention areas and treated for heavy metals, primarily zinc, from the artificial turf. C&S and EDR have discussed techniques that might be employed to monitor the water quality runoff. The artificial turf will be fully under-drained with collection header pipes where sampling the discharged water can be tested. An operation and maintenance program will be deployed to test the treated water for lead with a limit of .025 ppm, chromium with a legal limit of .05 ppm and zinc with a legal limit of 2 ppm based on NYS DEC standards. Testing will occur once every 60 days for the first year after installation and twice a year thereafter. 3. Will the proposed action alter drainage flow or patterns of surface water runoff? As stated above, discharged water will be treated and tested on a scheduled basis. A dense and vigorous planting cover will be established over the contributing pervious drainage areas. A binding and enforceable maintenance agreement will be executed between the owner and the Town of Skaneateles. 4. Will the proposed action impact any site or structure of historic, prehistoric, or paleontological

importance. Based on on-site review data source from the New York State Office of Parks Recreation and Historic Preservation there are no properties or district located within or adjacent to the property site that are listed or eligible for listing on the State/National Register of Historic Places. Prehistoric Native American archeological sites have been documented along the shoreline of Skaneateles Lake and therefore the project is in an archeologically sensitive area due to the proximity. 5. Will the proposed action affect the community's sources of fuel or energy supply? The anticipated electrical load is 2000 amp 460v and the gas load of 5000 Mbh with a maximum draw of 3500 Mbh. There will be no effect on the current systems and no mitigation measures required.

There were a series of questions and requests posed to the applicant by the Planning Board Attorney, Scott Molnar, and the Town Planner, Howard Brodsky in September 2012. Submitted was a site narrative, site data table, managed open space site narrative with plan and draft legal document to preserve, drainage district map, SEQR answers and draft long form and lighting data and summary. The NYSDOT access permit has been requested and is ongoing in the approval process. The sign code is being reviewed as to how it relates to the project. The formation of the drainage district is on going and will be submitted to the Town Board shortly.

Mr. Wardell discussed the updated narrative covering the following highlights:

The current medical facility is 6000SF and their practice had grown to require greater space. The proposed building will provide this space in addition to a research facility and space for complementary tenants.

There will be an indoor rehabilitation center for sport performance with phase II expanding the building to include indoor fields.

61,000SF will be the medical building (urgent care, nutritionist, surgery center, medical research, 2 OR rooms); 90,000SF is the phase 1 building indoor training and fitness center; 80,000SF phase two (indoor track, rock wall indoor fields, expansion to 4 OR rooms) build out for a total of 171,000SF total.

Outdoor fields in phase 1 are in front of the main building and two west fields for artificial multi-use fields, injury prevention programs and sports lighting, 250 parking spaces, 7 handicap spaces and 4 bus spaces, Phase 2 will increase the parking to 350 parking spaces,

Proposed hours of operation are Monday through Friday 7 am to 7pm and hours on Saturday currently and will continue. The Urgent Care facility is open until 10 weekdays and 8 am to 10 pm Saturday and would remain the same. The indoor recreation, training and rehabilitation facility will be open from 5 am to 11 pm Monday through Thursday, 5 am to 9 pm on Friday and Weekends from 7 am to 11 pm. The activities on the lighted artificial turf fields will be held up to 11 pm.

Field use will be dependent on weather conditions as they will not be in use when snow covered. The fields will be fenced with staffing to manage the accessibility and use. Some of the use will be fee based. The proposed lighting cut off time is 11 pm inclusive of clean-up activities. Chairman Tucker asked if there was any consideration in the reduction of hours for the west fields. Dr. Pietropaoli stated that it could be considered.

Member Winkelman inquired on what lands were considered open space. The open space areas include the wetlands as they are protected from development. The open areas include all areas that do not have a building, parking lot, or artificial fields.

Member Southern inquired about sound systems that are intended for the fields. The sound system will be distributed sound systems that locate the speakers where the spectators are with the sound not traveling beyond the area. The system would be similar to ones used by restaurants to contain the sound to a specified area. The applicant is working with a sound consultant to design the system and complete a sound study of the property.

There will security on the facility premises throughout the night with contact phone/buttons for contacting security in the event of an emergency.

At this time the Board reviewed Full Assessment –Part 2-Project impacts and their magnitude. The questions the Board answered yes are described below.

1. Will the proposed action result in a physical change to the project site. Yes, Small to Moderate

- **Construction on land where the depth to the water table is less than 3 feet. Yes, small to moderate impact to athletic fields only.**
- **Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. Yes, small to moderate impact.**
- **Construction that will continue for more than 1 year or involve more than one phase or stage. Yes, small to moderate impact.**

5. Will proposed action affect surface or groundwater quality or quantity? Yes, small to moderate impact.

- **Proposed Action will require a discharge permit. Yes, small to moderate impact.**
- **Other: Water quality monitoring for artificial fields. Yes, small to moderate and mitigated by monitoring program.**

11. Will proposed action affect aesthetic resources? Yes, small to moderate impact.

- **Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, where man-made or natural. Yes, small to moderate impact.**
- **Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. Yes, small to moderate impact.**

12. Will proposed action impact any site or structure of historic, prehistoric or paleontological importance? Yes, small to moderate impact.

- **Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory, Yes, small to moderate impact**

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? Yes, small to moderate due to mitigation.

- **Proposed action will produce operating noise exceeding the local ambient noise levels for noise outside or structure. Yes, small to moderate impact.**

19. Will proposed action affect the character of the existing community? Yes, small to moderate impact.

- **Proposed action will create or eliminate employment. Yes, small to moderate creation of employment.**

As there were no factors that were determined to be potentially large in impact, Part 3 was disregarded for the SEQR determination.

WHEREAS, the Board determined that the project will not result in any large and important impact(s) and therefore is one which will not have a significant impact on the environment, and

WHEREFORE, a motion was made by Member Southern and seconded by Member Briggs to make a determination of a **NEGATIVE DECLARATION** for this application based on the responses to the Full Environmental Assessment form and material findings. The Board having been polled resulted in the unanimous affirmance of said motion.

The applicant prepared a draft appendix F State Environmental Quality Review for Negative Declaration notice of determination of Non-Significance consisting of a condensed document reviewing all documents to date. Counsel Molnar will review the submitted document and make recommendations to the Board for the resolution to be adopted at the October 22, 2012 meeting.

WHEREFORE, a motion was made by Chairman Tucker and seconded by Member Southern to put this matter to public hearing on ***Tuesday, November 27, 2012 at 7:30 p.m.***, on condition that the Zoning Board of Appeals has rendered its variance determination. The Board having been polled resulted in the unanimous affirmation of said motion.

Lot Merger Request

Applicant: Bruce Parker
Winding Way
Skaneateles, New York 13152

Tax Map #057.-01-10.1 & 057.-01-24.0

Ron Miller, tax assessor, received a request from Mr. Bruce Parker to merge parcels 057.-01-10.1 and 057.-01-24.0 into one parcel. Mr. Miller stated the parcels are in the same ownership and are contiguous, meeting the criteria for a merger and asked the Planning Board to review the request. The properties are both existing vacant lands.

WHEREFORE, a motion by Chairman Tucker and seconded by Member Southern to notify the Town Assessor the Planning Board has no objections to the merging of tax parcels 057.-01-10.1 and 057.-01-24.0. The Board having been polled resulted in the unanimous affirmance of said motion.

There being no further business the Planning Board meeting adjourned at 9:55 p.m.

Respectfully submitted,

Karen Barkdull, Secretary