

Minutes of the Planning Board Meeting held by the Planning Board of the Town of LaFayette on September 17, 2002, in the Meeting Room of the LaFayette Commons Office Building on Route 11 in the Town of LaFayette.

Present: Jim Nakas, Chairman
Richard Markoff, Board Member
Barbara Lasky, Board Member

Absent: James Quartier, Board Member
Andy Peebles, Board Member

Recording Secretary: Mary Jo Kelly, Secretary

Others Present: John Langey, Town Attorney
Ron Gula, Jamesville
Jim Pucello, Solvay
Vince Maher, LaFayette
Ted Limpert, Syracuse
Philip Piazza, LaFayette
Ross Chapman, LaFayette
Jim Moltion, LaFayette
Jerry Doolittle, LaFayette
Jennifer LoVerde, LaFayette
Pete Paul, Councilman
Jerry Aloï, Jamesville
Greg Scammell, Supervisor
Allen Olmsted, Manlius
Sandra Smith, Councilman

Chairman Nakas called the meeting to order at 7:08 p.m. He asked the Board for any corrections/additions to the August 20, 2002, Meeting Minutes.

Chairman Nakas had a correction to change affluent to effluent. There were no further corrections/additions so the minutes will stand as corrected.

Chairman Nakas advised the Board is a couple members short. Member Quartier had some personal matters to attend to and Member Peebles is on business in Houston. The Board can still vote on things as long as it's unanimous.

Mr. Gula was present to ask the Board's input. He was here a couple of months ago. He put two lots together. One lot is in DeWitt and the other one is in LaFayette. He is here to be sure he won't have a problem getting a Building Permit. He had a map which the Board approved for Mr. DeCuffa and it states the lot will not be a building lot. His only question is on the map where it says lot # 2 is not a building lot.

Mr. Langey said Lot #1A is all in DeWitt. We have no jurisdiction in DeWitt. If the map says Lot # 2 is not a building lot then they must get that changed in order to build on it.

Mr. Gula asked if he gets this fixed or does Mr. DeCuffa.

Mr. Langey recommended they both work on it together to get it fixed right. He can't believe this Board ever would have approved a land-locked parcel. He said the way to fix this is to file an amended map.

Vince Maher was present for a sketch plan conference for his property located across from Webb Road on the south side of Route 20 in an Agricultural/Residential District.

Vince said he owns the farm. One parcel is 140 acres and the other one is 40 ± acres. He wants to deed the house and 7 acres to Dennis and Kelly and he wants to build a new home on the northwest corner of the property.

Mr. Langey said if he is looking to set one lot inside another one with no road frontage, he will need a variance. He should tell the surveyor to keep the subdivision within the parameters of the Town Subdivision Regulations.

Vince asked if he would have to subdivide.

Chairman Nakas said yes.

Mr. Langey said any time you are going to file a map like this, it will require subdivision approval. Vince can bring the lot to the driveway as long as he has an easement.

Chairman Nakas said to be sure the surveyor has a copy of the subdivision regulations.

CASE # 288 – Continuation of the public hearing for appeal of Empire Management, David Muraco, for a controlled site approval to allow construction of an additional 48 units at the Willowood Apts. on Route 11 in a Residential/Multi-Family District.

Mary Jo said Mr. Muraco called and did not have all the information the Board requested so would like to be removed from the agenda tonight but will be ready for the next Planning Board Meeting.

CASE # 292 – Public Hearing for the appeal of Phoenix Corporation of CNY, Inc. (Mr. Gazotis) for a two-lot subdivision on the west side of Route 11 approximately one mile north of the Route 11 and Route 20 intersection in an Industrial District.

Chairman Nakas opened the public hearing. He advised anyone wishing to speak on this application will be given the opportunity to do so.

Attorney Limpert was present to represent Phoenix Corp. He said this is the property where Lock n' Logs is located. They are merely redrawing the lines. There is a pending contract with Lock n' Logs to purchase the lot they are currently located on from Phoenix Corp.

Chairman Nakas asked what Lock n' Logs is planning to do with the property.

Mr. Limpert said it will give Lock n' Logs more road frontage.

Chairman Nakas asked if they were going to put more mulch piles there.

Mr. Limpert said he doesn't represent them but believes they said they weren't. The barrels will be removed.

Chairman Nakas asked if all the outside barrels are removed now.

Mr. Limpert believes they are.

Mr. Langey said this Board hasn't heard back from County Planning yet. It was referred to them a couple of weeks ago.

A resident asked if there would be any requirements for testing at this site.

Chairman Nakas said this would be a DEC issue.

Mr. Limpert said whatever liability is there will carry over to the purchaser.

Chairman Nakas said if there is a real concern by the residents, the DEC could be contacted to come out and take samples. This can't be part of this resolution.

Mr. Moltion said there has been DEC issues in the past.

Chairman Nakas said yes, before Lock n' Logs and before Mr. Gazotis owned it. He asked if there were any comments or questions. There were none.

Member's Markoff moved and Lasky seconded the motion to close the public hearing. Motion passed unanimously.

CASE # 291 – Public hearing on appeal of James Pucello for a 2-lot subdivision on the west side of LaFayette Road approximately ¼ mile north of Commene Road in an Agricultural/Residential District.

Chairman Nakas opened the public hearing.

Mr. Pucello said there's 84 ± acres which he is splitting into 2 lots. The map wasn't ready today.

Chairman Nakas asked if there were any questions or comments at this time. There were none.

Mr. Langey said he has not referred this to County Planning yet as he doesn't have a map.

Chairman Nakas said this Board must wait for hear back from County Planning before it can vote on the application.

Mr. Langey said as soon as he gets the map, he will refer this to the county . He advised Mr. Pucello to get 2 maps to his office. If he doesn't bring them until the next meeting, the application can't be referred until that time which puts it out another month.

The public hearing will be continued at the next meeting for this application.

CASE # 293 – Appeal of Philip Piazza for a two-lot subdivision on the west side of Route 11 North approximately ¼ mile north of Winacre Drive in an Agricultural/Residential District.

Mr. Piazza submitted a final map for review and 2 letters of compliance.

Mr. Langey has submitted this to County Planning and has not heard back from them yet.

CASE # 294 – Appeal of Jon Rogers for a 2-lot subdivision on the east side of Route 11 South at 2154 Route 11 in an Agricultural/Residential District.

There was no word from the applicant on this application and he is not in attendance.

CASE # 299 – Appeal of Mark Clemens for the Clemens-Hege 2-lot subdivision on the east side of Apulia Road at 2934 Apulia Road in an Agricultural/Residential District.

Mr. Clemens submitted a final map.

Mr. Langey said County Planning recommended this application be approved with the following modifications to the map: Boundary inconsistencies that are apparent on the map must be resolved and if the tax map boundary is incorrect, it must be removed from the map and the Town must determine if the driveway for the property north of Lot 2 is partially on Lot 2 and either require cross easements, adjustments of the driveway location or relocation of the boundary line. The applicant must re-submit corrected subdivision map and receive written confirmation from the Onondaga County Department of Transportation regarding its adequacy prior to Town approval.

Mark said this has been fixed on the final map he has with him tonight.

Mr. Langey believes they are picking up that the boundary isn't the same as it is on the tax map. County Planning is saying for purposes of this subdivision, they would like to see the driveway on one side or the other of the property line. They don't want to see it on both sides of the line. This Board has to be careful about approving a subdivision when the surveyor can't determine the boundary lines. He can't recommend this Board approve a subdivision without knowing who the owner is. His recommendation is that Mr. Clemens get Mr. Hylan to sign off on the one piece. That will take care of the driveway issue too as the driveway will be all on Mr. Clemens land. The county is stating Mr. Clemens needs to get the boundary lines resolved. They also want this Board to determine the driveway is north of Lot # 2. If it's not, they are requiring easements. Mr. Clemens will have to contact the county and get a letter from them stating the driveway is O.K. with them. He asked Mr. Clemens if he can grant this Board more time to review this application as they are only allowed 62 days for the review without the applicant granting them an extension of time. If the Board had to vote on this tonight, the Board would have to deny the application as it is.

Mr. Clemens said he would grant the Board the extension of time needed to review this application.

CASE # 301 – Appeal of Gregory Scammell for a 2-lot subdivision of his property located approximately 1,130 feet south of the Route 11 and Route 20 intersection on the westerly side of Route 11 in a Hamlet District.

Chairman Nakas said Onondaga County Planning has recommended approval with one modification and that is that any future use of Lot 1B which requires a new driveway must receive approval of that driveway from the New York State Department of Transportation.

Member's Markoff moved and Lasky seconded the motion to declare the Planning Board as lead agency and this is an unlisted action and constitutes a negative declaration and to approve the subdivision with the following condition:

- 1) Any future use of Lot 1B which requires a new driveway must receive approval of that driveway from the New York State Department of Transportation.

Motion passed unanimously.

CASE # 290 – Appeal of Helen Nelson for the estate of Anna Keough for a 7-lot subdivision on a 27-acre parcel of land on the southwest corner of Coye Rd. and Apulia Rd. in a Residential/Planned Cluster District.

Attorney Olmsted was present to represent Helen Nelson. He submitted a new map.

Mr. Langey said the big issue is the water line that is exposed.

Chairman Nakas noted this is for Lots # 1 and # 2.

Mr. Langey said Mr. Olmsted went to East Syracuse and asked what their requirements would be to build near their water lines. There is a note on the map that any purchaser of Lots # 1 and # 2 must call East Syracuse Water prior to any construction. “Prior to construction of driveway around East Syracuse water lines or crossing with heavy equipment, contact the Village of East Syracuse at...” The map also notes “The Town of LaFayette accepts no liability or responsibility for any damage to the Village of East Syracuse water lines which may cross this subdivision”. He said on Lots # 3 and # 4, Leon has asked for a 20’ drainage easement and swale. He asked if the applicant has done this.

Mr. Olmsted said yes and Leon has looked at it.

Chairman Nakas said it looks like the water line also goes through the back of Lot # 3.

Mr. Olmsted said yes but it’s not exposed there.

Chairman Nakas asked how deep the line is.

Mr. Olmsted said that’s anybody’s guess.

Chairman Nakas moved and Member Markoff seconded the motion to declare the Planning Board as lead agency and this is an unlisted action and constitutes a negative declaration because the applicant has:

- 1) Shown access for lots 3, 4, 5, and 6 shall be from Timothy Road; and no access shall be allowed to Apulia Road.
- 2) Shown Lot 7 shall access to Coye Road; and no access shall be allowed to Apulia Road.
- 3) Will locate driveways for lots 1 and 2 as previously approved by the Onondaga County Department of Transportation; and any future subdivision of these lots shall use these access points.
- 4) The areas to be conveyed to Spader and Paul will be formally subdivided into their existing lots to avoid creating land-locked parcels.

Motion passed unanimously.

Mr. Langey asked Mr. Olmsted to have the easement prepared allowing Leon to go onto the property.

CASE # 300 – Appeal of Gerald Aloi, Philip Griffin and Harold Hill for a 2-lot subdivision of his property located at 4314 Barker Hill Road in an Agricultural/Residential District.

Chairman Nakas said we have heard back from County Planning and they didn’t like this application. He asked what they would like to do at this point. He advised County Planning said “The proposed subdivision serves no useful land development purpose and aims to subvert established school district boundaries. Approving this request could lead to similar requests from other land owners”.

Mr. Aloi’s attorney said this was done 9 years ago innocently and the town broke it out into separate tax parcels in 1992. If they hadn’t done this, it might have come to

light and this could have been handled. Since then there is an intervening owner who doesn't want to return the parcel to the individual state. He said the present owners can't come to an agreement on this.

Chairman Nakas asked why is this?

Mr. Aloï's attorney said he asked the members of this Board the evening he was here before if they felt they were going to turn this down to say so then so the applicants didn't put a lot of money into this for the survey, etc. The Board led them to believe if it was brought before them, they would approve it. He feels the Board seems to have changed their mind. The Board told him the night he was here that they would approve this at the appropriate time. Part of the fault lies with the town breaking this out into two separate parcels.

Chairman Nakas said this was a totally illegal subdivision.

Mr. Aloï's attorney said this has all come to light 10 years later. Mr. Aloï can't refinance his property because his property is in violation. If the other neighbors don't want to put this back the way it was, there's nothing Mr. Aloï can do about it. He said they spent money for a new survey.

Chairman Nakas said this Board hasn't voted yet. This is an ugly, ugly subdivision that this Board doesn't like. County Planning likes it less than this Board does.

Mr. Aloï's attorney said Mr. Aloï would gladly put this back to square one if he could. There's nothing he can do. He has nowhere else to go besides this Board. He advised the Board said if they brought this back right, the Board would approve it.

Chairman Nakas asked if it has been brought back right.

Mr. Hollenbaek was present to represent the Griffin's. He said a review of the title would show that Mr. Stevens purchased land in 1993 which was 3 pieces and consolidated them all into one deed. This included two county tax bills broken between school district lines and two school tax bills. The Griffins took out a mortgage. The Griffin's could not deed the property back if they wanted to because it's mortgaged. His guess is the bank isn't about to say go ahead and deed away part of your property.

Chairman Nakas noted this Board had come up with some suggestions that the property owners were totally in disagreement with. One owner said they wouldn't do it because they wanted their child to attend Jamesville-DeWitt School District. Another owner said it was a historical piece of property that the owner didn't want to change. If this is the case, why did he change it in the first place? Now it's a title problem and we need to fix it. This was an illegal subdivision and now this Board is supposed to fix it. He doesn't really enjoy being placed in this position.

The attorney for Mr. Aloï said Mr. Aloï has nowhere to go but here to fix this.

Chairman Nakas said as a Board they don't have the power to make people do the right thing either.

Mr. Aloï's attorney said this was all done by a prior owner. It all came to light 10 years later. When he was out here a couple of months ago, he explained all these issues. The neighboring property owners can't be made to do it. At that time they were told to come back with an application by all the property owners as that would be the only way they could do it. At that time, they said if this would be refused, tell them now so they wouldn't put money into the survey. The Board said they would approve this if it was put in proper form. Why would they spend the money for it to be refused?

Chairman Nakas said this Board hadn't heard back from Onondaga County Planning yet.

Mr. Langey said this Board hadn't heard from Mr. Hill or the Griffin's yet. When this Board found out the son was in his senior year, the recommendation was made to go to the school directly to see if they would allow the son to finish school there. This wasn't enough. Now the owner says they feel this would decrease the value of their property. This Board isn't allowed to grant illegal subdivisions to increase the value of people's property.

Chairman Nakas said this Board told them if they could bring it back right, this Board would try to fix it but the other parties involved have said it can't be brought back right.

Mr. Hollenbaek believes Mr. Aloi and Mr. Hill were innocent dupes in this when the neighbor who was an attorney (Mr. Stevens) said he would take care of everything. His client comes in and buys the property 3 years after this was done. He thinks whether they go to Jamesville-Dewitt or LaFayette or have an increase or decrease to the property value has nothing to do with this. Now they are told if they will be the ones to give, it will solve the whole issue. There is a filed deed which gives the mapping and tax department of the state, county and town all the necessary information to draw up their tax maps and issue the tax bills. This deed went through the county and the county mapping department which their tax bills are based on this. The county issued a tax bill on a piece of property 5' x 20'.

Mr. Langey said he doesn't know if the county has the obligation to be familiar with each towns regulations.

Mr. Hollenbaek said it then goes to the town.

Mr. Langey said perhaps a bank approving the piece of land for the mortgage or the attorney representing them should have found this. If it was checked for a mortgage when the Griffin's purchased this, it seems the parties involved didn't pick it up.

Mr. Hollenbaek said most banks will not mortgage more than your house and 5 acres and they won't mortgage for more than what your land is worth. He thinks if there is a scoundrel in this, he's in South Carolina. He believes mistakes were made between the county and possibly the town assessors.

Mr. Langey disagreed with this.

Chairman Nakas said they are trying to push the blame off on others.

Mr. Aloi's attorney said Mr. Aloi wishes he could undo this.

Chairman Nakas said so does this Board.

Mr. Langey said they had another proposition, would Mr. Aloi sell a little more land to the Griffin's so this would be a little more appealing? No one would agree to this.

Member Markoff asked if they talked to the lending institution like they have to this Board.

Mr. Aloi's attorney said they won't agree to anything unless it's a legal subdivision.

Mr. Langey said Mr. Hill said he was willing to swap back. The Griffin's said they are unwilling to swap back which is apparently not because their son attends Jamesville-DeWitt but rather they feel it would decrease the value of their property if they should decide to sell it.

Mr. Aloï's attorney said this confirms that the neighbors aren't willing. Mr. Aloï has non-conforming land.

Mr. Langey said Mr. Aloï's understanding was that the Griffin's would like their child to continue going to Jamesville-Dewitt. This Board then learned that the child had one year left and this Board said they would do whatever it would take to allow this child to finish his last year of school.

Chairman Nakas said then Mrs. Griffin came out and said it would devalue their property if they did this. If this Board approves this, they will be beating the doors down to get approval for 8 more of these next month. The Board would be setting precedent.

Mr. Aloï's attorney said that was discussed the first evening he was here and the Board said it would be for one time and let it go forward.

Chairman Nakas believes at the time they felt there could be a compromise of the involved parties which is apparently not the case. There are people unwilling to compromise. They are unwilling to fix this.

Mr. Aloï's attorney said Mr. Aloï has done everything possible. They advised the Board of this the first night.

Mr. Aloï said the individual who put this together is not here. If next month the Board had a second case chances are that party would be the primary party putting this together. He thinks this is a little different because the guy who put this together is not here.

Chairman Nakas said that is true but there is one person who would benefit from this subdivision. The Griffin's would benefit from this.

Mr. Hollenbaek said if the Griffin's say no, where do they not benefit? They already own property in the Jamesville-DeWitt School District.

Member Markoff doesn't believe they loose anything.

Mr. Langey said they could loose. He would have to see what the penalties are for non-compliance.

Mr. Hollenbaek said only when the original party is involved.

Mr. Langey said the regulations are a public record. He isn't sure about this. He thinks it could be argued that no subdivision map was on file.

Mr. Hollenbaek said they can do legal back and forth on this. In 1993 when the deed was filed, he is sure you can argue that county mapping should have discovered it because it's their job. It shouldn't be passed on to a landowner who buys the land 3 years after the fact. He's sure you can take this to Justice Court and the Supreme Court who will turn it right back in for mapping.

Chairman Nakas asked Mr. Aloï how much he has spent on this so far in order to make it right.

Mr. Aloï said mapping fees of \$600, major subdivision fees of \$600, attorney's fees and lost opportunities for refinancing of \$434/month.

Chairman Nakas said so in the neighborhood of a few thousand dollars. In the 15 years he has been on this Board and to approve something like this is so antithetical to good planning and thought. Neighbors are suppose to behave in a collegiate fashion rather than an antagonistic one.

Mr. Langey said there are not enough people here to vote on this tonight unless they are planning on denying it.

Chairman Nakas said it would require one more Board Member to over rule County Planning if they were planning on approving it.

Mr. Langey said a public hearing must be held first.

This will be scheduled for a public hearing for the next meeting.

CASE # 297 – Appeal of Nabil Bajjaly for controlled site approval for his property located at the southeast corner of Mondore Drive and Route 11 North in an Industrial District.

No one was in attendance for this application.

CASE # 302 – Sketch Plan Conference by Jerry Doolittle for controlled site approval at his property located at 2639 Route 11 North on the west side of Route 11 approximately ½ mile north of the Route 11 and Route 20 intersection in a Business District for another storage building.

Mr. Doolittle said he is asking for another storage building.

Chairman Nakas asked if there are currently 4 buildings.

Mr. Doolittle said yes. He showed where the proposed building will be located on the map. The DEC said they would approve the building if he didn't have a driveway to it.

Mr. Langey asked for a letter stating this.

Mr. Doolittle said he would get one.

Mr. Langey asked how many units it would be.

Mr. Doolittle said there are 8 – 5'x10' units, 5 – 10'x15' units and 3 10' x 25' units.

Mr. Langey asked the height of the structure.

Mr. Doolittle said it's the exact same height as the other buildings.

Mr. Langey asked if typically the units are rented to a different tenant each time.

Mr. Doolittle said yes.

Mr. Langey recommended the Board have the town engineer take a look at the application regarding drainage.

Chairman Nakas asked if he saw more of these in the future.

Mr. Doolittle said he can't. When the DEC won't allow a driveway, there's no place else for him to put one.

Chairman Nakas asked if there's been any change in traffic.

Mr. Doolittle said basically when someone comes and rents a space, they come to put their stuff in for a month or so and then come take it out.

Mr. Langey asked Mr. Doolittle to drop off a copy of the plans at the office so he can refer this to the engineer. This will also have to be referred to the county.

Mr. Doolittle said the history of this has been they have held the public hearing and no one shows up. Is it possible to notify the county and hold the public hearing as he doesn't want to wait an extra month to start this?

Mr. Langey said if he doesn't want to have a public hearing next month, the Board would definitely hear back from the county for the meeting in November.

Mr. Doolittle said he was hoping to have everything taken care of next month.

This will be scheduled for a public hearing for the October meeting.

Mr. Moltion said he has a real concern about the water with regards to the Willowwood Apartment application.

Mr. Langey asked him how many feet he is from the apartments.

Mr. Moltion said less than 1,000’.

Mr. Langey said this Board asked them to do some testing on neighboring properties.

Mr. Moltion explained what his well is like. When he was looking for a place to put his septic system in, they found there was 1-2’ topsoil and then they hit clay and then they bumped into the water table. He has noticed recently that his water is tasting bad. When the LFD pumps a lot of water from the pump they have at the Park, he can’t drink his water. Rental properties, apartments, etc. are considered dwellings. Each dwelling can be considered to have children. He doesn’t know how many dwelling spaces there are in the town but based on the school population, what percentage of our 1,000 school population is from rental properties? He thinks a large percentage of the children are from these apartments and we don’t get the revenues from these apartments as much as if they were home owners. He believes there should be a limit on rental spaces in the town. Right now we only have a hardware store and a gas station left in the town so we won’t be generating a lot of sales tax.

Chairman Nakas said the Board has currently asked the applicant to provide us with hydraulic assessments by pumping one well hard to see the effect on the second well.

Mr. Langey asked for Mr. Moltion’s address.

Mr. Moltion said 2944 Route 11 and he gave his phone number.

Mr. Langey said he can ask the applicant’s engineer to contact him.

Mr. Moltion isn’t as concerned about loss of water as much as he is quality of water.

Mr. Langey said this Board has asked the town and applicants engineers to key in on this area.

Chairman Nakas said the Dept. of Health will have to approve the septic design.

Mr. Langey knows the engineer would be happy to share his whole plan with Mr. Moltion.

Chairman Nakas said regarding the concern about the number of apartments, there’s always a love/hate relationship between land owners and renters. All home owners feel those who rent don’t pay enough into supporting the school system and he doesn’t know what you do about this. There’s probably some major ratio a town should strive for regarding home owners and renters.

Mr. Moltion said he was once a renter. At this point with a population of about 5,300 in this town, it would be worth hiring a person to look into it. You require 60,000 square feet for a single family dwelling and you can pack 48 units on about 20,000 square feet of land.

Mr. Langey said this issue is addressed in the Zoning Ordinance and the applicant is going through some real hoops for their septic designs.

Mr. Moltion strongly recommends the Board do some house figuring. We could end up with more apartments in this town than landowners.

Mr. Langey asked if anyone knew the vacancy rate in LaFayette.

Member Markoff said Chairman Nakas believe they are all pretty filled.

Mr. Langey said there will be an increase in the assessed value of the property. There will be some increase in the tax base.

Chairman Nakas said you also have to be careful to not to be accused of being against people of lower income, etc.

Mr. Langey thinks as part of the town's overall plan, the town could regulate where apartments could be located. He doesn't think the Planning Board can ever say we are stopping right here.

Mr. Doolittle said taxes are based on property. That is the way it's always been. The individual homeowner pays a percentage higher than a property owner. On the other hand, he pays \$15,000 and only has one child in his apartments. He doesn't think all the people moving into apartments have children. A lot of them are elderly or single. Single people usually rent and don't purchase a house.

Mr. Langey said the Watson's have an application in front of the Zoning Board of Appeals. They had an operation on Route 11. They had a breakup of the family. The mother and daughter moved the business up to the Sentinel Heights operation. When they did this, they built a building over 2 times too big and it turns out they have expanded two other greenhouses. They want to hold classes which has never been generally recognized before. They were not suppose to operate during certain months of the year and have been. All that information has been copied and given to this Board. The Zoning Board of Appeals has entertained an application for various expansions of non-conforming uses. They are at the point now where they must act on this. There are resident's for and opposed to this. The law says before they can vote, they have to hear from this Planning Board. He would recommend everyone but Chairman Nakas vote on this as he showed up at a Zoning Board of Appeals Meeting and expressed his opinion. Chairman Nakas is free to participate in the discussion on this. He would ask the Board to review this information and vote on it at the next meeting.

Chairman Nakas asked if they need to schedule a special meeting to discuss this.

Mr. Langey said they don't have to. They can review the information and vote at the next meeting.

Chairman Nakas asked if they should meet after business at the next meeting and discuss this. Could they put it in the form of a resolution for them to vote on? He asked the Board to discuss this and offer guidance to the Zoning Board of Appeals.

Mr. Langey said they could do a resolution or write a letter.

Member's Lasky moved and Markoff seconded the motion to adjourn. Motion passed unanimously.

The Planning Board Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary