

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 1

Present: Patricia Bryant, chairperson, James Heber, Ed Martin, Wayne Durr, Susan Martindale, Brit Basinger, Kevin Pumiglia

Absent: Jeff King, and Kevin Gifford

Town Employees Present: Howard Doster – Town Engineer, Richard Colozza – Town Code Enforcement Officer, Deborah Colozza, (Interim) Planning Board Clerk

Patricia Bryant opened the scheduled March Public Hearings of the Town of Northumberland Planning Board at 7:00pm.

Public Hearings

Proposed Major Subdivision

Application # 0011-05

Owner/Applicant: Stonybrook Land, LLC (David Lipinski, President of Company)

41 Park St.

Adams, MA 01220

Location: Mott Rd. and West River Rd.

SBL#: 92.-1-1 and 92.-1-2

Acres: 253.56 (to be subdivided)

Number of Lots: 10

Zoning: Agriculture

Representative: Peter Coseo

Mr. Coseo described the project of the proposed subdivision to the Board and the audience in attendance. On the plat layout the building envelopes for each lot were identified. There will be a shared driveway for 3 of the proposed lots.

Patricia Bryant asked for comments from the public on this proposal.

Kurt Haas from the Northumberland Fire Dept. asked if the driveways being planned plan to come out onto Mott Rd.

Mr. Coseo said yes as shown on the building specifications.

There were no other public comments from the audience.

Patricia Bryant noted that at this time the Public Hearing would remain open.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 2

Proposed Major Subdivision

Application # 0007-05

Applicant: William Morris

10 Mystic Lane

Saratoga Springs, NY 12866

Location: Plantation Rd.

SBL#: 142.-1-121

Acres: 30.643

Number of Lots: 6 to be subdivided

Zoning: R-1

Bill Morris presented the application to the public and the Board. This is a 6-lot subdivision. The T-turnaround presently in place at the end of Plantation Rd. would be deeded over as a parcel to the Town for future construction. The lots as shown on the plat layout meet and/or exceed the minimum size required.

Patricia Bryant asked for comments from the audience in attendance. Audience members were asked to give their name for the record.

Kurt Koulos of Plantation Rd. noted that in the original design of the subdivision the plans indicated that this would be a cul-de-sac, which was one of the reasons that he purchased his property.

John Weber of King Rd. presented a petition to the Board with 111 signatures of people who have concerns and disagree with the way the proposal is being expanded. The concerns that were addressed included:

- water issues – people homes are on sand and they have points and there is a concern that with more development the aquifer that supply water will not be sufficient
- price of the homes that the developer plans to build
- road issue – the proposed connection of this development with the next people do not want the two to connect
- wetlands – need to be addressed
- issue of the blanding turtle habitat
- water retention areas being considered
- the one lot that shows a driveway going through the wetlands, can't the developer plan a different way around the wetlands so as not to disturb
- there has been illegal sand mining on the property that needs to be looked into and addressed
 - o there are state and town laws in place noting the amounts of material that can be removed

The petition of the homeowners was turned in and placed in file for the record.

Mr. Morris addressed the above concerns.

- all of these 6 lots will have drilled wells only and final approval must be given by DOH. Points will or are no longer allowed. The Town will not issue building

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 3

- permits until they receive certificate of approval on the wells from DOH
- tests are done extensively to assure there is more than an adequate amount of water and are tested for many different content levels of iron, sodium. DOH does and extensive review of the water samples
- price of homes under consideration – with the larger size of the lots proposed these homes will be at least in the medium range of \$250,000.00 and above.
- Roads – at this time the road conforms to the original design.

Patrick McFadden of Plantation Rd. asked Mr. Morris why the deeded parcel to Town was needed

Patricia Bryant asked to have Mr. Morris finish his comments to the concerns and that the road, which was a main issue to many, would be an item the Board and audience can come back to.

- wetlands – over the past year or so DEC representatives have been at the site and done extensive study of turtles in the area – presently no blanding turtles have been trapped by DEC to determine they exist. They have captured and released turtles however, none that were of the endangered species.
- Driveway concern over the wetland area – will be build to specific specs to ensure that the wetlands are not impacted. It is proposed to be about 700’ and the culvert through the wetland area is what is known as an equalizing culvert to maintain the water flow of the wetland area. Study has been done to show that it can support emergency vehicles that are needed to get into the property. The driveway also will need to be approved before a final CO can be issued for a proposed home builder on the lots
 - o Why not go around? With DEC conversations, they have reviewed the design and the plan submitted and between DEC and the developer have worked to ensure that this would be a well designed proposed driveway
- the concerns raised by the audience are all good comments. This proposal has not been made without a along review. We have been 4-years in the design of this and have taken into account all of the issues and we will continue our review

Dan and Aimee Welsh of Plantation Rd. raised concerns that right now we have small children and they want to know what measures are being taken for the planned thoroughfare if it likely connects the two subdivisions? Our main concern is for the safety of our children and those on our road if the two connect and create more traffic.

Patricia Bryant noted that the concerns raised would be addressed by the Board as the application moves forward. She thanks those present for expressing the concerns and presenting them as a group. The public hearing will be kept open and she noted that as people left and continued to discuss the proposal of Mr. Morris’ if they had other issues after tonight’s hearing, that additional comments could be submitted to the Town Clerk and would be given to the Planning Board to address as well. This is just in the beginning stage and all aspects of the proposal will be addressed.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 4

Proposed Major Subdivision

Application #: 0002-06

Applicant: Boswell Engineering

799 Madison Ave
Albany, NY 1208

Location: King Rd. adjacent to Plantation Rd.

SBL#: 142.-1-2.11, 142.-1-2.2, 142.-1-2.3, 142.-1-2.4

Acres: 32.76

Number of lots: 16 single family residences and 1 lot dedication to Town of Northumberland for Storm Water management

Zoning: R-1

Representative: Iver Anderson and Dominick Arico

Mr. Anderson presented the proposed plans to the audience and the Board.

- 16 lot loop and cul-de-sac
- the environmental impact proceedings are currently underway
- the roads will be built to town standards
- stormwater management is still being determined as to the best way to look at it and the least impact it would have
- a 200' buffer has been created from the lots around the stream that winds through the property
- the loop would be completed on the advice of the Town to ensure safety for all the residents within the subdivision.

Aimee Welsh asked about the value of the homes in this proposed development.

Mr. Arico noted that they would be significant in price however, a minimum amount of the homes has not been established and would meet whatever the market value was at the time lots were sold and homes built. They would be single-family homes as required for a subdivision.

- the access road that is shown would be a pathway to the property that is behind the proposed subdivision and is a parcel tentatively being purchased by NYS - the pathway is there so as not to allow for a land-locked parcel to be created, which Town laws require when building. DEC notes that currently this land is listed as forever wild.

Linda MacDonald of Plantation Rd. asked about the traffic increase when both plans are built-out. What safety concerns will be implemented?

John Weber raised similar concerns from the Morris application and how these concerns would impact this development as well.

Mr. Arico noted that they are under the same considerations as Mr. Morris.

- all the wells will be drilled to meet DOH requirements and testing will be done to ensure adequate water supplies.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 5

- The wetlands on the property are minimal but DEC is aware of them and we are working to ensure they are protected.
- home prices/values are too early to make determination, however, they will be based on the market value at the time lots and sites are built on.

Chris Brown of Stevens Ct. asked about the speed limits on King Rd. Currently it is 55mph and with more traffic planned how can that speed be reduced or what can residents do to have it posted better?

Paul Irish, King Rd. asked what is being done to set up or plan for emergency 911 numbers

Daniel Welsh had concerns with this development and if the two were connected more traffic would be on their road as the distance to the cul-de-sac areas would be shorter for people there to travel on Plantation Rd rather than on the road being constructed in this subdivision. What was a quiet road for them will not become a main thoroughfare. He would need to worry more on the safety of his children.

Patrick McFadden asked how many of the lots would be 1-acre lots?

Mr. Anderson said that there could be some but most are proposed to be larger than 1 acre. The zoning in place allows for every lot to be 1 –acre as the minimal however, there are only 16 lots proposed.

John Weber – asked that the Board look at the larger picture of the two subdivisions and how they play out together - as they would have significant impact on the residents currently here and those residents who might be purchasing lots in the future.

Linda MacDonald noted that she has a concern that the Board is not taking comments seriously and that the issues raised here would not have much impact on the Board.

Brit Basinger noted that as the Board goes forward at this time we are not sure if both applications or 1 or neither would be approved. The public hearing is for this purpose to have issues raised and then allow us to go forth with making the best decision that we can in the projects. And yes, comments are taken seriously from all perspectives, the Board, Saratoga County Planning, NYS, DEC and DOH and others that impact on these developments.

Ed Martin noted that the application requires a long form of the SEQRA application which details more of the impacts associated with the proposal. Developers need to be in compliance with the regulations proposed by NYS in review of the SEQRA we will look closely at it to see if anything can be addressed further and if any need for corrections on the part of the Board. We go the extra mile to address initial concerns and that is why we ask for additional input from neighbors.

Lawrence Yaeger asked that with all these homes and with drilled wells – who would be responsible if the water supply ever ran out.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 6

Ed Martin noted that in past to assure residents surrounding or in a proposed development that we have asked the developer to work with people knowledgeable in water systems. In a past development the developer called in a hydrologist to do extra samples to determine the supply of water underground – and ease concerns that water would run out. That would be something that we as a Board can ask developers to bring onto their development team as they move forward.

Paul Irish asked about egress rights to the road as his driveway currently comes out on the road. Once developed fully what rights would he have to continue his driveway to the road.

Mr. Anderson didn't have answer on this, as he wasn't sure of the impact.

Richard Colozza noted that Mr. Irish because of the driveway already there and the other lot to be developed with the driveway already approved that they would need to be met with continuation of access to the main road when complete. If the road connection was not approved in the two subdivisions, then Mr. Anderson would need to propose a boulevard entrance to the subdivision and the only concern that would then be addressed is with a boulevard entrance these two lots would then not have direct left and rights turns available to them.

Don Williams of Castlewood Dr asked if the county water proposed system would impact any of the developments for the future.

Patricia Bryant noted that it is highly unlikely that this would impact our Town as nothing is even being considered for the system to come near us.

John Weber – summed up the feelings of many neighbors that the main issues of the residents are they don't want to see the two proposals connecting the roadways, high concern on the levels and amounts of water available to everyone and finding a way to reclaim the sand that was removed /mined from the property.

Patricia Bryant reminded the audience that the Planning Board is not an enforcement Board and that some issues such as the mining concern would be an issue to be addressed by the Town Board if any action against the mining issue were to be resolved.

Mr. Anderson noted that grading of the road would be important area that they would look at to be sure that all standards were met.

Paul Irish asked if a timeframe for beginning or completion has been set.

Patricia Bryant noted that no at this time the public hearing would remain open and additional comments could be done by residents in writing. We are at a preliminary stage of review of the application and as such we have to wait for approvals, as does the developer from various agencies so there is no timeframe set – it is a month-by-month review until all issues are satisfactorily reviewed. With large developments while we take all information into account not everyone gets everything that they would like to see done. We do our best to ensure that a

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 7

developer provides a quality project that the Town welcomes.

Patrick McFadden noted that currently the culverts and the road need to be addressed that are in place. It seems that we find water backing up

John Weber noted too that the drainage in place was never properly maintained and that swails end up causing water to settle

Brian McGarrahan of Castlewood Dr. inquired about land locked land and what the issue was with that again.

Patricia Bryant noted that as properties are developed any lots that are behind them both NY State and the Town of Northumberland do not allow for the creation of land-locked parcels.

Mr. McGarrahan noted that doesn't seem to be an issue in Wilton.

Pat Bryant noted that our regulations as a Board require us not to allow for landlocked parcels and when we review the plans if that appears to be the case then provisions need to be made to keep an easement open to back landlocked property.

Paul Irish asked if rather than having the T-turnaround and the connection that is shown on the layout – why couldn't just the area be left grass and allow for emergency vehicles to use when needed or an issue or emergency arose.

Pat Bryant noted that if not considered an open area then the town highway department in the winter would pile snow and the pass would then not be a possible emergency connection.

James Heber noted that at the very initial planning of this proposal the original plans called for 200 lots. With the redesign and larger lots the impact on the area is significantly less of an impact than what might have been proposed.

Patricia Bryant thanked everyone for his or her concerns and comments. As noted previously the public hearing will be kept open as the proposal moves forward and the issues will be concerned and looked into further.

The monthly March Town of Northumberland Planning Board meeting business to discuss began following the Public Hearings.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 8

Old Business

Proposed Major Subdivision

Application # 0011-05

Owner/Applicant: Stonybrook Land, LLC (David Lipinski, President of Company)

41 Park St.

Adams, MA 01220

Location: Mott Rd. and West River Rd.

SBL#: 92.-1-1 and 92.-1-2

Acres: 253.56 (to be subdivided)

Number of Lots: 10

Zoning: Agriculture

Representative: Peter Coseo

The board met with Mr. Lipinski and Mr. Coseo to address concerns from Board and the public hearing comments.

Areas that need to be addressed include:

- Town of Moreau surrounding property neighbors need to be ID'ed on the new maps
- Howard Doster noted that the # on the lots don't match with the written narrative and need to be updated/corrected
- Driveway proposed note needs to indicate that they will be built to town specs and adequate for emergency and fire department vehicles to get to as needed
- Engineered septic systems for each of the lots required.
- Looking to see if either DOH or DEC request Lead agency status

ACTION TAKEN

Mr. Lipinski will address the new issues. Public Hearing is still open for any additional comments that might come forth.

Proposed Major Subdivision

Application # 0007-05

Applicant: William Morris

10 Mystic Lane

Saratoga Springs, NY 12866

Location: Plantation Rd.

SBL#: 142.-1-121

Acres: 30.643

Number of Lots: 6 to be subdivided

Zoning: R-1

The Board met with Mr. Morris to discuss concerns.

Since this development and the Boswell Engineering (Mr. Anderson) proposal impact one

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 9

another the Board looked to do a walk through of both developments. Mr. Morris and Mr. Anderson agreed that would be good for all to have a visible idea of the plans. SITE VISIT was set for April 1st at 9am at the t-turnaround for the Morris proposal followed by the proposal for the Boswell project.

Concerns of the Board include:

- completion of long form of SEQRA application
- deep hole and perc test – being planned in April and add the information onto the drawing of the results of the testing.
- Add the building setbacks
- Provide a cross section of the driveway crossover that is being planned with the equalization system
- 911 numbering can be done as temporary numbers and listed as Plantation Extension
- water issues that the public raised
- traffic impact

ACTION TAKEN:

Applicant will address the new areas of concern and proceed accordingly. Public hearing is kept open at this time.

Proposed Major Subdivision

Application #: 0002-06

Applicant: Boswell Engineering

799 Madison Ave
Albany, NY 1208

Location: King Rd. adjacent to Plantation Rd.

SBL#: 142.-1-2.11, 142.-1-2.2, 142.-1-2.3, 142.-1-2.4

Acres: 32.76

Number of lots: 16 single family residences

Zoning: R-1

Representative: Iver Anderson

The Board discussed concerns with Mr. Anderson regarding thoughts and comments from Public.

Concerns to address:

- water issues from public, drilled wells and quantity of water that they will/can supply
 - o should consider consulting and outside engineer or hydrologist as board as previously recommended on large proposals
 - o show that water investigation has been done extensively and show letter from consultant that state the water availability from the drilled wells
- traffic study and review of the impact
- indicate the elevations and the existing test pits that are shown near lot 4
- drainage system and the pitch perspective of the runoff and management
- site visit planned for April 1st at 10am approximately or following the site visit of the

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 10

Morris project.

ACTION TAKEN

Applicant will address the new areas of concern and proceed accordingly. Public hearing is kept open at this time.

Major Subdivision

Application # 0008-05

Applicant: Estate of Blanche Zuckerman

Harris and West River Rd
Gansevoort, NY 12831

Location: Harris and West River Rd.

SBL#: 131.-1-10.12

Acres: 28

Number of lots: 3

Zoning: Agriculture

Representative: John Zuckerman for the Estate

Surveyor: Paul Tommell

No one present to discuss this application tonight. Tabled over until applicant is ready with additional information.

ACTION TAKEN:

Public Hearing remains open, as the applicant hasn't been at the past meetings.

Pre-application Conference for Site Plan Review

Special Use Permit for Agribusiness

Application #: 0001-06

Applicant: William McEachron

68 Pettis Road
Gansevoort, NY 12831

Location: same as address

SBL#: 103.-3-31

Acres: 2.61

Zoning: Industrial

Mr. McEachron brought in an updated sketch plan for the Board to review for his proposed Agribusiness to be done on his property. The garage for the proposed work area is 60'x50' the driveway for parking to take off of Pettis Rd. has been established and outlines on the sketch as the Board requested.

Rich colozza noted that Neil Petteys has looked at the site distance and it may be determined that a few shrubs, brush etc. need to be removed for visibility around the curve of Pettis Rd. in the area.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 11

There are only a couple of neighbors that surround the property Carruthers and Viger are two that are noted. Clerk to check on others that surround. Mr. McEachron to note them on revised sketch drawing and note the distance and sizes of the garage area and parking area.

He would be working on heavy equipment for agriculture repairs and the repairs would be done within the garage area. Equipment would be driven or trailered to the garage for work repair.

Board set April 20, 2006 as a Public Hearing on the proposal.

ACTION TAKEN:

Public hearing schedule for the April meeting. Board members to do individual site walk on property. Applicant to redraw sketch to include more detail as to Petteys Rd and surrounding neighbors.

NEW BUSINESS

There was no new business for the Board to review or discuss.

Miscellaneous Business

Town Engineer: Howard Doster nothing new to report

Town Zoning Administrator: Richard Colozza nothing new

Board asked Rich Colozza to let Chuck Waldron know that he needs to request a formal extension for the phase plans that he wants the Board to consider.

MINUTES: The Board reviewed and approved the minutes from the February 21, 2006 meeting with minimal changes. James Heber made a motion to amend and approve the February minutes; Brit Basinger seconded the motion. The Board voted unanimously to approve the February minutes with corrections.

February 21, 2006 corrections made to minutes

Brit Basinger noted correction to his name throughout the minutes. Change Britt to Brit for the record.

Page 3

Under Action Taken: change “rescued” to “recused”

Page 4

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 12

Top line

[change]: plans have now been adjusted with the changes to **house locations**

[to read]: changes to **building areas**.

1st paragraph

[change]: With the redesign of the subdivision proposal, Mr. Lipinski re-did SEQRA to reflect the changes made.

[to read]: With the redesign of the subdivision proposal, Mr. Lipinski submitted a new SEQRA application to reflect the changes.

Page 5

2nd paragraph

[change]: Doug Ward noted that if and when approval is to be given, to the applicant's, that the approval of each proposal is contingent upon whichever applicant completes their roadwork first – then the 2nd applicant will be required to connect the two roads and incur the expense. Doug Ward will also check on the SEQRA applications for the cumulative impact that both projects might incur.

[to read]: Doug Ward will confirm requirements for road connections based upon legal rights of the applicant, pursuant to the request of the Planning Board.

5th paragraph

[change]: ...with the two **projects**. **As** was noted in the information in the Morris application

[to read]: ...with the two projects **as** was noted in the information in the Morris application

6th paragraph

[change]: He has reconfigured several lots to include the **abutment** as to where the two projects would.....

[to read]: He has reconfigured several lots to include the **road connection** where the two projects would.....

Page 6

4th paragraph

[change]:connects the Nature Preserve, which would then make accessibility for residents to utilize **the** Nature Preserve if they so desired.

[to read]:connects the Nature Preserve, which would then make accessibility for residents to utilize **a potential** Nature Preserve if they so desired.

Under Action Taken:

[change]: The Board set a public hearing for the March 20 meeting for both the Morris application and the Boswell Application – **so as** to hear comments from the public **in regards to** the two projects under consideration at the same time.

[to read]: The Board set a public hearing for the March 20 meeting for both the Morris application and the Boswell Application to hear comments from the public **regarding** the two projects under consideration at the same time.

Page 7

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 13

1st paragraph

[change] : Tom and Jack Foster, neighbors of the project both have concerns about the private road to be **built and the dam** that is on the property who would maintain that? They also feel the culvert size needs to be addressed. At certain times of the year the water flow changes, which impacts water currently onto their properties, and they have concerns about a permanent change and how it would impact their properties. The other area of concern **they had also was with** the two lots that would share a driveway and how the easement would be written to allow for equal sharing of both proposed lot/home owners. They would prefer that each lot had its own driveway for legal purposes.

[to read]: Tom and Jack Foster, neighbors of the project both have concerns about the private road to be built, the dam that is on the property, and who would maintain that? They also feel the culvert size needs to be addressed. At certain times of the year the water flow changes, which impacts water currently onto their properties, and they have concerns about a permanent change and how it would impact their properties. The other area of concern included the two lots that would share a driveway and how the easement would be written to allow for equal sharing of both proposed lot/home owners. They would prefer that each lot had its own driveway for legal purposes.

Under Action taken

[change]: Public Hearing remains open, as the applicant hasn't been able to be at the past two-month meeting. Neighbors would like to be able to address their concerns with the applicant. Clerk will check to see if someone would be at the March meeting to discuss concerns with the neighbors. Application tabled for this month and held over to March meeting.

[to read]: Public Hearing remains open, as the applicant hasn't been in attendance during the past two-months meetings. Neighbors would like to be able to address their concerns with the applicant. The clerk will check to see if someone will be at the March meeting to discuss concerns with the neighbors. The application was tabled for this month and held over to March meeting.

Page 8

Under Town Zoning Administrator:

[change]: Richard Colozza received a call from:

Chuck Waldron who wanted the Board to consider his project known as Brampton Woods that he would like to complete the development in Phases and wanted to know the Board's thoughts. He would like to begin and do the first Phase up to and including at least one of the eyebrows in the plans so that there would be a way for turnaround traffic. Once that was built out then he would continue.

The Board asked that Rich Colozza convey to Mr. Waldron that before considering any Phase development that all contingency items needed to be taken care of. They also felt that in order to consider Phase construction of the development the bond fees currently are not enough to cover the project, in the event that the project would falter or not be completed, and the Town would have to then assume any responsibility for what would still need to be done. Bond fees would have to be discussed and possibly increased.

Minutes
Town of Northumberland – Planning Board
March 20, 2006
(Corrected and Approved – May 15, 2006)

Page 14

[to read]: Richard Colozza received a call from Chuck Waldron who wanted the Board to consider his project Brampton Woods and that he would like to complete the development in phases and wanted to know the Board's thoughts. Mr. Waldron would like to begin with the first phase to include at least one of the eyebrows in the plans so that there would be a way for turnaround traffic. Once that was built out then he would continue.

The Board asked that Rich Colozza convey to Mr. Waldron that before considering any phase development that all contingency items need to be addressed, as this is critical in determining the amount of the final construction bond. They also felt that in order to consider phased construction of the development, the bond fees currently are not enough to cover the project, in the event that the project would falter or not be completed, and that the Town would have to then assume any responsibility for what would still need to be done. It needed to be made clear to the applicant that the bonds to complete the required infrastructure would NOT be phased. Bond fees would have to be discussed.

April Meeting dates:

The agenda meeting will be held on Monday, April 10, 2006 at 7:30pm.

The monthly meeting of the Planning Board will be held on Monday, April 17, 2006 with Public Hearing scheduled for 7:00pm followed by the monthly meeting.

Patricia Bryant asked if there was any other business to present tonight. She noted that on April 10 at 7:00pm before our scheduled agenda session that Bill Peck, Town Supervisor would be meeting to review the new laws set in place for the Town.

She asked for a motion to adjourn. James Heber made a motion to adjourn; Sue Martindale seconded the motion. The motion to adjourn tonight's meeting was unanimous. The March Planning Board meeting ended at 10:45pm.

Respectfully submitted,

Deborah Colozza
(Interim) Planning Board clerk