

TOWN OF NEW WINDSOR

PLANNING BOARD

March 12, 2014

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN
DANIEL GALLAGHER
HOWARD BROWN
HARRY FERGUSON
DAVID SHERMAN

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

JENNIFER GALLAGHER
BUILDING INSPECTOR

CAMMY AMMIRATI
PLANNING BOARD SECRETARY

ABSENT: HENRY VAN LEEUWEN

MEETING AGENDA:

1. Windmere MHP
2. 32 Plaza
3. Walsh Industrial Park
4. Covington S.P.
5. FATM, LLC
6. Preet Deli
7. Benedict Pond S.P.

REGULAR MEETING:

MR. ARGENIO: Welcome everybody to the New Windsor Planning Board meeting. Mr. VanLeeuwen is not with us tonight, I believe he's in Florida, I think, I'm not sure but whatever.

ANNUAL MOBILE HOME PARK REVIEW:

WINDMERE MOBILE HOME PARK

MR. ARGENIO: First item on tonight's agenda is the Windmere Mobile Home Park annual review. Is somebody here to represent this? What's your name, sir?

MR. JOHNSON: Richard Johnson.

MR. ARGENIO: Jennifer, has somebody from your office been out to Windmere?

MRS. GALLAGHER: It's perfect, we have no problems at all.

MR. ARGENIO: How many units?

MR. JOHNSON: Mid 90s.

MR. ARGENIO: Where is that park?

MRS. GALLAGHER: Mt. Airy Road.

MR. ARGENIO: That's a lot of units, my goodness. Okay, do you have a check made out to the benefit of the town for \$570?

MR. JOHNSON: Yes.

MR. ARGENIO: I'll accept a motion we offer one year extension.

MR. BROWN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERWIN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you for coming in. Give her the check, I'll sign the paper, how's that?

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MR. JOHNSON: Perfect.

MR. ARGENIO: Thank you.

REGULAR ITEMS:

32 PLAZA (12-14)

MR. ARGENIO: First regular item is Route 32 Plaza site development, I'm sorry, site plan, represented by Charles May Associates. Project proposes 5,600 square foot addition to the existing building on the site. The plan was previously reviewed at the 14 November and 12 June 2013 planning board meetings. Somebody here to represent this? Mr. May, can you show us, point out to us what significant changes you've made since you've been here last and bring us up to speed please?

MR. MAY: Yeah, this project is known as 32 Plaza, it's located on Route 32. It's an existing 6,600 square foot building, what have you--

MR. ARGENIO: Cowans is in this plaza?

MR. MAY: Yes, and we have a proposal for 6,600 square foot addition to the existing building. On the previous comments that we had--

MR. ARGENIO: Can you show us where the addition is please?

MR. MAY: This is the existing building right here, this would be the actual addition.

MR. ARGENIO: Alright.

MR. MAY: What we have done--

MR. ARGENIO: Not to interrupt you, where you're proposing the addition that's currently a pad site where they had the fire?

MR. MAY: Yes, and the intent is to actually remove the majority of the pad and put in a new addition.

MR. GALLAGHER: Would you be connecting to the Mexican restaurant that's there?

MR. QELAJ: Yes.

MR. GALLAGHER: So the outside patio would become a building?

MR. MAY: Yes, that would go away. The whole idea

would be to have four additional retail units which would be comprised of approximately 1,400 square feet each. Having said that, we had provided Mark with a drainage report and the drainage report that we provided was actual, would actually address a 25 year storm and we put in dry wells. So the comment that we had was to address the drainage in a different manner for a 200 year storm so this project actually addresses the new drainage scenario that we have presented. What we have done is instead of having the dry wells we have actually had two areas where we located the storm chambers, storm chambers are located underground.

MR. ARGENIO: Storm chambers, do you mean specific brand storm trap?

MR. MAY: Storm check but they're actually storm drainage. The storm chambers are located, we came up with two specific drainage areas, this is the drainage area one and drainage area two. We have analyzed the drainage for the one, 10 and 100 year storm and we feel as though it would be number one approximately it's going to be 14 chambers which will store approximately 3,600 cubic feet of storm water. We feel as though over here on drainage area number two approximately 10 storm chambers those are beneath the ground and they'll actually capture probably 2,600 cubic feet of storm water. We actually routed the one, 10 and 100 year through the actual chambers. Along here as you may recall there's an existing french drain which is actually created by the town several years ago which we understand we actually analyzed and it comes from the pre-developed scenario of the shopping center along most of the shopping areas.

MR. ARGENIO: Can I interrupt you for a second? In the back I think I see where you're pointing a french drain on your client's property, is that what you're referring to just up the page from the wall, is that right?

MR. MAY: Yeah, just up the page from the wall.

MR. ARGENIO: You're saying the town built that french drain?

MR. MAY: Yeah, the, actually, with a grant it's my understanding actually installed that french drain several years ago. We have the, John gave us the actual profiles for that french drain and it contains

anywhere from an eight inch diameter perforated pipe up to 12.

MR. ARGENIO: Mark, can you shed some light on that?

MR. EDSALL: Yeah, that's part of a Community Development Block Grant that involved drainage all the way parallel to 32 down to Willow. It was done probably in the early '90s and it has limited capacity, that's why we really can't have them discharge uncontrolled, collected and uncontrolled storm water but it goes to a place there where you can continue to discharge.

MR. ARGENIO: Okay.

MR. MAY: So having said that report that we feel as though we presented to Mark actually contains any of the additional runoff from our site and no net increase in runoff to this actual french drain which is located, which runs parallel to the property line. One of the other things that we have that we had presented.

MR. ARGENIO: What drawing number are you on?

MR. MAY: Site layout drawing four of number 10. Along with that, we have a sign detail which will be located, which will be perpendicular to Route 32 which will be located in this area, the sign will accommodate all of the seven people that will be located within the shopping mall.

MR. ARGENIO: How high is the wall in the back?

MR. QELAJ: Maybe 15 feet.

MR. ARGENIO: So it's existing or you're going to build?

MR. QELAJ: Existing.

MR. MAY: Exists now, yeah.

MR. ARGENIO: Do you work with Mr. May?

MR. QELAJ: I'm the owner of the property.

MR. MAY: He's the owner of the property.

MR. ARGENIO: What's your name?

MR. QELAJ: Charlie Qelaj.

MR. ARGENIO: We very much would like to see this done.

MR. QELAJ: I appreciate that, me too.

MR. ARGENIO: It's been an eyesore for a long, long time but, you know, there's obviously codes and rules and all kinds of stuff. I don't see parking is here and handicapped parking is here but I'm looking for a handicapped dropped curb in front of the buildings, Mr. May, and I don't see it.

MR. MAY: Well, the front of the building is actually at grade with the parking area and we have three handicapped parking spaces.

MR. ARGENIO: I see them there.

MR. MAY: The reason we have no parking in this particular location is because this will be utilized as a fire lane, it's better than 30 feet wide and all of this is at grade.

MR. ARGENIO: Before I get to Mark's comments, I have a note from the fire inspectors, I'll read it to you. Fire hydrant not on plans and alarm system not on plans. I'm not so banged up about the alarm system component, that probably has a lot to do with the sprinklers that I don't know a lot about. Do you know what they're referring to with the fire hydrant, Mr. May?

MR. MAY: There's no existing fire hydrant that I'm aware of in this area right here. There might be one, you know, down the road to be honest with you but I really couldn't tell you.

MR. ARGENIO: Any insight, Mark?

MR. EDSALL: No, this is the first I'm hearing of that.

MR. ARGENIO: I don't know if they're asking you to put a hydrant or just making a statement that the fire hydrant--

MR. MAY: If we put an addition on the building, we can put a hydrant on the side of the building if that's what they're looking for.

MR. ARGENIO: I think they're referring to a super Centurion regular fire hydrant. Again, let me read the note, the memo from the fire inspector, his bullet point number two says sprinkler system, you realize the building is going to require a sprinkler system, will necessitate a hydrant in proximity to the department connection, parenthetically it says none shown on the plan.

MR. MAY: Mr. Argenio, there is none on this particular site, one down the street but I don't think the system will necessitate.

MR. ARGENIO: You need to get squared away with those guys with the fire inspectors.

MR. QELAJ: Will that come when the construction plans come in place?

MR. ARGENIO: What should happen to answer your question what would need to happen is Mr. May would need to show the fire hydrant if that is in fact what the fire inspector's asking for on the plan in the location that's required and again, I don't know exactly what he's referring to, Mr. May, but you need to get buttoned up with those guys.

MR. MAY: I'll call the fire superintendent, we can locate one where he wants it.

MR. ARGENIO: Let me look at Mark's comments, he has a few comments here and I don't want to beat it to death but on some of these comments, Mr. May, I'll read his first bullet comment, the table on the plans should list the usage as per the zoning table rather than a generic statement that says commercial. It is our understanding a mix of three uses is proposed. Retail A1, retail A13 and storage A7. This was previously requested in November 2012, and June 2013. His, Mark's next comment was a computed maximum permitted height has been added but appears to be incorrect. Please enlarge the site location maps so it's legible. This was previously requested on June 2013, I don't want to beat that type of thing to death but Mark has been giving you some feedback that's not been incorporated into the plans, site identification information indicates the property area is 66,970 square feet and the bulk table indicates the site area is 66,696 square feet. Which is correct?

MR. MAY: Actual site data 6,750.

MR. ARGENIO: Let's find a number and stick with it.

MR. MAY: We can coordinate those numbers.

MR. ARGENIO: I fully agree. Provided building height should be based on the proposed building height from the structure to the ground as defined in the code. Please correct bulk values in your bulk table. Do you have his comments, did you get a copy?

MR. MAY: I just received them.

MR. EDSALL: Can I ask one question just for clarification?

MR. ARGENIO: Let me just get this thought out, work while I'm reading this here.

MR. EDSALL: Sure.

MR. ARGENIO: There's two comments about the layout, the plan should clarify installation of new concrete or granite curbing where shown to be removed on the demolition plan. The plan should clearly define the limits of granite or concrete curbing versus the pavement edges. Also are sidewalks monolithic or are their curbs alongside walk edge, let's not go wild here, it's granite, obviously there's no monolithic component, are you proposing concrete or granite curb?

MR. MAY: Well, we were proposing and we know that it is indicated up front.

MR. ARGENIO: Mark, I think the curb should be concrete curb, it's congruent with what's in the area, that's my opinion, that's not a statement of law.

MR. EDSALL: I think that they had showed the granite Belgian block for the decorative planting areas in the front of the building. But the rest I've asked several times about depicting where there's concrete curb for the balance of the site, part of it.

MR. ARGENIO: Does that mean you want to know where the new concrete is going to be installed?

MR. EDSALL: Yeah, if you look at where the island that

separates the main drive to those there's four parking spaces then the five and the three, I can't imagine that operating with that being just dirt or if it's paved over because the cars will be driving across the entrance.

MR. ARGENIO: Let me just ask a question. How does that work? How does the parking work? Explain that to me the whole thing, how does all of that work? I'll be specific, this guy here, how's he get out?

MR. MAY: Well, he just backs right out.

MR. ARGENIO: What's he back into, the car?

MR. MAY: No, no, no, there's 24 feet of aisle space, actually 25 feet of aisle space in this particular aisle right here and you really require 24.

MR. ARGENIO: Certainly doesn't look right, I don't want to beat it to death but does not look very logistic to me. Go ahead, Mr. May, I didn't mean to interrupt you.

MR. MAY: This is the same scenario, we didn't really intend to have any curbing in this particular area to be honest with you, there's no curb in this area now and there's no curb here.

MR. ARGENIO: What are you showing us there, paint?

MR. MAY: We're just showing you, no, it's not paint, it's going to be planted and landscaped right in this area. The only area we were going to have granite curbing was in the front of the building and right along the front actually right where the sign's located which is indicated by this detail.

MR. ARGENIO: Here's where you're using your granite curb.

MR. MAY: In the front.

MR. GALLAGHER: You don't think a snowplow where you're saying just plantings, no curb there?

MR. ARGENIO: Danny, look at this.

MR. GALLAGHER: That's all same grade.

MR. ARGENIO: Blacktop, flowers, blacktop. Mark, is there a problem with this geometry here?

MR. EDSALL: You mean those spaces near the highway? Yeah, I mean, normally for backout, the 25 foot which is required by the code is adequate but when a car's backing out of a space as soon as they clear with the front bumper they turn and they usually have that little backup pocket at the end of the parking space, this has no--

MR. MAY: We can put a three or four foot pad here.

MR. EDSALL: Make a big difference people getting out.

MR. MAY: Fine, we can do that. I've gotten in and out of these spaces without any problem but if you want that that's no problem.

MR. ARGENIO: You drive a Mini Cooper?

MR. MAY: The reason we didn't have the curb we're looking at expense, that is a very heavy number for concrete curbing in such a small shopping center of this kind, Mr. Argenio, and this, that was the reason.

MR. ARGENIO: I agree and Danny to answer your question in an area like this here, you know, that curb will probably get banged up in short order. Whereas if the landscaping gets damaged a little bit, I would hope the owner would clean it up, do what he has to do. But if the curb gets banged up, he's not going to fix it, I know I'm not going to fix it.

MR. MAY: What I used rather than using asphalt curb he can use an asphalt curb formed with the--

MR. ARGENIO: Take it back to whatever municipality allowed you to do it, strongly frowned on in New Windsor. Okay, we talked about clearly defining the limits of where we're using granite curb and concrete curb. I'm not going to read all Mark's comments, they're there, there's no need for me to. But I want to focus on things that are important to the board and you guys have copies, go through them, if you see something that I miss, let me know. Oh, Mark, a comment here about those spaces we just talked about.

MR. EDSALL: The other issue that possibly clarification would be there's a lot of pavement

extensions, pavement reconstructions, in-fills, is the intent to overlay the parking lot when it's done?

MR. MAY: Yeah, this would be overlaid.

MR. EDSALL: The entire parking lot?

MR. ARGENIO: Everything.

MR. QELAJ: Entire parking lot.

MR. MAY: The entire parking lot, all this exists right in here as an asphalt base but there will be like a one inch on top, something along those lines over the top of the parking area to clean it up.

MR. EDSALL: Just need to make the details match that intent cause I know we talked about that at a workshop but the details don't really show that.

MR. ARGENIO: You're going to pave around the back, the whole thing or just the front?

MR. MAY: This is all new parking, the only area we're going to overlay is the actual entrance right in this particular location.

MR. ARGENIO: So you're not paving the rear and sides?

MR. EDSALL: That's new paving.

MR. ARGENIO: It's brand new paving? I misunderstood you.

MR. MAY: Yeah, this is all new parking area here, these planting areas or actual cutout of the existing pavement where we're going to put the granite curbing in and then Mr. Qelaj wants to actually as I just said overlay this with an inch of top to repair but there will be no grading in that area.

MR. ARGENIO: I understand.

MR. FERGUSON: Where the grassy land is by the parking on the right-hand side the space in between the parking and the grassy land, is that concrete or is that grass?

MR. GALLAGHER: Where we're going to put the four foot buffer?

MR. FERGUSON: Why couldn't you just pull in off the road and then just leave that as an island separating the parking lot so where you pull in you can actually come into the top of the parking lot.

MR. ARGENIO: Harry, what are you saying? Walk over there, point.

MR. MAY: This is the highway right there.

MR. FERGUSON: That's the highway boundary right there? I thought the highway was up here. I said why wouldn't you just leave this as an island, right, come in off here so that way you can actually just go right into that.

MR. ARGENIO: That's DOT right-of-way, he starts monkeying around with that he's got to go to the DOT, I think that's what he's trying to avoid.

MR. MAY: This is the existing curb cut here and existing curb cut here.

MR. ARGENIO: What's the final disposition of that little strip right there?

MR. MAY: Most likely be grass.

MR. ARGENIO: Except for the area we talked about.

MR. MAY: I can give a little pad here.

MR. ARGENIO: Yeah, I think this is blacktop, isn't it, Mr. May, up here?

MR. MAY: Yes.

MR. ARGENIO: So you're going to put this little pad here and that's going to certainly allow plenty of room for people to cheat their way back, you, know when they go to back up but what are we going to do to prevent, Mark, are we going to have a problem with people if we put this little back up thing here, are we going to have a problem with people trying to come in and do this type of thing here?

MR. EDSALL: They probably will anyway.

MR. ARGENIO: Not if it's grass, drive right over it?

MR. EDSALL: I've seen it done many a time.

MR. MAY: There's paving in this location now and nobody abuses that area. They will be, there's some, probably some existing pieces that will remain there.

MR. ARGENIO: You know what, I shouldn't say this but if you just didn't do this grass business here and didn't do anything over here, nothing at all in the right-of-way, no treatment, nothing at all and just didn't do this grass strip that would solve all this parking issue. You don't have to add any additional pavement, just leave that as blacktop.

MR. MAY: We do have as far as the parking count goes we actually have 76 cars plus three for handicapped, we show a total of 84, so we can actually delete some of the parking if that's the case.

MR. EDSALL: Those four spaces if they were eliminated and the island was eliminated, it would just make that be an additional what is it five, eight spaces along that side, it would function a lot easier.

MR. MAY: So we can come to the exact count that's required by the town for parking and we can actually if you wish we can take some parking out of there that's going to be a contentious area.

MR. ARGENIO: It's not contentious, we're just trying to plan it for you.

MR. MAY: No, Mr. Qelaj wanted to accommodate people coming in and, you know, this is like a little overflow area right here.

MR. ARGENIO: I think we should leave the parking.

MR. EDSALL: You think if it's not isolated that five foot island of grass other than the tree which likely people won't want to take over people will cut through and those four spaces are just going to become an eyesore cause it will be uncontrolled whereas if it is just paved and you have eight parking spaces.

MR. ARGENIO: Mark, are you saying just let, just let this all be paved here and leave these stalls here?

MR. EDSALL: Yeah, they could move the landscaping elsewhere and it would sure function a lot easier

because--

MR. MAY: What we'll do is, Mr. Qelaj will put in concrete curb here, we're going to leave this the way it is because there's no harm here but in this little area--

MR. ARGENIO: Your client does want that parking?

MR. MAY: It's a shopping center and it's only natural that people go there because the parking is adequate and if they don't find adequate parking they'll go elsewhere.

MR. ARGENIO: Okay, that takes care of that. Dominic, let's talk about procedural stuff. Have we heard from the county as of yet on this? We have, so this site, your drainage I believe goes off to the east, is that correct?

MR. MAY: Well, our drainage runs in this direction, everything runs in this direction towards the storm chambers which are capturing the storm water coming from our site and the roofs and it's actually no net increase to the existing french drain which is located parallel to the property line.

MR. ARGENIO: Alright, I'm going to ask the members about a public hearing, we need to talk about whether we should have a public hearing or not for this. This is right in the middle of Vails Gate and I have to tell you based on my experiences typically in this busy area we usually do have a public hearing.

MR. BROWN: Last time when we had the patio plan we had a lot of people worried about the noise and things in that area so--

MR. ARGENIO: And you know what else, I think, Howard, it's been something that has been discussed here time and time again is the drainage component for the folks on Landis Avenue behind there but I think Mr. May I think he's got that worked out here. But that doesn't mean we shouldn't have a public hearing but again, I give it to the members, everybody has a vote. So I'll look to my right, Harry and Howard, what's you guys' opinion on having a public hearing?

MR. BROWN: I think we should have one.

MR. FERGUSON: Yes.

MR. SHERMAN: I think project of this size requires a public hearing.

MR. GALLAGHER: Yeah, we've had them up and down this corridor.

MR. ARGENIO: I think I agree, it's a busy place and it would be atypical of this board to not have a public hearing for projects in this corridor, this busy corridor in the Town of New Windsor. I don't see any reason. Mark has a lot of comments here and I'm going to speak an opinion now, not fact, not objective engineering, Mark has a lot of comments here but it seems to me that a lot of his comments are technical clean-up comments in nature. We just talked about that island there, I think we have a resolution for that. We understand now where the granite curb is, where the concrete curb is we have an understanding of the wall, I didn't know if it was existing or not so I think the plans are okay for public hearing. Do you guys agree with that?

MR. GALLAGHER: I have one question, it's been brought up in the past public hearings along this corridor as far as air conditioners, were you planning on putting them on the roof only because of noise complaints, that's what you're going to hear about noise and water?

MR. QELAJ: Most likely due to the size of the lot it will be on the roof, the existing one's on the roof now.

MR. ARGENIO: It's a good move, it's a smart move, what's the answer to the question?

MR. GALLAGHER: On the roof.

MR. ARGENIO: What my question was I think the plans are at a level of fitness where we should be able to schedule a public hearing.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board schedule a public hearing for Route 32 Plaza.

ROLL CALL

MR. FERGUSON AYE
MR. BROWN AYE
MR. SHERWIN AYE
MR. GALLAGHER AYE
MR. ARGENIO AYE

MR. EDSALL: Just for consistency in June 2013 on June 12 you also determined that you wanted to have a public hearing, I just saw that in the file so you are consistent with the prior decision.

MR. ARGENIO: We'll schedule a public hearing, Mr. May, I'm not going to take the time to review or discuss here in this venue the comments from Mr. Szarowski who's Mr. Edsall's storm water professional, that's not to imply they're not important, only that they're technical in nature and they're things that are, that you are going to have to meet and you're going to have to satisfy him on this but they are technical in nature, they are not really open for discussion as a planning board.

MR. MAY: We'll be more than happy to discuss them with John.

MR. ARGENIO: That would be good. Do you have guys have anything else, Mark or Dominic, do we need to do anything procedurally?

MR. EDSALL: No.

MR. CORDISCO: No.

MR. ARGENIO: Do you guys have anything else?

MR. SHERMAN: No, I'm fine.

MR. GALLAGHER: Nothing else.

MRS. GALLAGHER: Can I bring something up? This privacy fence in the back, this fence runs all the way down behind these particular properties.

MR. ARGENIO: His fence or this--

MRS. GALLAGHER: The fence connects behind almost all of these commercial properties. This one seems to go

onto the neighbors and you say that you're going to be replacing it. Have you talked to these neighbors that this fence, it's on their property, so we can't just go on someone else's property?

MR. ARGENIO: What page are you on?

MRS. GALLAGHER: Page four.

MR. QELAJ: We haven't done that because we're waiting to see the result with the plans and I tend to, intend to meet all the neighbors individually once we schedule a public hearing.

MRS. GALLAGHER: I guarantee that will come up at the public hearing.

MR. ARGENIO: When I look at that note on drawing SG1, Samuel Garvin 1, one I thought that that note was just indicating that there is a fence there. I don't see a note that they're going to put a new fence up.

MR. EDSALL: It says to replace wood fence along the rear of the property line.

MRS. GALLAGHER: But as you can see the fence starts on his property and goes onto--

MR. EDSALL: Mr. Chairman, the other comment I was raising there seemed to be some discussion that the wall was existing but it is shown as being a new wall on the grading plan.

MR. ARGENIO: Yeah, that's why I asked the question. I see a detail on the top right side of the drawing and I see wall elevations for the steps. I asked Mr. May directly about the wall and he said the wall exists now.

MR. MAY: No, no, no.

MR. ARGENIO: Did I miss something?

MR. EDSALL: That was the answer, it is in my understanding a proposed wall.

MR. MAY: It was never intended you to believe that it--

MR. ARGENIO: I asked you what's up with the wall, you

said that's there now.

MR. MAY: No, we're talking about the fence, I was talking about the fence.

MR. ARGENIO: And the reason I asked about the wall I'll tell you why, there's no elevations to show you how high it goes.

MR. MAY: There's an elevation of the wall shown on the plan.

MR. EDSALL: There's a profile.

MR. ARGENIO: At the very top a wall elevation of 276, there's a step in the wall where it goes down to 275 and certainly there's probably three contours on the east side but typically when somebody does something like that they'll show you top and bottom of the wall.

MR. EDSALL: Jerry, flip to the next page.

MR. ARGENIO: Got it.

MR. MAY: The wall actually tapers when you're on this side of the wall from say, for example, from the right to the left here, it has a height of I think we said 275, eight feet and change and then it gets smaller as it heads up towards this direction.

MR. ARGENIO: I'm with you and this is the, yeah, I see so the gravity wall detail that's why I asked the question and I'm looking at it and I asked the question and you said it's there now.

MR. MAY: I thought you were talking about the fence, the fence is there.

MR. ARGENIO: No, I was talking about the wall, thank you for bringing that up, Mark.

MR. EDSALL: Just wanted to make sure you understood.

MR. ARGENIO: As I said, that's why I asked the question.

MR. MAY: That's why the wall is set back five feet from the existing property line.

MR. ARGENIO: Can I ask a question, Jennifer, to you as

the building inspector? What would the purpose of the fence be on the bottom?

MRS. GALLAGHER: To separate from the commercial properties to the people in the back.

MR. ARGENIO: But there's a giant wall, Jen, maybe on their property but not on everybody's property, so a while ago, long time ago they installed these fences along the back of these.

MR. EDSALL: That was more of a screening. Now from a fence standpoint and in previous meetings we talked about the need for that high portion of fence possibly some type of fence at the top of the wall so nobody falls, it's eight, nine foot drop.

MR. ARGENIO: Yeah.

MR. MAY: Mr. Argenio, in previous situations such as this I'd like to make a suggestion, if I haven't talked to Charlie about this yet, they have a fence presently Mr. Qelaj may offer some landscaping in the back of the yard versus a fence which would be a heck of a lot more aesthetically pleasing than a fence that they have now.

MR. ARGENIO: I tend to agree with you, you need a fence on the top of the wall, Mr. May.

MR. MAY: Yeah, but they don't need a fence at the bottom, Mr. Argenio.

MR. ARGENIO: Let me finish, I agree with everything you just said, you need a fence at the top of the wall for safety, nothing to discuss there, end of story. I'm only one member on the board, you guys should look close at this, I feel like when I look at the wall profile at the bottom of SG1 I feel like the fence is kind of a waste and if I were living down there, I would rather have you offer me some plants or bushes or something down there than the fence, the fence serves no purpose.

MRS. GALLAGHER: That's fine but you have to understand the wall isn't there now.

MR. ARGENIO: Jen, you brought up a good point and started a good discussion. Do you guys agree or disagree with me, Harry and Howard?

MR. BROWN: I agree.

MR. ARGENIO: So in concept where we're at, Dave, are you okay?

MR. SHERMAN: Yes.

MR. ARGENIO: In concept where we are is you'll need a fence at the top of the wall, end of story. The fence at the bottom of the wall it exists on somebody's else's property, Jennifer, how can they--

MRS. GALLAGHER: They can't, you can't remove that fence on somebody else's property.

MR. ARGENIO: There's no fence in putting landscaping between the fence and the wall.

MRS. GALLAGHER: The problem you have there's a space now between your property and this wall so who's going to maintain that?

MR. MAY: Well, that would be Charlie's.

MRS. GALLAGHER: It's only five feet.

MR. ARGENIO: It's behind the fence.

MRS. GALLAGHER: Yes, we get complaints when the grass grows and weeds grow and they're not maintaining their property.

MR. ARGENIO: It's his issue, it's on his property, go ahead, Mark.

MR. EDSALL: The applicant has the opportunity between now and the public hearing to meet with the affected property owner and try to work out what they'd prefer, maybe they would say the fence is in disrepair, we'd rather have some evergreens, so I suggest you possibly meet with them, happy neighbor and you'll have less issue.

MR. ARGENIO: Happy neighbor and you'll have less issues, you said a mouthful. Jen, what's the code for the dropoff, what height dropoff do you have to protect, is it four feet?

MRS. GALLAGHER: Four right.

MR. ARGENIO: Not the height of the fence, the height of the dropoff?

MRS. GALLAGHER: Four.

MR. ARGENIO: Anyplace you have a dropoff of four feet or more you have to put a fence. I'm glad you guys brought that up, Jennifer both you and Mark, that was good. What else?

MR. MAY: Just have to set the date for the public hearing.

MR. ARGENIO: Contact Cammy in the planning board office and I strongly encourage you to go through Mark's comments and wrap them up, I don't want to see as I previously requested it looks like a good looking set of plans, I think you're in a good place. We'll schedule a public hearing for you right away, get the plans cleaned up and as soon as you're ready we'll put you on the next agenda, we have not been terribly busy so we can probably do that.

MR. MAY: Thank you, Mr. Argenio, thank you, board members.

MR. ARGENIO: Thank you.

WALSH INDUSTRIAL PARK (14-02)

MR. ARGENIO: Next is Walsh Industrial Park, Mr. Plotkin. I see Mr. Plotkin in the audience. Represented by Sterling Environmental. The application proposes expansion of the prior concrete products operations at this site. So that's it, Dave, you can take that board and put it up on the easel there.

MR. PLOTKIN: I don't have that much to say, we haven't progressed too much further than the last submission because we don't have the status of the award of the contract that's still up in the air. What we have done since the last submission really was to submit the application to the County Planning Division.

MR. ARGENIO: Dave, you have a lot of lots here, are these all your lots?

MR. PLOTKIN: It's 47 acres.

MR. ARGENIO: Frontier Associates, is that you?

MR. PLOTKIN: That's us.

MR. ARGENIO: Global is not you, Frontier Associates is you? Frontier is you, so Frontier Associates lots are yours?

MR. PLOTKIN: Yeah, a total of 47 acres. So last we had, the submission that we had last month Mark suggested that we complete it and send it to the county for review which we did. We haven't heard anything back. We have a preliminary, we didn't do an actual traffic study because we don't have enough information.

MR. ARGENIO: So what do you have?

MR. PLOTKIN: I have on the traffic there is a letter from Sterling kind of just detailing what would take place, I think we showed this last week.

MR. ARGENIO: Let me read this.

MR. PLOTKIN: This is the sketch of the routing. Actually a lot of the traffic study would really occur in the City of Newburgh. The traffic, incoming traffic would come in off 9W going, down Walsh Road, there

would be incoming of the raw materials and the outgoing product.

MR. ARGENIO: Let me ask you this question. Aggregate and cement, this is not a traffic study, I just want to be clear.

MR. PLOTKIN: No, not at all, there was no traffic study.

MR. ARGENIO: So we don't have a traffic study?

MR. PLOTKIN: No.

MR. ARGENIO: Aggregate and cement will be delivered by way of the Route 9W entrance. I don't see an entrance to your property from 9W, do you mean via Walsh's Road from 9W?

MR. PLOTKIN: Yeah, there's an entrance up there.

MR. ARGENIO: Where is it? Show it to me. Here's 9W right there.

MR. PLOTKIN: Via Walsh's Road.

MR. ARGENIO: Via Walsh's Road?

MR. PLOTKIN: Yes, absolutely right. Nothing off the, you come down Walsh Road, turn right that's where the cars used to come in when Manheim occupied it.

MR. ARGENIO: So on this routing thing they can't make the turn cause it's too narrow I guess?

MR. PLOTKIN: Right, we'd come up.

MR. ARGENIO: Who owns the property across the street?

MR. PLOTKIN: We do. Where the problem comes in is really not in New Windsor but Newburgh line of sight is New Windsor is maybe a mile, it's coming down the hill in the City of Newburgh that we would probably need a blinking manual set blinking yellow caution light.

MR. ARGENIO: It's easy, they're temporary in nature, you can buy them anywhere but that's not ours to determine whether you need that or not, that's Phil Greeley or Maser or somebody smarter than me.

MR. PLOTKIN: I think you need that.

MR. ARGENIO: Tell us what else you got.

MR. PLOTKIN: Probably flagmen at each end of the intersection.

MR. ARGENIO: Are you going to combine those?

MR. PLOTKIN: They are.

MR. ARGENIO: They're all separate parcels?

MR. PLOTKIN: No, I think they have been combined.

MR. ARGENIO: Dave, you better come with a different map.

MR. EDSALL: They are all separate lots with the county still, they all have the same record owner and record address but they are, the lots that are shown here are separate lots.

MR. PLOTKIN: That's how they're filed with the county right now, it's an old Pat Kennedy map.

MR. ARGENIO: Okay, go ahead, what else can you tell us?

MR. PLOTKIN: Well, there's nothing much else has occurred but we're still waiting for news on the whole project, still hasn't been determined.

MR. BROWN: When do you expect the bids to be announced?

MR. PLOTKIN: Probably about two weeks.

MR. ARGENIO: So am I hearing about, am I hearing about, right, and I don't want to put words in your mouth, but here's about what I'm hearing, you're working with somebody, someone, some entity, some person on some bid to do this, some bid scenario to do this precast, the work on this site. As of right now, you don't have a green light above your head, you're hoping to have that soon?

MR. PLOTKIN: Well, a chicken or the egg, to get the award we need conceptual, the town would be conceptually acceptable of the process, they would be

looking at that, they would worry about what if we don't have the right to do this or we're not able to do it.

MR. ARGENIO: From a code perspective we don't have anything in our code that says we give you conceptual approval or we give you preliminary approval. We don't have that for a site plan, it doesn't exist, Dave, it doesn't exist. But certainly I'd be very excited about having this project in New Windsor.

MR. PLOTKIN: I think a lot of people will.

MR. ARGENIO: I think we'd be very excited, I don't want to speak for the rest of the board but we're not subjective, I mean, it's a quasi, I mean, it's, we're an administrative body, we have procedures that we need to follow. I think what you're trying to walk away with is to get a couple steps ahead in the process and be able to get a flavor but Dave, we can't give you a yeah or a nay or approval or anything like that until you--

MR. PLOTKIN: There's a lot we have to submit.

MR. ARGENIO: Yeah, and it's not something that it's subjective that we can say well, Dave is the local fella, he's been doing business in this town for a lot of years, he should get a little consideration, this is all by statute, all by New York State statute.

MR. PLOTKIN: I guess to be sure that the zoning doesn't preclude this.

MR. ARGENIO: I don't think you have a zoning issue here at all because based on my discussions with Mark--

MR. EDSALL: Maybe we put it in the record that might help Dave, the existing use on the site is a B3 special permit use, it's allowed in the zone, it's the manufacturing of products. You have that use established on the site. As I understand it, you're here for a site plan amendment and an expansion of the special permit use but it's the same use as what has been existing on the site and is permitted on the site.

MR. ARGENIO: You have no issue there.

MR. EDSALL: For permission to have that use you already have it, you're just asking to amend it to

change the amount of the property that's used for this purpose.

MR. PLOTKIN: Exactly.

MR. ARGENIO: Your impact will, how long have you owned this property?

MR. PLOTKIN: '78 maybe.

MR. ARGENIO: Dave, I think and I'm not positive but I think my father was partners with a guy in the '70s and it, he was, I think it was called Hudson Valley Precast and I think they did precasts on this site. Edsall says he looked through the records and somebody did precast the manholes and catch basins on this site. I think the, it was my old man and a couple other partners.

MR. EDSALL: I remember a construction project where we did a review of the materials before it was delivered and precast concrete on the site so the use has been there for a very long period of time, not a matter of established new use, you have it already, you're just amending the site plan.

MR. ARGENIO: You're good to go and that amendment would be to have, to upgrade the impact, just understand the impact and to ensure that the appropriate storm water measures are taken, this sort of thing, none of this is brain surgery, it's all doable.

MR. PLOTKIN: Actually, we have a very nice interceptor for the storm water drainage, it works very well. Since we put it in, we have never had a problem on the road and it would work for the new use as well.

MR. ARGENIO: You start talking about the public hearing, Mark, we're down in a hole here, the only neighbor that you can speak of is American Felt and Filter.

MR. EDSALL: One other thing that it might be worthwhile just putting in the record relative to the storm water, they already have a SPDES multi-sector general permit, current permit, active permit with the State DEC on this site. Now they're going to have to amend that with the new storm water plans because of the change in the configuration of the use but again,

it's not as if we're creating new approvals, there's an existing permit from the DEC on this site but it needs to be amended.

MR. PLOTKIN: Sterling has kept it up to date.

MR. ARGENIO: What I was saying, Mark, relative to the public hearing and this is not something we need to solve tonight is this use has been on this site before, the only neighbor is the American Felt and Filter factory across the street on the 9W side, 9W is roughly 60 to 70 feet above this site, these neighbors on the bottom you have Global, Global with their fuel tanks.

MR. PLOTKIN: And the pumping station.

MR. ARGENIO: I don't see that a public hearing becoming an issue but we don't need to go there tonight, it's something we'll discuss another time. Can you do this project on the big tax lot or do you need all these properties?

MR. PLOTKIN: I think we're going to use most of it because there's a storage set up, you have to store the product for six months before it goes into use.

MR. GALLAGHER: How long do you think, couple years?

MR. PLOTKIN: It's a three year project. I brought the plans for the storage, do you want to see?

MR. ARGENIO: No, no, this is fine. I want to go through Mark's comments. You have issues with water for the concrete plant, traffic is a big issue, we have to get that resolved, none of this is insurmountable.

MR. PLOTKIN: There's water I believe right on Walsh Road and the power.

MR. ARGENIO: What do you want from us tonight? I know what you want, what do you expect?

MR. PLOTKIN: I guess what Mark said really is in the public record I think is fine.

MR. ARGENIO: It's approved for this use in the zone, it was a similar use, not identical but very, very similar use many, many years ago, that's all in the record.

MR. EDSALL: Would it be advisable or preferable to just prepare a short letter indicating this discussion that way Dave could have that?

MR. ARGENIO: I don't know how formal we need to go. Dave just indicated that it's on the record, these minutes are available to you, if that doesn't suffice, Dave, call me.

MR. PLOTKIN: I think it does.

MR. ARGENIO: I think Mark spoke very well to that issue a few moments ago.

MR. PLOTKIN: Right.

MR. ARGENIO: And if you have an issue, call me and we'll cross that bridge but there's things you're going to have to do by statute.

MR. PLOTKIN: We're aware of that, just don't have all the ingredients.

MR. ARGENIO: I've been down there many, many, many times. What else can we do for you?

MR. PLOTKIN: Thanks very much.

MR. ARGENIO: Dave, you have my number, if you need me, call me anytime, we'd like to see this.

MR. PLOTKIN: Right, thank you.

DISCUSSIONS:

COVINGTON SITE PLAN

MR. ARGENIO: Okay, Mark, we have a couple discussion items, Covington, tell us about Covington.

MR. EDSALL: Ross Winglovitz is here.

MR. ARGENIO: I see him working his way to the front of the room.

MR. EDSALL: He'll fill you in on the proposed field change that we want the planning board to accept or not accept.

MR. ARGENIO: I'm waiting with bated breath, Ross, you heard my daughter's cat died so don't be forever, alright? I want to go home and see my daughter.

MR. WINGLOVITZ: Good evening, Ross Winglovitz with Engineering Properties here on behalf of Meadow Creek Development regarding Covington Estates. These are upside down for a reason, 300, the proposed or existing site access at this point, what we're here before you is regarding there was a monument that was proposed with seating area and so forth up in this location. As David worked through the plan, he's be pulling together the details. What became obvious that the monument was kind of in no-man's land and kind of left out there.

MR. ARGENIO: So it was in an unusable location?

MR. WINGLOVITZ: Wasn't the best location for use and for people to oversee it and make sure it's maintained and so forth. So what David looked at was potential to move this up along 300 and make it more visible for people going in and out of the site to make sure it's maintained and with that location it would tie into the stone walls that are going to be reconstructed as part of the entry feature from the historic road that's here. And that we would tie it in with a walkway, a couple of shelters, flag and monument at this location so it would be, it could be used for buses or for kids to be picked up and it would be maintained with shelters and so forth. The construction and details of it are here, I don't know, I sent this to Mark, I don't know if Mark handed these out but here's the architect's rendering of the entrance.

MR. ARGENIO: What's the plaque going to say, Ross? I don't remember.

MR. WINGLOVITZ: He met with the historian and worked out the language for that.

MR. EDSALL: Maybe before they go into that, Jerry, I can just let the board be aware that as part of the coordination for tonight's meeting, I had forwarded information over and Ross had also coordinated with Glen Marshall, the Town Historian, and he at this point believes it's an acceptable and appropriate change and he's suggesting some finishes which I can discuss after they fill it out but the plaque, the wording, the relocation have all been put through muster with Glen.

MR. ARGENIO: What does it say?

MR. WEINBERG: We've got the language.

MR. ARGENIO: With you?

MR. WEINBERG: Yes. It says on October 27, 1792, the Continental Army, led by General George Washington, crossed the Hudson River at West Point and marched over the Old Continental Road to their winter encampment, now called the New Windsor Cantonment. It was from this encampment that Washington announced that the Cessation of Hostilities had been reached and ordered. It read to the people on April 19, 1783 exactly eight years to the day after the War of Independence had begun. Nearby are the last vestiges of the old Continental Road, along with the Provost huts that guarded the camp's entrances, and a virtual log city of 700 huts that housed the nearly 8,000 men, women and children of the Army.

MR. WINGLOVITZ: In front of you is a plan showing what's proposed here. We think this is a significant improvement, not only of location but in the amenities that we're providing here, in addition to the benches there will be two shelters being connected by a sidewalk to the existing sidewalk system and they will be integrated into the stone walls that are there that will be defining the entry road. The materials that we're proposing to use for that shelter are consistent with the rest of our accessory buildings. We have a gazebo on site, we have the shelters on site that will have some stone work, timber, the only difference is this is a raised seamed steel roof is what's proposed

here, I know there's comments about alternatives from the historian so we'll be glad to discuss those.

MR. EDSALL: The feedback was he preferred something rustic, something that cedar shake appearance, something that would kind of match with the historic nature rather than a metal roof, obviously they didn't have metal roofs back then.

MR. WEINGERG: If the board would like, we can change that roof. Our kiosk and the garbage dumpsters, the enclosures there have an architectural shingle, a brown architectural shingle, if that's what the board would like I can match that same shingle so that we can have some consistency throughout the site.

MR. ARGENIO: What do you guys think?

MR. FERGUSON: Yes.

MR. SHERMAN: Just before we get to that so it's in the record I think that should be reading 1782 instead of 1792, having been a history teacher so just so that the record is clear.

MR. ARGENIO: Would you do a little fact check?

MR. WEINBERG: This was the--

MR. SHERMAN: Trust me, it's '82.

MR. WEINBERG: Okay, maybe a typo.

MR. ARGENIO: He was there, do a fact check, make sure you get it right. Certainly would be embarrassing to get the plague wrong.

MR. WEINBERG: Thank you for correcting that.

MR. ARGENIO: About the roof, Dave, you okay with that?

MR. SHERMAN: Right.

MR. ARGENIO: I yield to you guys, I would, I agree with the fact that it will match so let's get that done. Next?

MR. WINGLOVITZ: In addition, what we're doing we have removed the sign from the center and we're proposing now you'll see on the third page of the handout is

basically since it's colonial what we're looking to do is have two pillars with a gate, a fake gate but a fake gate with the signage on the gate to identify the project. We think it has a little bit of--

MR. ARGENIO: Are these truly some type of stone or faux stone, the columns?

MR. WINGLOVITZ: The wall will be real stone, probably the pillars.

MR. WEINBERG: We're going to use the same stone, we're taking that same stone, colored, okay and build those pillars out of the stone on site.

MR. ARGENIO: Mortar or dry joints?

MR. WEINBERG: Mortar, we have to going up anyway.

MR. ARGENIO: I've seen this, Mark, is there anything else?

MR. EDSALL: Just on the wording of the plaque coordinate final with Glen because he did send back an e-mail on February 12 and picked up on the 1782 so I just want to make sure any of the other corrections that he made just make sure he gets a last look before you spend the money on the plaque.

MR. ARGENIO: Who did?

MR. EDSALL: Glen Marshall.

MR. ARGENIO: He picked up on that too?

MR. EDSALL: He sure did.

MR. WEINBERG: We'll send that back to him and get it signed off.

MR. EDSALL: Changed the date to October 23 not 27, that's what I'm saying since he's extremely proficient with the town's history, give it one last look.

MR. ARGENIO: What else?

MR. WINGLOVITZ: The only other thing I wanted to point out we didn't forget the area where we had the monument, we have added an additional amenity of a dog run to the site. So in addition to the tot lot, we now

have a dog run.

MR. EDSALL: Did you mention the center island being pulled back as well?

MR. WINGLOVITZ: That wasn't anything that had changed I guess from the regulations.

MR. WEINBERG: He pulled that back before on an earlier revision.

MR. EDSALL: Just so the board's aware we did coordinate one last time with the fire inspector's office, they thought that the center island if it was pulled back onto the site a little bit further get more maneuvering for God forbid Vails Gate ladder had to go in there, it might have been discussed earlier but it's all on this.

MR. ARGENIO: Mark, you have reviewed this and there's no fatal flaws?

MR. EDSALL: No, I think it's a great tweaking of the plan during the construction phase and if you all agree it could be handled as a field change.

MR. ARGENIO: Any problem by any of the members? Yeah, we could have a vote, a motion that to accept the changes that Mr. Winglovitz has proposed tonight.

MR. GALLAGHER: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded that we accept the changes outlined by Mr. Ross Winglovitz tonight for Covington Estates. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERWIN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

FATM, LLC

MR. EDSALL: Mr. Chairman, these gentlemen came to the workshop, if you might recall they had an application.

MR. ARGENIO: Who are we talking to here, what's your name, sir?

MR. MARTIN: Todd Martin.

MR. EDSALL: They came to the workshop if you recall they had a prior application down the road near the Lander property.

MR. ARGENIO: Just below Jimmy Petro's building?

MR. EDSALL: Unfortunately that site plan just the finalization of the site plan approval ran into problems, obviously, they want to be here cause they're back now for another site on the same stretch, they're looking at the Gloria's Restaurant property and they came to the workshop and in discussions with them they have no changes to the exterior of the property other than fascia work, upgrade, cleanup.

MR. ARGENIO: No changes to the exterior of the property other than fascia work on the building?

MR. EDSALL: Correct, they want to obviously change the sign for the business and they want to just clean up the paving and refinish it.

MR. ARGENIO: What's your business, sir, same one contemplated last time?

MR. MARTIN: Medical.

MR. ARGENIO: What kind of medical?

MR. MARTIN: Occupational Health Urgent Care.

MR. ARGENIO: Same as the Devitt's building?

MR. MARTIN: I'm, I'm not sure.

MR. ARGENIO: On Ruscetti Road down there, Crystal Run just moved in there, Urgent Care?

MR. MARTIN: Correct.

MR. ARGENIO: So you picked that building, huh, the restaurant? You'll have to spend a couple nickels, no?

MR. HOFFSTATTER: Yes.

MR. MARTIN: Yes.

MR. ARGENIO: That's Class A space, that's serious Class A space. Okay, so you're here tonight to share with the planning board that there's going to be, you'd like a change in use cause of that particular building that is permitted in the zone?

MR. EDSALL: It's going from one permitted use to another permit use. So even if we asked for a site plan application there's nothing to submit cause there's no changes. They obviously need a building permit, they need to have all those aspects covered. What I am suggesting it might in fact be one that you can acknowledge the change in use and the fact that it does, it is allowed in the zone and turn it over to the building department.

MR. ARGENIO: Jen, anything to add?

MRS. GALLAGHER: Nothing, no.

MR. ARGENIO: Sounds quite simple, if that's the case you're going to pave the parking lot?

MR. MARTIN: I don't think it needs it.

MR. EDSALL: It's going to need maintenance whatever you have to do you'll see when the snow melts.

MR. ARGENIO: You guys have any questions or comments? Jen, it's yours. Thank you guys for coming in. Thank you for staying in our town. So you're not, neither one of you guys is associated with the property owner from the prior application, is that correct?

MR. HOFFSTATTER: No.

MR. MARTIN: Not even close.

PREET DELI

MR. EDSALL: Preet came to the same workshop.

MR. ARGENIO: Is this a similar scenario, no site changes?

MR. EDSALL: Exactly. The Preet structure back when it was owned by a gentleman named Phil Crotty actually had three occupancies and then it went to two and now it's all one interior occupancy of a deli. He's looking to split out roughly a third on the right side of the building and create a different retail use rather than a deli.

MR. ARGENIO: Permitted use in the zone?

MR. EDSALL: Yes, and it's retail.

MR. ARGENIO: Nothing to talk about.

MR. EDSALL: Just want to let you know.

MR. ARGENIO: Mark, you know it's good you bring this stuff here cause suddenly somebody will be doing work and I'll get a phone call, what are they doing, I don't know.

MR. EDSALL: And it's makes a clear record that Jen can put in her file that the planning board's aware of it.

BENEDICT POND

MR. ARGENIO: Benedict Pond?

MR. CORDISCO: It's a six month extension request.

MR. ARGENIO: Anything else associated with it?

MR. CORDISCO: No, sir. There's been no movement on this site since they received approval from the board to convert it from senior project to a non-senior project.

MR. ARGENIO: Dominic, tell us for the record exactly who the applicant is and exactly what they're looking for.

MR. CORDISCO: They, yeah, the applicant is Benedict Pond LLC represented by Michele Babcock and the original approval was valid for one year period, I don't have the exact date that it's expiring but it's up for expiration and they have submitted a timely request for an extension.

MR. ARGENIO: Okay, so I have a letter here that Cammy just put in front of me that they're looking for 180 days to run from, run to September 5, 2014. I'll accept a motion that we offer them that.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion made and seconded we offer them, Benedict Pond, the requested extension per their letter of March 3, 2014. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERWIN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, anything else?

MR. EDSALL: No, that's it, thank you.

MR. ARGENIO: Motion to adjourn?

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERWIN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer