

TOWN OF NEW WINDSOR

PLANNING BOARD

July 9, 2014

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN
DANIEL GALLAGHER
DAVID SHERMAN

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

CAMMY AMMIRATI
PLANNING BOARD SECRETARY

DOMINIC CORDISCO, ESQ.
PLANNING BOARD ATTORNEY

ABSENT: HOWARD BROWN
HENRY VAN LEEUWEN
HARRY FERGUSON
JENNIFER GALLAGHER

MEETING AGENDA:

1. Mt. Airy MHP
2. Warriner Plumbing & Heating
3. Yeshiva Ohr Naftoli

REGULAR MEETING:

MR. ARGENIO: Welcome everybody to the July 9 regular meeting of the Town of New Windsor Planning Board. Would everybody please stand for the Pledge of Allegiance?

(Whereupon, the Pledge of Allegiance was recited.)

MR. ARGENIO: Welcome everybody. The record should reflect that Dominic is not here yet, he's on his way, he texted me, we'll get started right away. If there's something that we hit that's problematic we'll certainly table it until he arrives. We have a call to order, tonight we have Dave Sherman, Dan Gallagher,

myself which is a quorum. Some of the other members are on vacation and I understand Mr. Van Leeuwen's having a bit of surgery done. Hopefully he will be up to snuff by the next meeting.

APPROVAL OF MINUTES DATED 6/11/14

MR. ARGENIO: So all that said, if anybody sees fit, I will accept a motion that we approve the minutes dated June 11, 2014 sent out via e-mail on the 26 of June.

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

July 9, 2014

3

ANNUAL MOBILE HOME PARK REVIEWS:

MT. AIRY MOBILE HOME PARK

MR. ARGENIO: Annual mobile home park, Mt. Airy Mobile Home Park. Somebody here for Mt. Airy? Nobody here.

PUBLIC HEARINGS:

WARRINER PLUMBING AND HEATING (09-17)

MR. ARGENIO: First regular item on tonight's agenda is a public hearing for Warriner Plumbing and Heating site plan and special permit on Wembly Road. Consultant is Atzl, Scatassa & Ziegler. This application proposes warehouse building on the existing 3.7 acres lot in the industrial park. The plan was previously reviewed at the 13 May 2009, 23 January 2013 and February 26, 2014 planning board meetings. The application is here tonight for a public hearing. Insomuch as I don't see a great deal of folks in the audience, I do see Mr. Helmer, he does have some affiliation with this, I know Mr. Helmer is very familiar with our procedures. What we'll do is you folks give us an update on where you are with your plans, we'll open it up to the public, we'll get their comment and then we'll close the public hearing and go back to reviewing the plans. Just for the record, sir, what's your name?

MR. ATZL: John Atzl.

MR. ARGENIO: What's your name, sir?

MR. SMITH: Greg Smith.

MR. ARGENIO: So Mr. Atzl, tell us where we're at here with this.

MR. ATZL: As the board's aware, this is an application for 55,600 square foot warehouse with some office space. Last time we were here we got actually directions to proceed to complete the plans. We have completed the plans. We have done a drainage study and it's been, the drainage study has the town engineer's review. We have developed landscaping and lighting plan and we fine tuned our site plan and we're here to see if we can get approval.

MR. ARGENIO: Did you need zoning relief?

MR. ATZL: No.

MR. ARGENIO: So there's no significant changes from the last time we were here?

MR. ATZL: No. The building footprint is the same. The parking is still the same. We have 39 spaces along

Wembly Road, 39 spaces in front of the building and an additional two spaces here in the northwest corner, at the northwest corner of the building. I have spoken to the fire inspector, initially he wanted the roads to be 30 feet wide which we have accommodated him on. We have shown that the fire service and hydrants, one comment he did ask us if we can put another fire hydrant in the back of the building, we have no problem.

MR. ARGENIO: Did you show that?

MR. ATZL: No, it's not on the plans that were submitted, that was after the plans were submitted.

MR. EDSALL: I spoke with Assistant Fire Inspector Ken Schermerhorn, he's aware that that's going to be a condition of approval and he issued an approval on that basis.

MR. GALLAGHER: I'm just looking at the bullets, the chain link fence detail.

MR. ATZL: The detail is on page three and that was a carryover from a previous submission where we were showing outside storage so we have to delete that.

MR. GALLAGHER: So no outside storage?

MR. ATZL: No, not anymore.

MR. ARGENIO: Dave, anything on this? We've seen this a few times. I would think Mr. Helmer's probably here to comment on this. So that said, on the 18 day of June 2014 Cammy compared ten addressed envelopes that she received from Town of New Windsor Assessor with notice of public hearing for this application that were mailed out announcing and advertising conformance with the law the public hearing for this evening. That said anybody who'd like to comment please raise your hand, be recognized. Please step up, give Fran your name.

MR. ZERILLI: Thank you, Mr. Chairman, my name is Stephen Zerilli, last name spelled Z-E-R-I-L-L-I. I'm here representing HZ Development. I'm the Z in HZ Development. As you may know, we own a number of properties in the park, neighboring properties in the park in addition to some of the land and the land that Mr. Helmer owns. And I'm here to speak in support of this proposal. We're reasonably familiar with the site

plan and feel that it's well developed and would be a good use and would like to express our support for what's proposed here.

MR. ARGENIO: Thank you, Mr. Zerilli. Bill?

MR. HELMER: I'm William Helmer, I own some of the land, HZ owns some so I want to make sure it's clear we're here to support the building and the industrial park, town needs ratables, we'd like to have good neighbors. I know some of your fathers and grandfathers and so we're simply we're here to not object to what they're doing. We'd like to see more building in the industrial park. As you know, we have been trying to market to get more buildings in there and this is a big step because their lot 's sort of been a dumping lot for people traveling around there and they have some extra material on their site they dump on there.

MR. ARGENIO: Couches, oil drums.

MR. HELMER: Everything.

MR. SMITH: Tires, you name it.

MR. HELMER: Old trailers and so that's improvement for the park and it's an improvement for the town because it's a tax rateable so I am in favor of it. The only comment I would make and we have talked about this where Mark and the supervisor before we built the pump station that takes care of the sewage of all of this down at the bottom we're starting to get a lot of sewage, the capacity is by far more than what we're using but we'd--

MR. ARGENIO: Can I cut you off for just a second? Franny, please make a note Dominic just arrived. Dominic, we have approved a set of minutes, mobile home park person is not here as of yet and we just opened up the public hearing. Mr. Zerilli just spoke now Mr. Helmer is in the process of speaking. Bill, I'm sorry for interrupting.

MR. HELMER: That's fine. We're definitely in favor of this, the sooner you get it built the better we'd like it. There's a need we think for warehouse use in that area. But I just spoke, we spoke before, I spoke with Mark and the supervisor about the pump station and at some point in time we'd like to make some condition we

can get that dedicated as we add cause now UPS is in it, Air Products is in it, Cy is in it with Mt. Ellis Paper.

MR. ARGENIO: Did you put him in it or--

MR. HELMER: Well--

MR. ARGENIO: Is he physically inside the pump station or is his effluent going there?

MR. HELMER: As we add buildings down there and we're all paying surtaxes we'd like to get, to make sure there's responsibility if something goes wrong there's alarms and we get the call when the red light goes on or something and occasionally the lightening strike or something happens so I'd like to get that one of these days. Something that we maintain, pay the electric and gas which is not a lot, pump station's over 20 years old, they were going to take it the year after we built it but never has but as far as these gentlemen we're in favor.

MR. ARGENIO: Thank you, thank you Bill. And I'm glad to hear that you guys are in support of it, I kind of anticipated that but it's certainly nice to hear you confirm. Bill, did you guys sell these guys this property or are you in contract?

MR. HELMER: We're talking.

MR. ARGENIO: It's not any, has nothing to do with what we're talking about, the only reason I mention it they have done a fine job representing themselves in front of this board to date at least in my considered opinion, I have been here a few years as you know so they seem to be pretty responsive. Mr. Atzl's been very responsive, good to see the fire lanes are the appropriate width, et cetera. I don't want to get into it too much because I don't think it's appropriate at tonight's venue but before I get into what I am about to mention, let's just attend to some business. Anybody else that wants to speak for or against this application or just comment on it? I'll accept a motion to close the public hearing.

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

MR. ARGENIO: Motion made and second we close the public hearing. Roll call.

ROLL CALL

MR. SHERMAN AYE
MR. GALLAGHER AYE
MR. ARGENIO AYE

MR. ARGENIO: Here's what you want to mention Mark ever so briefly and I don't think this is the venue to get tonight cause there's a lot of nuances associated with it, what of that pump station in that park we don't have any particular plans at this point?

MR. EDSALL: That would be a sewer department and town board issue so it's really not something that the planning board needs to concern themselves with or bother their review efforts with, it's a really a post-construction town board issue as to when they want to accept the dedication.

MR. ARGENIO: So that pumping station, that lift station, this application's effluent will go to that lift station, is that right?

MR. EDSALL: Yes.

MR. ARGENIO: So if the lift station fails or becomes overloaded for some reason and I'm sure Bill you know the answer to this but I don't, what happens?

MR. EDSALL: At this point, it's a private improvement and the obligation to maintain the private improvement remains that of the park owners until such time as the town accepts, decides to accept dedication.

MR. ARGENIO: There would be some type of agreement between the owner of the lift station and the purchasers of the property?

MR. EDSALL: That pump station has existed in that manner since the initial review of the industrial park, I would venture to say if it was being done now it would probably be a lot more documentation that would be reviewed by the planning board prior to the creation of an industrial park but that predates my arrival on the scene and goes back into the '70s.

MR. HELMER: It's probably 30 years old, it was

inspected by the town when we built it, Paul Cuomo, that's how far back we go was the town engineer at the time and there was an inspection and a punch list given to us which we have corrected the items but we have let it go to be honest with you, we don't have an agreement with everybody in there so I'm just bringing it up. I don't want to affect this application cause I'm sure there's plenty of capacity, it was designed by Warren Engineering, we have all the drawings, all the plans and it's worked fine. Now lightning has been a major thing, the red light goes on, kills the breaker and there's capacity, this is an industrial park and we have only a few toilets.

MR. ARGENIO: That would make sense, we don't need to spend a lot of time.

MR. EDSALL: Pump station has been part of the discussions as has discussions about the roads interconnections and all different things, that's something that's really been on the Town Board's plate and I'm sure will be pursued.

MR. ARGENIO: I have water, sewer, fire, 911, highway all approved, it's on a private road as everybody knows Wembly Road is a private road. I have Orange County Planning referral not required. If anybody sees fit we can declare ourselves lead agency.

MR. SMITH: I believe so, yes.

MR. ARGENIO: I'll accept negative dec for this application.

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

MR. ARGENIO: Motion made and seconded that we declare, Town of New Windsor Planning Board declare negative declaration for the SEQRA process for Warriner Plumbing and Heating.

ROLL CALL

MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: David or Danny, do you guys have anything

else with this? You know, we've gone through this a few times, it's pretty simple, it's a good addition to this park, it looks like it fits perfect.

MR. SHERMAN: I won't ask about the light poles.

MR. ARGENIO: Mr. Helmer, Mr. Zerilli, I appreciate you guys coming in tonight and espousing your support. Mark, any other engineering issues other than the subject-to which would be your comments particularly correcting the parking space count?

MR. EDSALL: Everything under bullet two are very minor corrections. One note under comment one the last sentence can be deleted, they did add the frontage onto the bulk table, I just didn't update that one paragraph.

MR. ARGENIO: For the minutes, for the record, the sum and substance of Mark's comments are very, very brief cleanup items that are, really do not have any appreciable affect on this application at all. Dominic, anything else?

MR. CORDISCO: No, sir.

MR. EDSALL: Jerry, just as you indicated the applicant has been very responsive and particularly John has gone out of his way to make sure that everything would be addressed so it makes it easy when people read the comments and fix the plans.

MR. GALLAGHER: Make a motion that we give final approval for Warriner Plumbing and Heating site plan and special permit.

MR. SHERMAN: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board offer final approval to Warriner Plumbing and Heating site plan subject to Mark's comments as published this evening. Do you have a copy?

MR. ATZL: I have a copy of that, yes.

MR. ARGENIO: Motion has been made and seconded, I will have a roll call.

ROLL CALL

July 9, 2014

11

MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you guys for coming in. Bill, nice to see you.

MT. AIRY MOBILE HOME PARK (CONTINUED)

MR. ARGENIO: Mt. Airy Mobile Home Park, are you here? Please come forward, sir. Number of parking spaces three, number of single trailers three, number of double trailers three. Cammy, you have spoken to Jennifer about this?

MRS. AMMIRATI: Yes, I have.

MR. ARGENIO: What did she tell you? What did she report?

MRS. AMMIRATI: Fire inspector was down there, everything is in compliance.

MR. ARGENIO: Do you have any issues?

APPLICANT: No, sorry I'm late.

MR. ARGENIO: That's okay. Did you bring a check for the benefit of the town in the amount of \$250?

APPLICANT: Yes, sir.

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

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

MR. ARGENIO: Motion has been made and seconded that we offer Mt. Airy Mobile Home Park one year extension of their permit to operate. Roll call.

ROLL CALL

MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

REGULAR ITEMS:

YESHIVA OHR NAFTOLI (14-10)

MR. ARGENIO: Regular items, Yeshiva Ohr Naftoli site plan amendment represented by Maser, I see Justin Dates here. This application proposes three phase expansion of the main building on the site to expand dormitory hall and cafeteria. Plan was reviewed on a concept basis only. Justin how are you? Did you ever get that other thing buttoned up?

MR. ATZL: Yes.

MR. ARGENIO: What's your name?

MR. KRAUSZ: Yitzchok Krausz.

MR. ARGENIO: Mr. Krausz, Justin, do you want to tell us what you're doing here, Bud?

MR. DATES: Sure, so the Yeshiva is looking to do an expansion to the existing school. So the north is Route 94, to the south is Forge Hill Road, on the corner here is that Amber Grove Senior Housing on the corner there and then next to that is where the existing school lot is. The facility has two access points onto 94, the parcel's about 39 acres in size. So you can see it takes up a small portion of the area, the majority of it is wooded. They're looking to do an expansion for an additional dormitories, 34 dorm units, a study hall.

MR. ARGENIO: What's the, what's the educational component of what you do there? Dormitories makes me think you're housing people for the purpose of education.

MR. KRAUSZ: That's correct, so we have a high school and a post high school, there's about 90 students on premises and they stay there throughout the week. So on there we have study hall, dormitory areas and dining areas and classroom areas, that's the primary function of the building.

MR. ARGENIO: Do they leave for the weekend?

MR. KRAUSZ: At times some of them, depending on the age some of them stay for a month straight and go home on a weekend once a month, some will go once a week for

the weekends or every other week for the weekends.

MR. ARGENIO: Go ahead, Justin.

MR. DATES: So there's four areas of expansion that they're looking to do to the main facility. On the western side here they're looking to do a dormitory addition which would house 34 additional dorm rooms, to call this the south or out the back of the building here is a study hall area, just to the north of that would be cafeteria addition and then on the front side of the building they're looking to do classrooms of four additional classrooms. The project we're here to get approval for the actual expansion they would be phasing the construction of this. The first phase of construction would be the study hall, phase two would be the classroom and dormitory addition and then phase three would be the cafeteria.

MR. ARGENIO: Study hall is one?

MR. DATES: Study hall is one, classroom and dorm would be phase two and then the cafeteria would be phase three.

MR. ARGENIO: Got it.

MR. DATES: Up in front the main access to the building here there are about six parking spaces, we have shown the addition of six additional spaces based on how school works, none of the students drive, the addition would not incur any additional faculty so we're not seeing the need for additional parking.

MR. ARGENIO: I don't get it, you're taking more students but don't need anymore teacher's, how's that work?

MR. KRAUSZ: We're self-sufficient, actually right now enrollment is growing, we only have one class for every grade but those classes are not yet full, the capacity we have is 25 per class, right now they're at 15 on average. So the growth that we're projecting over the next few years doesn't really demand much additional staff at all. Looking through the phases going on here there would potentially be two to three potential staff over a five to six year period but our staff are coming from one general area, Rockland County, even the ones that do come are carpooling. So as far as traffic coming into the building, there's a very minimal today

as we're even our projected expansion doesn't seem to go over for traffic.

MR. SHERMAN: Even with the cafeteria addition you don't project additional help?

MR. KRAUSZ: So it's interesting point, we do cook in-house and the cook currently has one helper that is there and comes for a number of hours a day. That could potentially over time maybe require reallocating some of the maintenance staff to work in the kitchen, maybe an additional helper but not something we see big growth.

MR. SHERMAN: What's the age group of the students?

MR. KRAUSZ: Ranging from 14 years old till about 20 years old.

MR. SHERMAN: And you're saying that there's no additional driving?

MR. KRAUSZ: No cars.

MR. ARGENIO: Go ahead, Justin.

MR. DATES: I was going to point out that some of the staff does park on this side of the building.

MR. KRAUSZ: There's a few spots there.

MR. DATES: There are a few spots on this side.

MR. ARGENIO: Clear up the parking, what's required and what's being supplied?

MR. EDSALL: Again, there's some flexibility in the code that the planning board can look on a case-by-case basis so there's a little bit out of the let's say out of the norm cause you don't have many educational applications and this particular application is for a religious based educational institution where their manner of students coming and going is a little different because of the on-site dormitories. And as the gentleman indicated, they're there for longer periods of time. I had asked they show some additional parking just to effectively demonstrate if there's a demand there's a place to put it that it is reserved and they have effectively doubled the parking along the front side of the building. So even if they're

doubling their staff, there's room, so that's the basis of their addition. They have, they indicated at the workshop they really don't need anymore parking, well, that's nice but reserve some space, we want to make sure there's space allocated so they did so.

MR. DATES: We'd like to have this as that would happen in phase three land banked essentially if the need came up.

MR. ARGENIO: Say that again.

MR. DATES: The parking we want to put off until--

MR. ARGENIO: Justin, it's six stalls.

MR. DATES: Understood.

MR. ARGENIO: Bud, it's not a giant parking lot, you drew it.

MR. DATES: No, I know, that's how we'd like to put it in the phases of the project.

MR. ARGENIO: Go ahead.

MR. DATES: Existing utilities are in the building, we'd be looking to just extend those into the additional areas as needed. I think that's it from a development, a lot coverage standpoint, less than one percent of the area and our setbacks, really the only one that gets closer to our side property line and the Forge Hill frontage is the dormitory expansion, otherwise, they're really all--

MR. ARGENIO: You meet the requirements on the setback?

MR. DATES: Yes, we have our existing conditions setback and proposed setbacks so--

MR. ARGENIO: Do the existing condition setbacks meet the code?

MR. DATES: Well, there's no specific setback requirements.

MR. EDSALL: Well, just to get into it a little bit at this point at the workshop we weren't sure how the planning board would classify this. In looking at in the code, if you consider this an educational

institution which is the closest thing and it doesn't say religious educational, just educational, it's a B-7 special permit, A-5 is place of worship so it clearly fits someplace, either as combination of those two or just one. I have looked at bulk values for A-5 and B-7, they meet both ways so--

MR. ARGENIO: Mr. Krausz, you would probably say this is more of an educational facility?

MR. KRAUSZ: It's a religious/educational, there's a lot of education going on, there are religious functions there too.

MR. EDSALL: So what I would suggest is that in the next round we can have Justin show both and it meets both.

MR. ARGENIO: This rendering that you brought us this evening, is that substantially in conformance with what you intend to build?

MR. KRAUSZ: Yes, that is correct. So as Justin mentioned phase one which is what we're really pressed to try to build sooner than later is the study hall which is the back of the building and this rendering was done by an architect out in Jersey and we worked a lot months to get it right.

MR. ARGENIO: It's quite nice.

MR. KRAUSZ: It fits in with the rest of the building, looks a little more modernized, we were very happy with this and this is the structure we do intend to build.

MR. ARGENIO: Mark, I just want to talk about something, maybe I didn't read your note correctly, the use appears to be special permit use, I thought I read it does not appear to be special use permit so this would require a special permit?

MR. EDSALL: Yes, and again, we're in that situation where the question is, you beg the question what existed there prior to the current facility, was it an existing special permit? Clearly it was a religious use previously which would have been a use by right. If there wasn't an educational component on the prior owner and that was added we should probably go through the special permit process just so they've got that recorded.

MR. ARGENIO: Where I was going with the whole thing was the public hearing, that's where I was ultimately trying to land whether to have one or not and it seems to me that with 13,000 square feet the coverage is not significant, one percent is not significant but it is, it's 13,000 feet, I mean that's the whole package is significant but if you're telling me that it's a special permit use in fact then the public hearing is mandatory by code.

MR. CORDISCO: That's correct.

MR. ARGENIO: So there's nothing to talk about there. And it has to go to county. Mr. Krausz or Mr. Dates and David or Danny, please jump in at any time if there's something I'm missing here, Mr. Krausz or Mr. Dates, I have fire water and sewer disapproved, disapproved, disapproved, what's your status with those folks, either one of you know the status?

MR. DATES: We did get the letter from fire inspector, that's something we're looking at, the architect is looking at fire suppression sprinkler, the access around the building we're doing.

MR. ARGENIO: That access around the building is something we kind of get focused on, the fire suppression in the building, is something that you would get focused on with the building inspector. So where my question and our interest as a planning board is relegated to is the access component, the width of the access, the continuity of the access, can you share with us?

MR. DATES: We're getting additional topography around the building cause just generally speaking it does grade off quite substantially at the back of the building from where the addition is going so we're getting that topographic information so we can see what we can propose and what we can work out.

MR. ARGENIO: Try and cut a road, is that what you're thinking?

MR. DATES: Well, we'd like to show some access along either side so they can get their apparatus to either side.

MR. ARGENIO: I think that would be reasonable.

MR. DATES: We'd like to meet with the fire inspector to go through that too.

MR. ARGENIO: So your can work on that, to be continued.

MR. DATES: Right, correct. The note about the sewer and water I did not see anything on that yet, are those official?

MR. ARGENIO: What she said all they have is this so they really don't know what you're proposing or not proposing, as such, they can't make a determination, that doesn't mean to say what you're proposing is wrong cause you're not proposing anything at this juncture, get it?

MR. DATES: Yes.

MR. ARGENIO: This has to go to county cause you're right on 94. I think that's what's tripping it.

MR. EDSALL: Yes, that and the county route.

MR. ARGENIO: Forge Hill Road. Justin, you're going to give us a tighter drawing I would hope at some point in time?

MR. DATES: Yes, like I said, we have some additional topo and survey work to do. We have set some finished floor elevations, see how the drainage is going to work, things of that nature.

MR. ARGENIO: David, it's not a lot of data at this point in time, I assume we'll have more questions as this evolves. Do you have anything?

MR. SHERMAN: Nothing right now.

MR. GALLAGHER: No, nothing.

MR. ARGENIO: Mr. Krausz, do you have any questions for us about our process, what we're doing, where we're going?

MR. KRAUSZ: I'm not that familiar, this is my first time going through, I would be interested in knowing what are the next steps and what we need to bring to the town?

MR. ARGENIO: You know who's going to share with you, the guy you're paying a lot of money to. Cause he's been here many times and you have selected a very competent firm, Mr. Dates has done a fine job for many applicants in front of this board so I think you're probably in the right place.

MR. KRAUSZ: So far so good, we like him.

MR. ARGENIO: He will steer you along the way.

MR. DATES: Thank you.

MR. ARGENIO: You're very welcome.

MR. EDSALL: Mr. Chairman, the additions to the plan really are responsive to the departments, just since this was a concept plan just to open the discussion with the planning board I have a great amount of faith that Justin is going to add the needed information to address the utilities and the fire access. As far as the bulk goes, we have assumed or concluded I should say that it is in fact a special permit and we can have the bulk table adjusted and we can get the referral out to the county very easily given the fact there's not another meeting until August. If the board is so inclined, I would suggest that you authorize the public hearing.

MR. ARGENIO: I don't see any issue, unless David or Danny you see an issue, I mean, this is pretty basic, there's not a lot of site improvements, it's mostly building, it's mostly building inspector but the planning board does have a role. So Mr. Dates, you'll help Mr. Krausz and you'll call Cammy and get those notices out so we can get you on the next agenda for the public hearing?

MR. DATES: Sure.

MR. ARGENIO: Anything else procedurally?

MR. CORDISCO: Just one comment that I was thinking about while we were sitting here, Mr. Chairman, is that the, I am concerned about the enforceability of phasing parking on this plan.

MR. ARGENIO: Can I cut you off for just a second? I didn't want to get into it tonight but I was going to

in the strongest terms possible suggest to Mr. Dates that Justin it's six stalls, just build them please, your client is going to be doing a beautiful job with this beautiful building on this beautiful location and he is going to spend a couple nickels, it's six parking stalls, you get it, Mr. Krausz? It's not that big a deal, it's really not that big a deal. I don't want to be accused of spending your money cause that's not what we're here for but on the scale of what you're doing it's a piece of a slab of asphalt from here to that door and over to that wall, I think we should do that. Does that put that to bed?

MR. CORDISCO: Yeah, because if it's part of the plan and then it's part of a future phase and then they're not constructed then it becomes town enforcement issue, it's not worth the headache.

MR. ARGENIO: To talk about it and memorialize all kinds of agreements and include notes on the plans with special verbiage about when it's going to be, wouldn't you agree, Mr. Dates, that that would be a little much?

MR. DATES: Yeah, I would.

MR. ARGENIO: Thank you for that.

MR. EDSALL: So we'll work with Justin, make sure this is ready, I'll get the referral out to the county.

MR. ARGENIO: Justin will work with Mark and Cammy, get you on the next agenda for your public hearing and we'll move you right along. I'll accept a motion we schedule a public hearing.

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

MR. ARGENIO: Motion made and seconded we schedule a public hearing for Yeshiva Ohr Naftoli on Route 94. Roll call.

ROLL CALL

MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you Mr. Krausz, thank you

July 9, 2014

22

Mr. Dates, have a good evening.

DISCUSSION

SUMMIT TERRACE

MR. EDSALL: Summit Terrace 13-07. As you may recall, there were several field changes or minor modifications authorized by the board I think on two occasions they came in and kind of tuned up things, including handicapped accessibility and so on. The applicant's consultants are suggesting that we have an updated set of plans stamped so that the record set out in the field it's clear what are the final set of plans. Given the size of this project, it's probably a good idea. So with the boards's acknowledgment and permission, we'll work with Mr. Sarchino and review the plans and then seek to have them re-stamped and void the prior set.

MR. ARGENIO: I cannot imagine us not memorializing the final set of plans that has changes that we authorized on there, Mark, I can't imagine doing that. Do you guys agree?

MR. GALLAGHER: Yes.

MR. SHERMAN: Yes.

MR. EDSALL: It's done, that's it.

MR. ARGENIO: Motion to adjourn?

MR. SHERMAN: So moved.

MR. GALLAGHER: Second it.

ROLL CALL

MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer