

TOWN OF NEW WINDSOR

PLANNING BOARD

May 11, 2016

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
HENRY VAN LEEUWEN  
HOWARD BROWN  
HARRY FERGUSON  
DAVID SHERMAN

ALSO PRESENT: JOAN QUINN, ESQ.  
PLANNING BOARD ATTORNEY

SHAWN ARNOTT  
PLANNING BOARD ENGINEER

JENNIFER GALLAGHER  
BUILDING INSPECTOR

STEPHANIE RODRIGUEZ  
PLANNING BOARD SECRETARY

ABSENT: DANIEL GALLAGHER

MEETING AGENDA:

1. JHCS MHP
2. Solo Group Inc.
3. Town/Shamrock Creek
4. TZSS Used Car Sales

**REGULAR MEETING:**

MR. ARGENIO: Welcome everybody to the regular meeting of the Town of New Windsor Planning Board for May 11, 2016. Would everybody please stand for the Pledge of Allegiance?

(Whereupon, the Pledge of Allegiance was recited.)

MR. ARGENIO: Welcome everybody. Joining us tonight is

Shawn from McGoey, Hauser & Edsall. Mr. Edsall is on holiday and Joan from the firm of?

MS. QUINN: Lewis & Greer.

MR. ARGENIO: In lieu of Veronica who has some engagement this evening.

APPROVAL OF MINUTES DATED 3/23/16 AND 4/13/16

MR. ARGENIO: If anybody sees fit, I'll accept a motion that we approve the minutes dated 3/23/16 and 4/13 of '16 sent out via e-mail on 4/5 and 4/28 respectively.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

ANNUAL MOBILE HOME PARK REVIEW:

JHCS MOBILE HOME PARK

MR. ARGENIO: Somebody here from JHCS Mobile Home Park?

MR. GARRISON: Yes.

MR. ARGENIO: Why don't you come on up? What's your name, sir?

MR. GARRISON: Richard Garrison.

MR. ARGENIO: Has somebody from your office been over there to see?

MRS. GALLAGHER: Yes, we have.

MR. ARGENIO: What say you?

MRS. GALLAGHER: It's okay.

MR. GARRISON: That's it, just okay?

MR. ARGENIO: How many units do you have?

MR. GARRISON: Five.

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

MR. GARRISON: I have to write it out, yeah.

MR. ARGENIO: Okay, and the check is good?

MR. GARRISON: It's pretty good, yeah, it's okay I guess, right?

MR. ARGENIO: That said, I'll accept a motion for one year extension.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded we offer, Town of New Windsor Planning Board offer one year extension to the JHCS Mobile Home Park. Roll call.

ROLL CALL

May 11, 2016

4

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: If you'll cut that check, sir, and give it to Stephanie. I'll sign your extension first.

REGULAR ITEMS:

SOLO GROUP INC. (16-07)

MR. ARGENIO: Regular items, Solo Group major subdivision on Beattie Road. Application proposes subdivision of the three tax map parcels into total of 24 single family residential lots. The plan was reviewed on a concept basis only. Sir, what's your name?

MR. PETERS: Zachary Peters from Mercurio, Norton, Tarolli & Marshall.

MR. VAN LEEUWEN: Better be nice because I live on Beattie Road.

MR. ARGENIO: What do you have to say, Mr. Peters?

MR. PETERS: We've come in with a preliminary subdivision plan, three tax parcels on Beattie Road. The site's a little bit unique because the tax parcels go across Beattie Road for two of the parcels and there's a third landlocked parcel located on the opposite side. On the easterly side of the road several of the existing lots in this area were subdivided off at various points but the two parcels have between them three different points of access. Two of them are 50 feet wide which were left with the intention of future development. There's also a smaller section here where we're proposing lot one which has an existing access drive into the site there. The plan that's been designed we've gone back and forth on a couple sketches to try and get an idea what the maximum yield in accordance with the zoning would be. We came up with something around 33 lots but involved substantially more town road. The site's a little bit unique in the fact that a larger majority is encumbered by DEC wetlands and associated buffer. So we've worked with the applicant for this plan which is four lots, lots 1 through 16 would be located on the easterly side of the road and the remaining lots would be located on the westerly side of the road. Lot 17 through 24 on the westerly side would all have individual driveways accessing off Beattie Road on the easterly side. We're proposing a public road, it should be 1,600 linear feet, not 800 linear feet as noted. And there's also four lots we're proposing five lots to access off of a private road lots 12 through 16.

MR. VAN LEEUWEN: Who is the owner of the property, sir?

MR. PETERS: Owner is the Solo Group, it's an LLC.

MR. VAN LEEUWEN: I want to know who the owners of Solo Group is, who are they?

MR. CASESA: Hi, I'm Jerry Casesa, I'm the owner's rep for the Solo Group, they're located in Long Island, I'm local to Orange County.

MR. ARGENIO: Can you draw with your finger the private road exactly where it is?

MR. PETERS: That would be along this stretch.

MR. ARGENIO: It's that dashed line?

MR. PETERS: That would be the proposed easement line which would basically run behind the parcels that are not on our lot along Beattie Road.

MR. ARGENIO: How many feet is that road?

MR. PETERS: Eight hundred linear feet about.

MR. VAN LEEUWEN: We need to know the exact how many feet it is, okay, cause I think it's a 400 limit, I'm not sure.

MR. PETERS: What we have right now is obviously very preliminary, we have completed boundary survey of the parcel and also have aerial topography which will give a much better picture of what's going on. The topo is from the Orange County GIS so there's 20 foot contours so not a lot of detail at the time. The wetlands are based on previous delineation and validation that was completed by DEC I believe that was in 2008, 2009.

MR. ARGENIO: Lot 23 is going to have a tough time with that looks like.

MR. PETERS: Yes, three of the lots, again, they're a little bit, well, lot 23 has frontage along Beattie Road, you can't really tell based on the topo that's on here but this is a rather steep section which would be outlined in the aerial topography which will be included, this lot is proposed to be accessed through a driveway easement through lot 24 in this location and

the proposed house and improvements would actually be in this area which is a little bit flatter.

MR. ARGENIO: You're going to have a driveway going through 24 and it will access 23 as well?

MR. PETERS: It should be, this easement will be a single driveway for 23 and there will be a separate driveway for 24 and that's a similar scenario to lot 11 on the other side that has frontage along our proposed road but because of the wetlands in this area we're proposing--

MR. ARGENIO: I'll tell you this, Mr. Peters, you certainly are creative with your crafting of your lot lines, my goodness.

MR. VAN LEEUWEN: Is this all of the Mulligan property or is there still more?

MR. PETERS: I'm not familiar with that.

MR. ARGENIO: Sir, do you want to stand up and come on up?

MR. VAN LEEUWEN: That's Mr. Mulligan right over there.

MR. CASESA: This is not the Mulligan property, this is actually property that was at one time owned by a company out of Rockland County who is the Beattie Road Associates LLC.

MR. VAN LEEUWEN: Nice people.

MR. CASESA: We're a separate applicant, we're a new applicant. As far as the road frontage what we tried to do as we laid out the property we tried to use the road frontage to be compliant with the required road frontage and use an easement to get to the property just to be able to, just to be able to access those lots, it happens in two separate lots as you see on the north side, I guess that's the west side as well as the east side.

MR. VAN LEEUWEN: I live right next to the property, I know it very well, okay.

MR. ARGENIO: We need to make sure this gets to Anthony cause there's a lot of driveway access onto Beattie. It looks to me some of them might have to be combined.

MR. CASESA: This was also what we have here was the by-product of a few meetings with Mr. Edsall. We talked about it, we had an initial yield plan of 34 lots but a lot of infrastructure and decided to go with less infrastructure. We believe that the area for the cul-de-sac does meet the requirement.

MR. ARGENIO: I think the, the only question is do you measure to the beginning of the cul-de-sac or do you measure--

MR. CASESA: Center of the cul-de-sac to the intersection.

MR. ARGENIO: Probably a reasonable interpretation of the road. Yes, Henry?

MR. VAN LEEUWEN: Lots 12, 13, 14 and 15, how are they going to be off that private road? Oh, I see.

MR. CASESA: That is correct.

MR. VAN LEEUWEN: With a turnaround on lot 16?

MR. PETERS: Yes.

MR. VAN LEEUWEN: Now I see it, that should be more legible guys.

MR. PETERS: When we develop a more detailed plan you'll see a lot more detail and labeling that goes into that.

MR. VAN LEEUWEN: Can I say something to you? Even if the town allows an 800 foot private road okay but with that extension that's more than 800 feet though, right?

MR. PETERS: I believe the line that's shown is 800 feet which should be compliant with how it was designed.

MR. ARGENIO: This road is 1,600, Henry, it's mislabeled.

MR. PETERS: Yeah.

MR. CASESA: That would be a town road.

MR. VAN LEEUWEN: Has to be a town road.

MR. CASESA: That would be a town road, yes, sir.

MR. ARGENIO: So I just want to read this comment that Mark has in his comment sheet. Do you have a copy?

MR. PETERS: I do not.

MR. ARGENIO: Shawn, do you have a copy?

MR. ARNOTT: No but I can make a copy.

MR. ARGENIO: Subsequent plans should confirm the roadway and driveway slopes and related grading to demonstrate that the layout is adequate and buildable. The Town subdivision regulations include provisions under Section 257-25 be (B) which requires that all applications demonstrate that each lot is to be a buildable lot. Applicant should submit sufficient data demonstrating compliance with this section. It would seem to me that that contour map that you referred to earlier in your commentary would yield information that would enable the planning board engineer to determine that the lots are buildable.

MR. PETERS: Absolutely.

MR. ARGENIO: Or not, whatever the case may be.

MR. VAN LEEUWEN: They all have to be two acres, you know that, with a 125 foot frontage.

MR. PETERS: Yes.

MR. ARGENIO: This is a major subdivision so it's got to go to DOH, it's because of the quantity, I think the threshold is it four Shawn or is it five, I think it's five?

MR. ARNOTT: For?

MR. ARGENIO: What trips the realty subdivision?

MR. ARNOTT: I don't know.

MR. ARGENIO: I think it's five.

MR. PETERS: It's five.

MR. ARGENIO: Guys, do you have any questions, Howard

or Harry Brown?

MR. BROWN: No.

MR. FERGUSON: No.

MR. SHERMAN: No.

MR. ARGENIO: Any thoughts? It's early on in the process. Henry?

MR. VAN LEEUWEN: I agree but the only thing is you should have the amount of square footage acreage.

MR. ARGENIO: It's on the next page.

MR. PETERS: Right now it's a sketch plan, the lot lines are based off of a tax map so we, since this has been prepared and completed this will become a lot more detailed with all the information in terms of the required lot area, lot square footage, all of that information will be included.

MR. ARGENIO: Joan, is there any reason we can't circulate for lead agency?

MS. QUINN: No, there's no reason not to do that after tonight.

MR. ARGENIO: From a technical aspect, the only comment that I really have is that the lot lines seem a little random.

MR. VAN LEEUWEN: Yeah, it is.

MR. ARGENIO: But what's driving it I'm sure is the wetlands.

MR. PETERS: And there's also, it doesn't show on this sheet the 500 foot buffer for that because of the configuration of the wetlands it's a little bit unique in through there.

MR. ARGENIO: Okay.

MR. VAN LEEUWEN: Sir, for you, what kind of houses are you going to put on here?

MR. CASESA: They're going to be modest homes.

MR. VAN LEEUWEN: Bi-levels?

MR. CASESA: Two story colonials, very similar to what's been recently built along the west side of Beattie Road. I call it the north side but there's a few infill lots that were recently built, something along that character.

MR. VAN LEEUWEN: Okay.

MR. CASESA: You can see the lots are sizable as well.

MR. ARGENIO: I'll accept a motion we circulate for lead agency.

MR. FERGUSON: So moved.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board circulate for lead agency so we can begin the SEQRA process.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I don't know what else there is to talk about, I mean, it is what it is. You know, this is going to have to go to Anthony, our highway superintendent, he may be looking for some type of consolidation of the driveways, I don't know, we'll have to get to him.

MR. CASESA: The concern would be sight distance or--

MR. ARGENIO: His concern would be the quantity of access. Each and every lot in the town is entitled to access to the road but how and where it's done is Anthony has input on that.

MR. CASESA: Would you suggest we meet with him prior?

MR. ARGENIO: I would suggest you meet with him, that would be a good idea.

MR. CASESA: Thank you.

MR. PETERS: Our plan moving forward would be develop a more detailed plan based upon the updated topo and survey layout, the house locations, driveways and then we can if anything changes we'll have a little bit better understanding based upon that.

MR. ARGENIO: Joan or Shawn, is there anything else we need to be talking about with this plan?

MS. QUINN: Yeah, there's one thing I'd like to, it might have been already addressed by the owner's representative and it concerns the ownership of the three parcels. Right now in the computer database it's showing--

MR. ARGENIO: The three parcels that exist today?

MS. QUINN: That's correct, it's showing three separate owners. I don't know if there was a subsequent transaction, maybe the deed hasn't been recorded yet.

MR. SOLOF: Hi, I'm Matt Solof, we own all three parcels and it hasn't been recorded.

MS. QUINN: Single deed for the three parcels?

MR. SOLOF: Three deeds but all owned by the same entities.

MS. QUINN: Okay, and are they going to be all on the application as well? Cause right now, it's just the application is actually a corporation and the maps show an LLC so I don't know if that was an oversight or if there's a corporation out there as well.

MR. SOLOF: Yeah, they will be owned by an LLC and whatever way is the proper way to do it we'll be glad to abide by that.

MS. QUINN: The easiest way, I think the most streamlined approach to go forward is if title could go into one entity and then have a single entity make the application, if that's feasible. I think that's whatever--

MR. SOLOF: Wouldn't be a problem at all, we'll definitely do that.

MS. QUINN: Thank you.

MR. ARGENIO: Shawn, anything else?

MR. ARNOTT: Just Mark has about the bulk tables, just doublecheck the bulk tables. The wetlands we touched on, DEC is going to have a review and permit that and just housekeeping we need the approval box for the planning board.

MR. PETERS: Yes.

MR. ARGENIO: Next time you come in you'll have contours, am I correct?

MR. PETERS: Yeah, we'll come in with a much more detailed plan.

MR. ARGENIO: Members, anything else?

MR. BROWN: No.

MR. FERGUSON: No.

MR. VAN LEEUWEN: Preliminary.

MR. ARGENIO: Mr. Peters, anything else we can do for you?

MR. PETERS: I think that's it.

MR. ARGENIO: Thank you for coming in. Have a good evening.

TOWN/SHAMROCK CREEK (16-05)

MR. ARGENIO: Town of New Windsor and Shamrock Creek represented by Gary Rich. This is Shamrock Creek lot line change on Forge Hill Road. I don't, Mark does not have when they were here last but I know they were here last at some point in time, March 23 my assistant to my right tells me lead agency was taken on 3/23 of 2016. This was reported to County, local determination was made by county and we waived the public hearing for this lot line change on 3/23 of '16. Gary, before you update us, just give me a second to read this, please. Shawn, do you have any notes or anything from Mark about the county's letter? If the answer is no, that's fine, I'll consider it summarized in his summary.

MR. ARNOTT: Nothing in his comments.

MR. ARGENIO: Nothing in particular. Okay, Gary, tell us what we have here.

MR. RICH: Okay, as per request last time we made a better highlighted area of the lands being swapped.

MR. ARGENIO: Hold on just one second please. Okay, go ahead.

MR. RICH: As per request, Mark's request highlighting the areas a little bit better as to see what lands were going into the town and what were going out of the town. And we're getting the green shaded area into the town for the well sites and also with that the town is also purchasing the large lot, the large lot 74 from Shamrock for the well sites also.

MR. ARGENIO: That's got nothing to do with us, only focused on the lot line change.

MR. RICH: That's why it's kind of funny here, the green we didn't take anything else because we're buying that also we're acquiring that and that was really the major change here was highlighting, it was highlighting the areas into--

MR. ARGENIO: So you have not moved any of the lot lines or anything like that?

MR. RICH: No.

MR. ARGENIO: Everything is where it was?

MR. RICH: Yes, as per.

MR. ARGENIO: I'll accept a motion for a negative dec.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded that the Town of New Windsor Planning Board declare a negative dec under the SEQRA process for the Shamrock Creek/Town of New Windsor lot line change on Forge Hill Road. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I don't know what to say beyond that. Is there anything else anybody wants the talk about or Joan or Shawn, you guys have any issue?

MS. QUINN: No, I have no comments or issues.

MR. ARGENIO: Jen, do you have any additional thoughts or information?

MRS. GALLAGHER: Not a thing.

MR. ARGENIO: Gary, you did what we asked you to do, thank you for that. Anybody want to take it over? I will accept a motion for final approval.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. ARGENIO: Motion made and seconded we offer final approval to Shamrock Creek lot line change with the Town of New Windsor. Very, very simple application, I'll start to my left.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE

May 11, 2016

16

MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Gary, thank you for coming in tonight, I hope we didn't keep you.

TZSS USED CAR SALES AND SERVICE REPAIR GARAGE (16-04)

MR. ARGENIO: Next is TZSS used car sales and service. This application proposes development of the site plan as a used car sales and a service repair garage. The plan was previously reviewed at the 23 March 2016 planning board meeting. And in addition to that, Mark does not have it listed here, but this same lot was here quite a few years back, three or four I'm guessing for a similar use.

MRS. GALLAGHER: It was here just a little while ago for Durant's.

MR. ARGENIO: Okay, Steve, how are you?

MR. DRABICK: Pretty good.

MR. ARGENIO: Everything alright?

MR. DRABICK: Yes.

MR. ARGENIO: What do you have for us tonight?

MR. DRABICK: Based on the discussion we had at the last meeting, I updated the map to cover basically everything we talked about. I added a note with regard to the fence around the holding area and around the dumpster. I made a note and indicated the only section of pavement that we're adding to the site and then over on the notes column I did add a couple notes, one qualifying the holding area, the fact that it's to be used--

MR. ARGENIO: Which note?

MR. DRABICK: That would be note number 12, the proposed staging area.

MR. ARGENIO: The proposed staging area is shown here on S only to be used as a holding area for those vehicles waiting to be prepped and detailed prior to being displayed and not for any junk vehicles. Add to that junk or unregistered please.

MR. DRABICK: Or unregistered, okay, I'll add that and then also we added the note 13.

MR. ARGENIO: Where you guys, the applicants, what's your names?

MS. RISI: Frank Risi.

MR. AURECCHIONE: Albert Aurecchione.

MR. ARGENIO: Go ahead, Steve.

MR. DRABICK: We added note 13 to qualify exactly what the repair portion of the garage and site plan is to be used for that we discussed which is solely for the preparation of the cars that are being sold.

MR. ARGENIO: Where is that, Steve, point to that?

MR. DRABICK: Note 13.

MR. VAN LEEUWEN: Where is the flag pole?

MR. DRABICK: Flag pole is there, it's right here in the corner.

MR. VAN LEEUWEN: Yeah, I see it, sorry.

MR. DRABICK: Lastly, the board had requested that I make an attempt to contact DOT.

MR. ARGENIO: How did you make out?

MR. DRABICK: With regard to that, I did send a letter and a copy of the plans, that was the letter sent, I've not heard anything back from them as of this date.

MR. VAN LEEUWEN: What a surprise.

MR. DRABICK: I'm not overly surprised. But they were sent out to both parties.

MR. ARGENIO: The letter, I'm not going to read the letter, but it says what we asked to please notify me, meaning Mr. Drabick, and/or the planning board if any concerns regarding this action which should be considered by the board during review of the project. Thank you, Steve, for doing that, that's what we were looking for. And the letter's dated April 19. Didn't go out yesterday, did it?

MR. DRABICK: No, no, it went out on the 19th.

MR. ARGENIO: Alright. And the genesis to refresh everybody's memory, the genesis of that is that sign no

left-hand turn which the applicant agreed to install because the board kind of felt that that movement could possibly be an unsafe turning movement and thank you for that applicant and Steve. Any thoughts members? Anything else? I mean looks like Steve did everything, we still have some procedural thing to get through but what's the dumpster enclosure made of, Steve?

MR. DRABICK: Well, existing there now it's a chain link fence and I think that per our discussion we were going to remove that fence and put the same type of fencing that we're going to put around the staging area, board on board type fence six feet high and then also as requested we'll add some landscaping around it, dress it up a little.

MR. ARGENIO: Jennifer, what do you get less complaints about at your level code enforcement, is it the wood or the vinyl? Do you get complaints about wood fences?

MRS. GALLAGHER: When they're in disrepair, I mean, a lot of--

MR. ARGENIO: That happen a lot?

MRS. GALLAGHER: No.

MR. ARGENIO: Okay, that's good, we're good. I don't know what to say, Steve, we have to have a mandatory public hearing because there's a special use permit which it seems to me the plans are in pretty good shape so we can do that.

MR. DRABICK: And the public hearing is mandatory?

MR. ARGENIO: Yes, we don't have an option, we cannot waive it.

MR. VAN LEEUWEN: I make a motion to have it, schedule the public hearing.

MR. SHERMAN: Second it.

MR. ARGENIO: Roll call for scheduling the public hearing for TZSS Realty site plan special permit. I'll start with you, David.

ROLL CALL

MR. FERGUSON                      AYE

MR. BROWN                    AYE  
MR. SHERMAN                 AYE  
MR. VAN LEEUWEN            AYE  
MR. ARGENIO                 AYE

MR. ARGENIO: I agree as well, it's time to do this and get this done.

MR. VAN LEEUWEN: This is about the fifth time we've seen it.

MR. ARGENIO: I agree. So, Steve, I think, I don't want to speak for all the members, but I think it's the board's position that if we don't hear from DOT you guys have done your due diligence. You guys agree?

MR. VAN LEEUWEN: I agree.

MR. ARGENIO: Dave, are you in agreement?

MR. SHERMAN: Concerned about the sign.

MR. ARGENIO: If DOT doesn't respond what are we to do? We're trying to do the best we can and make sure our town is a safe place for everybody. Mark has a note here too, Steve, the board should review the location of the proposed sign. I'm concerned that this location could possibly be too close to the right-of-way line and intersection. County Planning also noted a concern in this regard shifting in a northerly direction may be appropriate. We certainly want it in proximity to the intersection. What do you think, Steve, do you have any thoughts on that?

MR. DRABICK: Well, I don't know, with regard to--

MR. SHERMAN: High big is the sign?

MR. ARGENIO: Probably two by two.

MR. DRABICK: Five by six with the two sides, sort of like an L-shaped. I'm not sure are there regulations for a setback from the right-of-way lines?

MRS. GALLAGHER: There's not but I agree with Mark that's pretty close so--

MR. DRABICK: It is right up against the right-of-way.

MRS. GALLAGHER: Yeah, I would say you need a little

buffer there.

MR. VAN LEEUWEN: Why don't we move it back 10 feet?

MR. ARGENIO: Here's what I think we should do. Why don't you work on that with Mark, get that tied up with Mark because for us to say ten, six or five feet now we have put a number, if it's wrong now it's our problem. Work with Mark, he's the engineer, he understands traffic as well or better than we do and work it out with him.

MR. DRABICK: Okay. I don't think that's a big issue, we'll come to an agreement where to put the sign.

MR. ARGENIO: David Sherman, do you have any other thoughts?

MR. SHERMAN: No.

MR. ARGENIO: Harry?

MR. FERGUSON: No.

MR. BROWN: No.

MR. ARGENIO: Jen, you got anything on this?

MRS. GALLAGHER: No.

MR. ARGENIO: You okay?

MRS. GALLAGHER: Yes.

MR. ARGENIO: Steve, we have to have a public hearing, why don't you give Stephanie a call tomorrow and if you can get that buttoned up, get your notices out, we'll get you on the next agenda and get rid of this and move forward. Fair enough?

MR. DRABICK: Fair enough, thank you.

MR. ARGENIO: Very good, thank you.

MR. VAN LEEUWEN: Make your clients happy, I can see the smiles on their faces, they want to make some money.

MR. ARGENIO: Professionals, Joan or Shawn, do you have anything else?

MS. QUINN: I do not.

MR. ARNOTT: No.

MRS. GALLAGHER: No.

MR. VAN LEEUWEN: Motion to adjourn.

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth  
Stenographer