Draft

Town of Dover
Planning Board Regular Meeting
Monday, March 6, 2017
126 East Duncan Hill Road
Dover Plains, NY
Town of Dover

David Wylock, Chair
Valerie LaRobardier, Member
Michael Villano, Member
William Sedor. Member
James Murphy, Member
Kelly Fusco, Secretary

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1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Hearings
   A. 22 West Properties 7059-04-716410-0000

      Applicant: John Kalin, PE
      Plans Prepared By: John Kalin, PE
      Property Owner: 22 West Properties, LLC
      Located at Rock Hill & Route 22, Wingdale, NY
      Application for: Site Plan Application
4. Old Business
   A. Spray Site Plan 7061-00-496990-0000

      Applicant: The Randolph Williams Spray Trust
      Plans Prepared By: Rennia Engineering Design, PLLC
      Property Owner: The Randolph Williams Spray Trust
      Property Location: 2553 Route 22
      Application for: Site Plan Amendment

   B. 6955 Route 55 Bed and Breakfast 7260-00-224025

      Applicant: Michael Papa
      Plans Prepared By: Zarecki & Associates, LLC
      Property Owner: Vasile V. Negrea
      Property Location: 6955 Route 55, Wingdale, NY
      Application for: Site Plan for a Bed & Breakfast
5. Entertain Requests for Extensions
   A. Stony Brook Estates- ESC 7063-00-442492

      Applicant: Randallo, Inc.
      Property Located at: NYS Route 22, Dover Plains, NY
      Application for 28 Condominium Units on 38.01 Acres of Land in the RC District
6. New Business

B. Holomakoff Erosion Control 7163-00-396362

Applicant: George Holomakoff
Plans Prepared By: Bruce Donohue
Property Owner: George & Michael Holomakoff
Property Location: 150 McCarthy Rd., Dover Plains
Application for: Erosion Control for Maintenance on Pond

C. Entertain Release of Escrows: None

7. Minutes

A. Accept Minutes of February 6, 2017 Planning Board Meeting

8. Adjournment

`TOWN OF DOVER PLANNING BOARD MEETING
WEDNESDAY, FEBRUARY 6, 2017

The Town of Dover Planning Board held a regular meeting at 7:00 pm on Monday, February 6, 2017 at the Dover Town Hall, 126 East Duncan Hill Road, Dover Plains, NY with the following members present:

Chairman David Wylock
Member Valerie LaRobardier
Member Peter Muroski
Member Jay Murphy
Member William Sedor
Member Michael Villano

Others in attendance were Mr. Joseph Berger, Town Engineer, Ms. Victoria Polidoro, Attorney to the Planning Board, Laure Wassen, Town Planner, and Kelly Fusco, Planning Board Secretary.

CALL TO ORDER

Chairman Wylock called the meeting to order. Everyone stood for the Pledge of Allegiance to the flag.

22 WEST PROPERTIES – SITE PLAN APPROVAL
CONTINUATION OF PUBLIC HEARING
7059-04-716410-0000

Applicant: John Kalin PE for Shawn Goff property owner
Located at: Rock Hill & Route 22, Wingdale NY
Application for: Site Plan Approval

The applicant's engineer called for an adjournment to a future date. Chairman Wylock noted that numerous adjournments have been granted and suggested going on with the public hearing.

A motion to open the public hearing was made by Member LaRobardier, and seconded by Member Muroski.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

draft

There were no public comments.

A motion to continue the public hearing until March 6, 2017 was made by Member Villano, and seconded by Member Murphy.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

Chairman Wylock will be in touch with the engineer since this process has been going on a long time and it may possibly be the last continuance. If the proper documents are not provided the application may be denied because he failed to pursue.

LEDERMAN TIMBER HARVEST
7058-00-807979-0000

Applicant: Greene Lumber Co.
Logging Contractor: TW Logging and Land Clearing LLC
Property Owner: Charles O. Lederman & Irasema T. Somoano-Lederman
Property location: Deer Ridge Rd
Application for: Timber Harvesting

Jordon Heller represented Greene Lumber. The applicant plans to conduct a select timber harvest to provide revenue to the owner and for forest management.

A motion to open the public hearing was made by Member Muroski, and seconded by Member Murphy.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

draft

There were no public comments.

A motion to close the public hearing was made by Member Villano, and seconded by Member LaRobardier.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

Chairman Wylock read the Short Environmental Assessment (EAF) into the record.

A motion to accept the EAF was made by Member Muroski, and seconded by Member LaRobardier.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

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RESOLUTION GRANTING SITE PLAN AND EROSION AND SEDIMENT CONTROL PERMIT APPROVAL

The following Resolution was offered by Member Muroski, and seconded by Member LaRobardier, to wit:

WHEREAS, the applicant, Greene Lumber Co. (Jordan Heller), has submitted an application for site plan and erosion and sedimentation control permit approval for commercial logging for the selective thinning of 18 acres of woodlands on a portion of a 32.2 acre parcel located at Deer Ridge Road, Dover, in the RU Zoning District, and identified as Tax No. 7058-00-807979 (the "Project"); and

WHEREAS, commercial logging is permitted in the RU District subject to site plan approval; and

WHEREAS, the applicant has also applied for an erosion and sediment control permit; and

WHEREAS, the applicant is proposing to use existing skid trails and an existing landing area for the selective timber harvest; and

WHEREAS, the application was accompanied by an undated Short Environmental Assessment Form ("EAF"); and

WHEREAS, the application includes maps and narrative information provided by the applicant (the "Site Plan Set")

WHEREAS, on November 9, 2016, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board classified the action as unlisted action and determined to conduct an uncoordinated review; and

WHEREAS, on November 9, 2016, the Planning Board referred the application to the Dutchess County Department of Planning and Development, which responded on December 19, 2016 that it was a matter of local concern; and

WHEREAS, on November 9, 2016, the Planning Board referred a copy of the application to the Town Highway Superintendent for review and comment, to which no response was received; and

WHEREAS, the New York State Department of Environmental Conservation, Division of Fish, Wildlife and Marine Resources, provided a letter indicating that the Bog Turtle and the Indiana Bat have all been documented near the project site; and

WHEREAS, a duly noticed public hearing was opened on December 19, 2016 and closed on February 6, 2017, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby adopts a negative declaration for the project, finding that the project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

BE IT FURTHER RESOLVED, that the Planning Board hereby waives the requirements of Sections 65-9A(4), A(5) & A(11) and 65-9C(8) as the information is unnecessary for the Board's review of this application.

BE IT FURTHER RESOLVED, that the Planning Board grants site plan approval to permit the project, the selective thinning of 18 acres of woodlands on a portion of a 32.2 acre parcel in Dover, NY, in accordance with the Site Plan Set provided by the applicant and on file with the Planning Board, and authorizes the chair or his authorized designee to initial each page of the Site Plan Set after compliance with the following conditions:

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1. Payment of all fees and escrow.

2. Revision of the Site Plan Set to include the following note: Logging operations shall be limited to days between October 31st and April 1st.

3. Revision of the Site Plan Set to include the following note: Vehicles shall not enter or leave the site between 6:30 a.m. and 8:30 a.m. & after 2:00 p.m.

4. Prior to any site disturbance or tree clearing, any wetlands or potential bog turtle habitat shall be delineated by a qualified biologist and such delineated areas shall be avoided pursuant to NYS Department of Environmental Conservation's recommendations.

BE IT FURTHER RESOLVED, that the Planning Board grants the applicant an erosion and sediment control permit for disturbance as shown on the Site Plan Set, subject to the following conditions:

1. Submission of $500.00 to be placed into escrow to cover the cost of site inspections by the Town Engineer.
2. Submission of a performance guaranty in the amount of $5000.00 in form, substance, and matter of execution satisfactory to the Town Attorney.

BE IT FURTHER RESOLVED, that before the authorized official may issue a Certificate of Compliance for work completed in accordance with the erosion and sediment control permit, the Planning Board Engineer shall provide the authorized official with a written statement indicating that all work authorized under the permit has been completed and is satisfactory.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

CRICKET VALLEY ENERGY CENTER, LLC – LOT LINE ADJUSTMENT
7060-00-493989-0000, 7061-00-062121-0000 & 7060-00-361986-0000

Applicant:	Cricket Valley Energy Center, LLC
Plans Prepared by:	Zarecki and Associates LLC
Property Owner:	Howland Lake Partners, LLC and World Olivet Assembly, Inc.
Property Location:	Route 22 Rear, Ore Bed Road & Chippawalla Road Rear

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Application for: Lot Line Adjustment

Mr. Rick O'Rourke spoke on behalf of the applicant. Cricket Valley is now the owner of the property that was owned by Howland Lake Partners as part of the conditions of the original permit from 2013. Ms. Polidoro, Town Attorney, stated that SEQR has been completed and the findings adopted by the Planning Board. No further review is necessary.

A motion to open the public hearing was made by Member Murphy, and seconded by Member Villano.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

There were no public comments.

A motion to close the public hearing was made by Member Muroski, and seconded by Member LaRobardier.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

RESOLUTION TO GRANT PRELIMINARY LAYOUT
AND FINAL SUBDIVISION APPRVOVAL

The following Resolution was offered by Member Villano, and seconded by Member LaRobardier, to wit:

WHEREAS, the applicant, Cricket Valley Energy Center, LLC, has submitted an application for approval of a lot line alteration to merge three lots identified as Tax Lot Nos.

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7061-00-580190, -585063 & 7060-00-610940 (the "subject lots") in the M Zoning District (the "project"); and

WHEREAS, the lot merger is proposed in satisfaction of a condition of the January 30, 2013 Resolution granting approval to a proposed 1000 MW electric generation facility, which states that "[t]he Owner and/or Owner's Operator shall file and process and application to merge lots between New York State Route 22 and the Metro-North Railroad tracks (Chapter 125 of the Town Code)"; and

WHEREAS, the project is shown on a map entitled, "Lot Line Realignment, prepared for Cricket Valley Energy Center LLC.", prepared by Zarecki & Associates, LLC dated November 21, 2016 (the "Subdivision Plat"); and

WHEREAS, the proposed 1000 MW electric generation facility was the subject of an environmental review conducted by the NYS Department of Environmental Conservation and the project is consistent with the Town Board's findings adopted on January 30, 2013 and the Planning Board's findings adopted on August 15, 2016; and

WHEREAS, a duly noticed public hearing was scheduled for January 23, 2017 and rescheduled to February 6, 2017, due to inclement weather; and

WHEREAS, during the public hearing on February 6, 2017, all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board grants preliminary layout and final subdivision plat approval to the Subdivision Plat and authorizes the Chair or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:

1. Payment of all fees and escrow.

2. Conveyance of the subject lots from Howland Lake Partners LLC to Cricket Valley Energy Center LLC, as evidenced by a deed recorded with the Dutchess County Clerk.

3. Approval by the Planning Board Attorney of a deed merging the subject lots.

BE IT FURTHER RESOLVED, that the approved deed merging the subject lots shall be recorded in the office of the Dutchess County Clerk with proof of recordation provided to the Planning Board for its records.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye

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Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

Mr. O'Rourke addressed the board stating it has been a long and arduous process with an extensive review taking seven years to complete. The project is progress nicely. The financing is in place ($1.65 billion). This will impact the school district, town, and tax base. It will allow for a clean energy operation. The planning board should be recognized for their continued support.

SPRAY SITE PLAN - 7061-00-496990-0000

Applicant: The Randolph Williams Spray Trust
Plans Prepared by: Rennia Engineering Design, PLLC
Property Owener: The Randolph Williams Spray Trust
Property Location: 2553 Route 22
Application for: Site Plan Amendment

The board was addressed by Rich Rennia, Engineer. The applicant believed they had put up a temporary structure. The building inspector did not see it as a portable structure and the applicant to come to the planning board. It is located at the intersection of East Duncan Hill Road and Route 22. It is 65' X 100' located in the middle of the work area and is used to house trucks, split wood, and load trucks. A site plan is on file with the Building Department. The applicant received a special use permit from the Planning Board in 2000 and had an approved site plan that included an addition to an existing building that was never built. The applicant is looking for an amendment to the site plan and the special permit from 2000. Ms. Polidoro, Town Attorney, noted that there is a 50 foot setback in the town code required for the accessory structure. Mr. Berger, Town Engineer agreed that the structure was approximately 75 feet from the steep bank and would not require any erosion control. Mr. Rennia confirmed that there was not going to have any further addition to the structure.

A motion to set escrow at $2,200 was made by Member LaRobardier, and seconded by Member Villano.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

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A motion to set a site walk for February 11, 2017 at 10:30 a.m. was made by Member Muroski, and seconded by Member Murphy.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

RESOLUTION CLASSIFYING THE ACTION, CIRCULATING INTENT TO SERVE AS LEAD AGENCY IN A COORDINATED REVIEW AND REFERRING THE APPLICATION TO THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

The following Resolution was offered by Member LaRobardier, and seconded by Member Murphy, to wit:

WHEREAS, the applicant, The Randolph Williams Spray Trust, has submitted an application for site plan approval to legalize a fabric accessory structure located on a 6.58 acre parcel located at 2553 Route 22, Wingdale, in the HM Zoning District, and identified as Tax No. 7061-00-496990 (the "Property"); and

WHEREAS, the Property received a special use permit from the Planning Board on February 22, 2000 to operate a sawmill and is currently being used as a logistical base for trucks, vehicle maintenance, equipment storage, material staging, wood cutting, debarking and packaging related to the sawmill business; and

WHEREAS, the location of the fabric roof structure is shown on a site plan entitled, "US Lumber Co. / J&J Log & Lumber Co. Operations Yard" dates January 9, 2017, prepared by Rennia Engineering Design, PLLC; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF") dated January 11, 2017; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action; and

WHEREAS, pursuant to Section 145-14B, the Stream Corridor Overlay District includes all land lying within 150 feet of the mean high water line of the Swamp River; and

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WHEREAS, pursuant to Section 145-14D, no accessory structure larger than 200 sq. ft. shall be located within 50 feet of a watercourse; and

WHEREAS, the Swamp River is a Critical Environmental Area.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the project as an unlisted action under SEQRA and declares its intent to serve as lead agency in a coordinated project review; and

BE IT FURTHER RESOLVED, that the Secretary to the Planning Board is hereby directed to circulate notice of the Planning Board's intent to serve as lead agency to all involved and interested agencies; and

BE IT FURTHER RESOLVED, that the Planning Board hereby directs the Secretary to the Planning Board to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

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6955 ROUTE 55 BED and BREAKFAST - 7260-00-224025-0000

Applicant: Michael Papa
Plans Prepared by: Zarecki & Associates, LLC
Property Owner: Vasile V. Negrea
Property Location: 6955 Route 55, Wingdale, NY
Application for: Site Plan for a Bed & Breakfast

Kurt Johnson from Zarecki & Associates spoke on behalf of the applicant. The applicant owns a piece of property on Route 55 at the Connecticut border. There are several buildings currently on the property that include a three bedroom residence, a two bedroom residence, a two car garage, shed, and a small building most recently used as an ice cream shop. The proposal would have the applicant live in the two bedroom residence, use the three bedrooms as a bed and breakfast, and the small building as a reception area. He would primarily cater to hikers on the Appalachian Trail and provide services as a certified trail guide. There would be no physical changes to the property. The septic system has been inspected and is in good shape. A copy of the inspection was requested. Mr. Berger, Town Engineer, requested that the water be tested and approved by the Board of Health. Mr. Papa located the well for the Board and explained the

water system. The question of parking spaces was addressed. Chairman Wylock requested including the Town of Sherman, Connecticut in the circulation for the public hearing.

A motion to set escrow at $1,500 was made by Member Murphy, and seconded by Member LaRobardier.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

A site walk was scheduled for February 11, 2017 at 11:30 a.m.

RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION TO THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

The following Resolution was offered by Member Villano, and seconded by Member LaRobardier, to wit:

WHEREAS, the applicant, Michael Papa, has submitted an application for site plan approval to establish a three-bedroom bed and breakfast on a 32.2 acre parcel located at Deer Ridge Road, Dover, in the RU Zoning District, and identified as Tax No.7260-00-224025; and

WHEREAS, a bed and breakfast is defined in Section 145-74 of the Zoning Law as "a dwelling in which overnight accommodations not exceeding four bedrooms and breakfast are provided for transient guests for compensation; and

WHEREAS, a bed and breakfast is a permitted in the RC District subject to site plan approval; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF") dated January 10, 2017; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the project as an unlisted action under SEQRA and determines to conduct an uncoordinated review; and

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BE IT FURTHER RESOLVED, that the Planning Board hereby directs the Secretary to the Planning Board to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

CONKLIN/PALMA
LOT LINE CHANGE

A motion was made by Member Muroski, and seconded by Member LaRobardier to return the remaining escrow balance of $1,493.86 from the Conklin account.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Michael Villano	Voting Aye
William Sedor	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

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LEAD AGENCY LETTER FROM TOWN OF PAWLING

Chairman Wylock informed the board of the receipt of the letter dated January 28, 2017 and read it into the record. The property is located on Route 22 as you leave Dover. The request is for the Town of Pawling Planning Board to act as lead agency.

A motion to consent to the Town of Pawling Planning Board as Lead Agency for this property was made by Member LaRobardier, and seconded by Member Villano.

The Planning Board secretary will send the letter to the Town of Pawling Planning Board.

TOWN OF DOVER PLANNING BOARD MEETING
FEBRUARY 6, 2017 (CONTINUED)

PROGRESS OF DOVER GREENS LLC
7159-00-162702-0000, 7159-00-065920-0001 & 7059-00-814768

Applicant:	Marian Rebro for Property Owner Olivet Management LLC,
Property Location:	207 Hutchinson Avenue, Wingdale, combined 508 acres in the HM, HR & CO districts.
Application for:	Site plan, Special Use Permit, Erosion and Sediment Control Permit and Architectural Review to establish an educational and service use on a 508 acre campus.

Chairman Wylock stated that Dover Greens would be presenting an update on Phase I of their project. The purpose is to inform the board and the public about the work that has been completed and the progress they are making. Phase 1 is part of a multi-phase project that could take 15-20 years according to their consultants.

Marian Rebro and Phillip Bae made the media and slide presentation concerning the four months of work. Building 11 has been renovated and upgraded. There will be 44 rooms to house 60-70 students. Building 23 is being renovated and will be used for administration offices, library space, and possibly a classroom. The presentation showed upgrades to water lines and electricity, and are presently consulting for fiber-optic services. Abatement is in the planning stage for Building 14. Building 18 is a 16,000 feet structure that will be used for day care and school for the lower grades. The applicant plans to maintain the existing golf course and use it for faculty and students. There is consideration of expanding the course. It is expected that the first dormitory will be completed next month. Communication is being maintained with the fire department. Chairman Wylock suggested a site walk for the fire department. Member LaRobardier acknowledged the progress that is being made on the site.

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MINUTES

A motion to accept the minutes of the December 19, 2016 Planning Board Meeting was made by Member Villano, seconded by Member Murphy.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Member Sedor	Voting Aye
Michael Villano	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

UPCOMING MEETINGS

March 6, 2017
March 20, 2017
April 3, 2017
April 17, 2017

RESOLUTION
ADJOURN THE MEETING

A motion was made by Member Muroski, seconded by Member Villano, to adjourn the meeting at 8:35 p.m.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Wylock	Voting Aye
Valerie LaRobardier	Voting Aye
Peter Muroski	Voting Aye
Jay Murphy	Voting Aye
Member Sedor	Voting Aye
Michael Villano	Voting Aye

The resolution was thereupon adopted on February 6, 2017.

Respectfully submitted,

Patti Zangle

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