

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt
Rob Lane
Peter Winder, 1st Alternate Member

ALSO PRESENT:

Ed Manley/Building Inspector
Daniel Pozin/Attorney for the Village
Mr. George Pommer/Village Consulting Engineer
Mr. Simon Kates/Village Consulting Planner
Trustee Liaison Deputy Mayor Donna Cassell/Board of Trustees
Mr. Iair Rosenkranz/AHRB Chairman
Ms. Alissa Fasman/Secretary to the Village Administrator

EXCUSED: None.

Chairman Hunter called the meeting to order.

Chairman Hunter said agenda item number three for 189 Broadway- Continuation of pre-submission conference for proposed minor subdivision & new town houses; will not be heard this evening. Chairman Hunter said the applicant has requested to come back at the next meeting of the Board.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the meeting.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

1. Adopt Minutes for Planning Board Meetings of February 4, 2021

Motion by Chairman Hunter, seconded by Mr. Hale to approve the meeting minutes of February 4, 2021 as submitted.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNAATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

2. 156 Palisade Street – Public hearing for site plan review for proposed new multi-family building. A joint meeting with the Architectural & Historic Review Board

Mr. Paddy Steinschneider/Gotham Design and Mr. David Kim were present to represent the application.

Motion by Chairman Hunter, seconded by Ms. Haupt to open the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Board.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNAATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Discussion:

- Mr. Steinschneider updated the Board on changes made to the proposed application and displayed the following slides:

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156 PALISADE STREET



Planning Board Meeting
March 4, 2021



Presented at the December 3, 2020 Planning Board

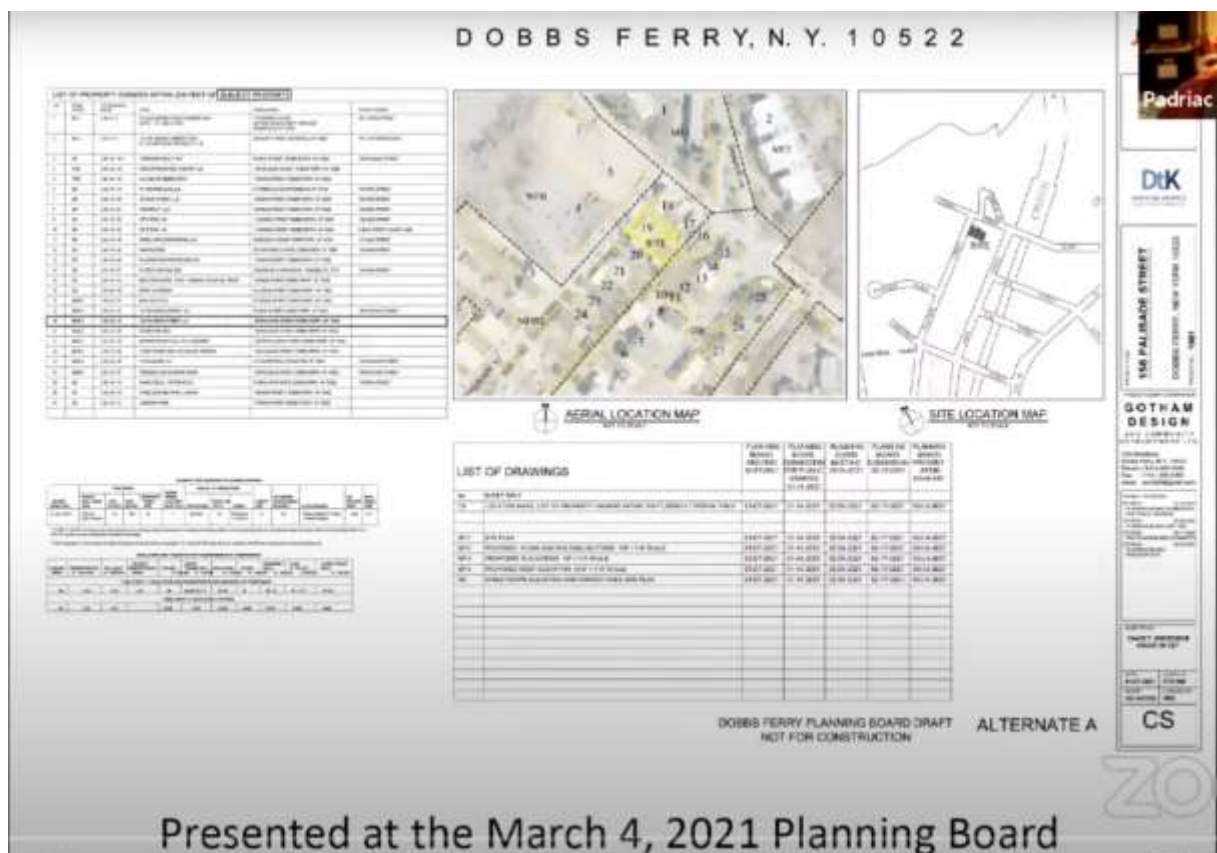
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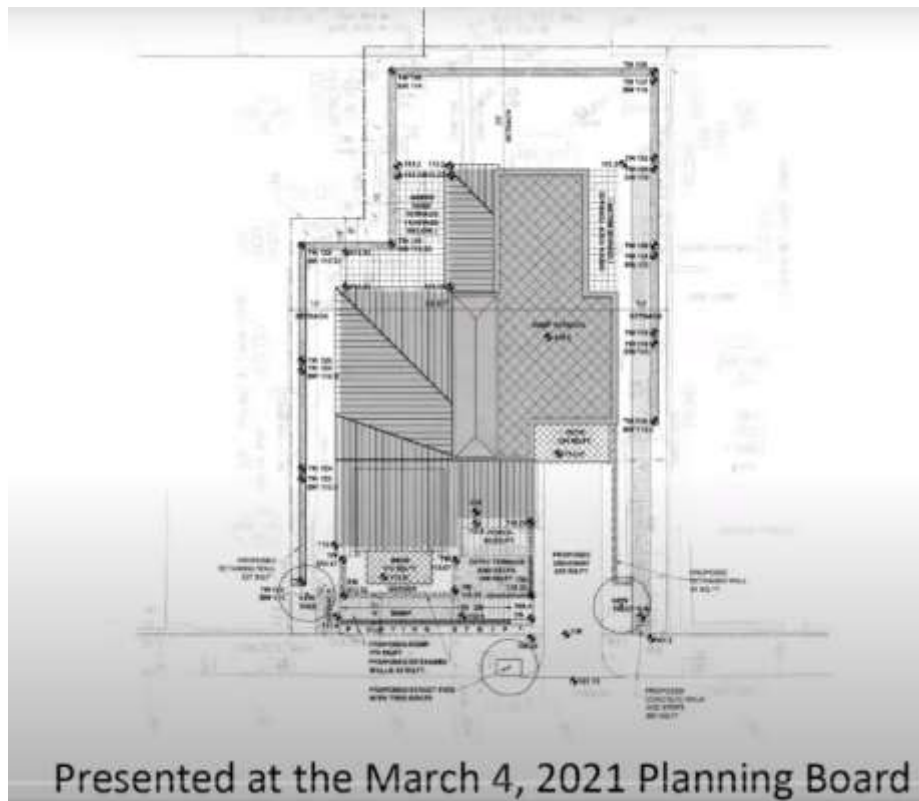


Presented at the March 4, 2021 Planning Board



Presented at the March 4, 2021 Planning Board

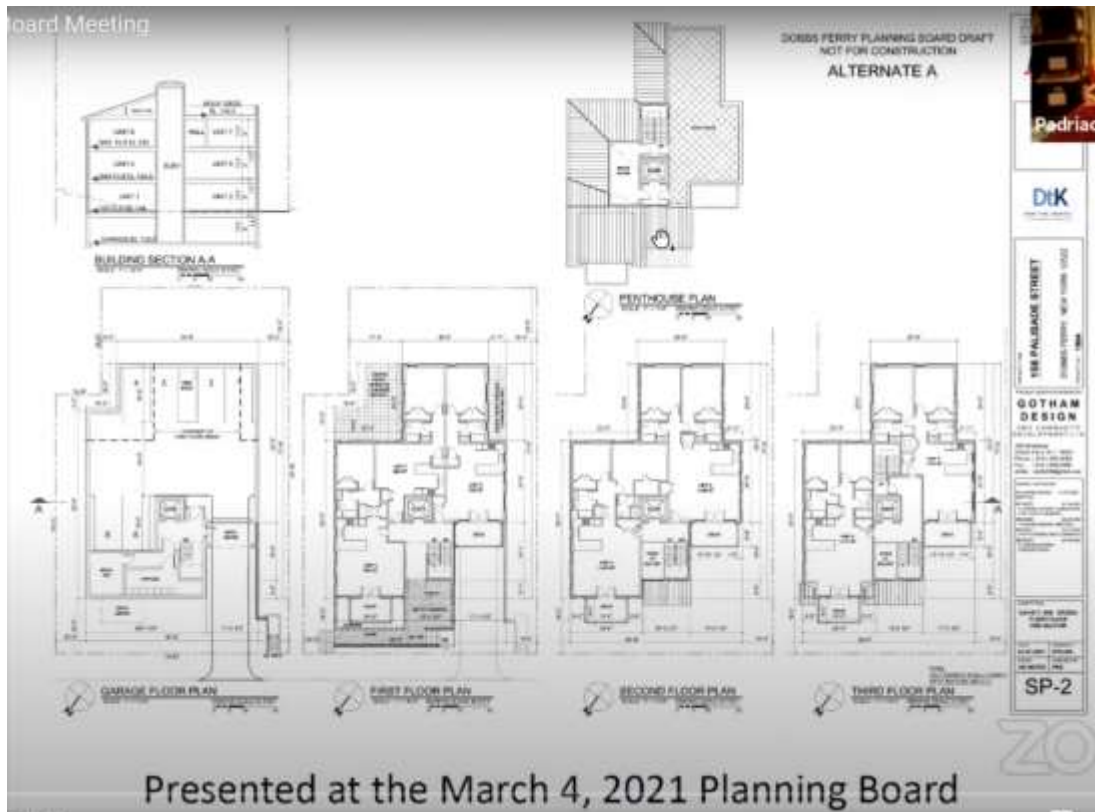
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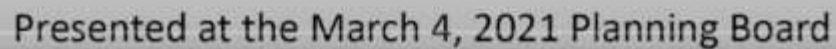
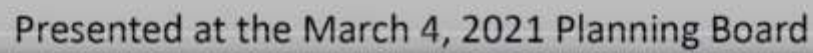
Presented at the March 4, 2021 Planning Board

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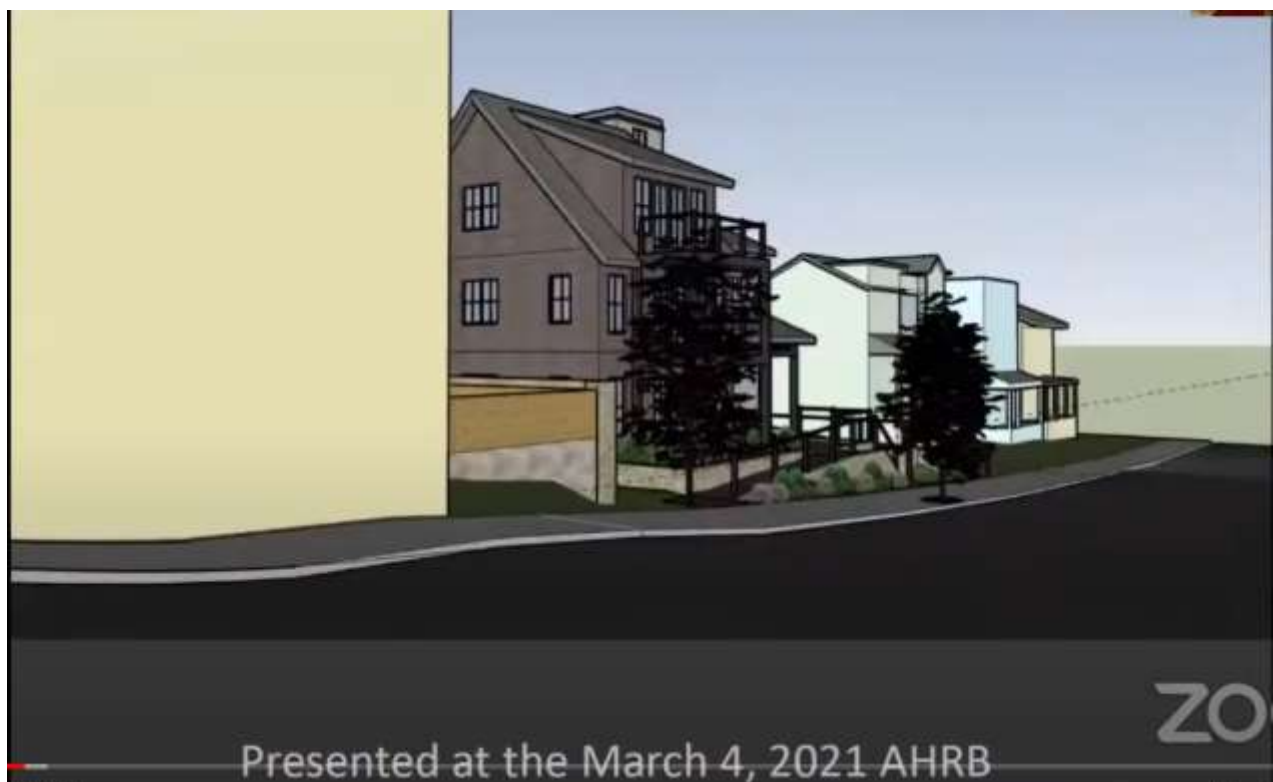
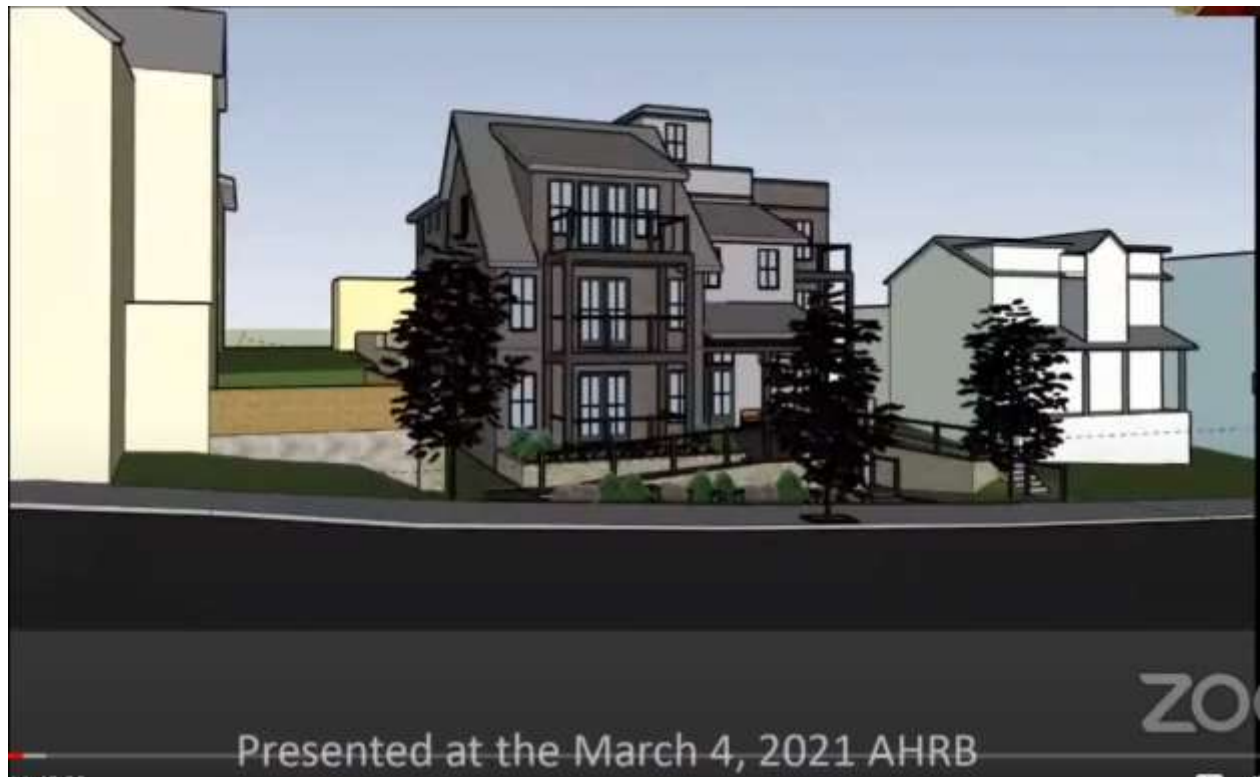




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Presented at the March 4, 2021 AHRB

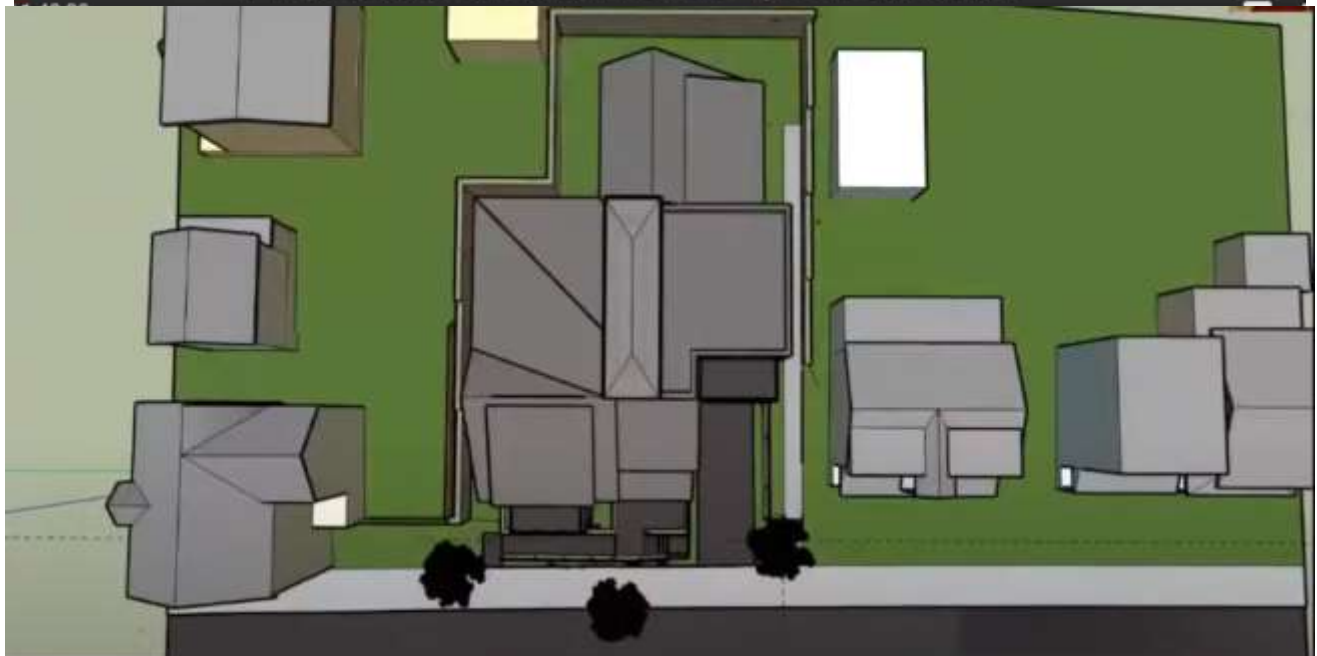


Presented at the March 4, 2021 AHRB

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Presented at the March 4, 2021 AHRB



Presented at the March 4, 2021 AHRB

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Discussion:

- A discussion was held and Mr. Steinschneider and Mr. Kim addressed questions from the Board.
- Mr. Rosenkranz discussed issues with the proposed application that need to be addressed.
- Mr. Lane proposed for the applicant to come to the Board with two schemes, one that is completely compliant, and an alternative scheme with exceptions to be considered.
- Mr. Manley said this Board can grant a waiver, and that is within the Code. Mr. Manley proposed for the applicant to do as Mr. Lane said, and to have a conversation with him next week regarding how they are figuring the coverage by building and they can work out the deck, porches and green roofs. Mr. Manley asked for the height to be added to the pitched roof.
- The discussion continued.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Board.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Discussion:

- The following people addressed the Board: Ms. Denise Woodin/154 Palisade Street; Mr. Glen Varcasia/Adjacent property owner; and Ms. Heather Haggerty/129 Palisade Street.
- Mr. Steinschneider addressed the comments from the public.
- Mr. Pozin noted that a public hearing is for comments from the public and it is not supposed to be an argument between the applicant and the public.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to continue the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Board, to the next meeting of the Board.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

3. 189 Broadway- Continuation of pre-submission conference for proposed minor subdivision & new town houses

Chairman Hunter said the application will not be heard this evening and that the applicant has requested to come back at the next meeting of the Board.

4. 398 Ashford Avenue – Continuation of public hearing for site plan review for proposed change of use, add a parking space & paving existing area

Mr. David Rotbard was present to represent the application.

Discussion:

- Mr. Rotbard updated the Board on the proposed application.
- A discussion was held and Mr. Rotbard addressed questions from the Board.
- Mr. Rotbard asked if he can go to the Board of Trustees to assess the PILOP presently while they are working through the site plan issues, doing this in tandem/working parallel.
- Mr. Manley said no and that the Board of Trustees works off of a referral letter from the Planning Board, so the approval for the project and the approval for any PILOP or anything will all be done at the same time at the Board of Trustees. Mr. Manley said the Board of Trustees is awaiting a referral letter from the Planning Board.
- Mr. Rotbard said he would push this to next month and he would hope to have the updated site plan and survey so the necessary corrections can be made.
- Mr. Pozin said we will need a motion to adjourn the application to next month.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing for the application of 398 Ashford Avenue for site plan review for proposed change of use, add a parking space and paving existing area, at the next meeting of the Board.

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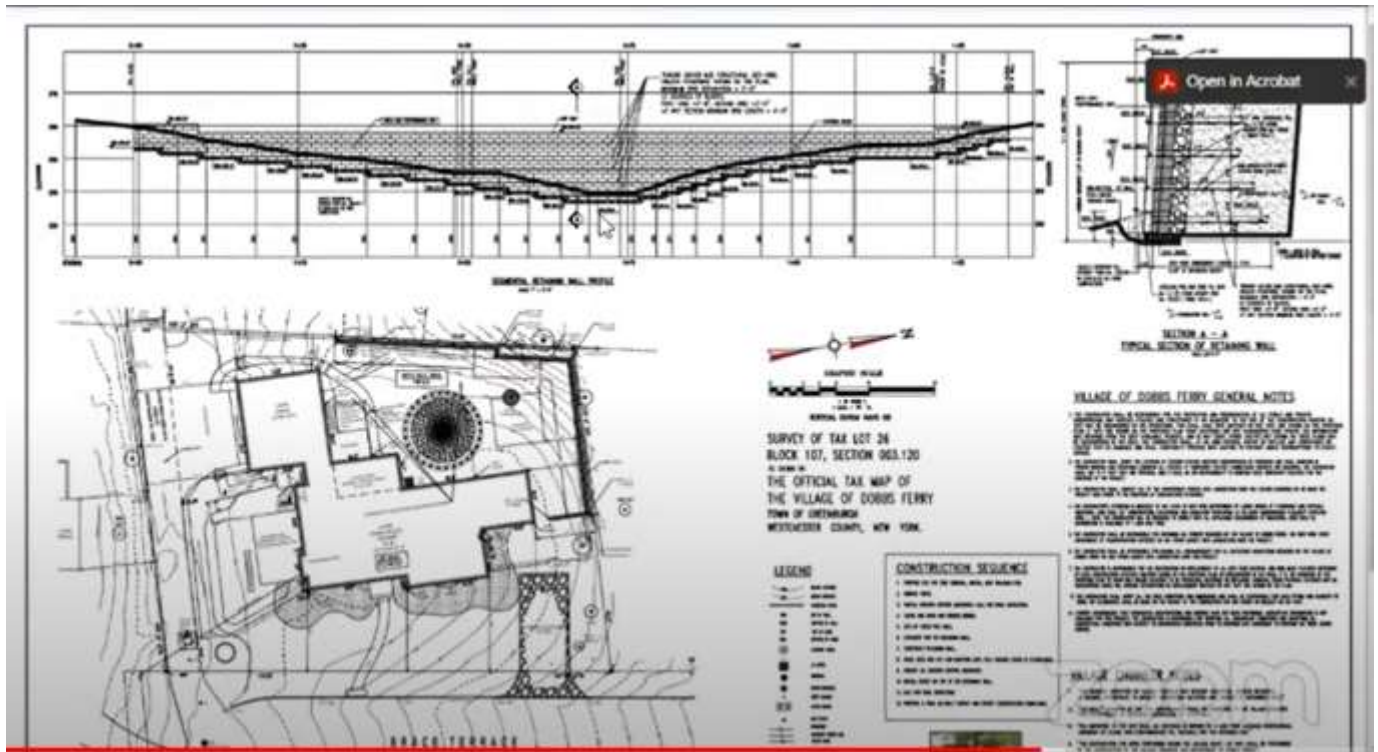
CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

5. 39 Brace Terrace – Public hearing for site plan review for proposed retaining wall

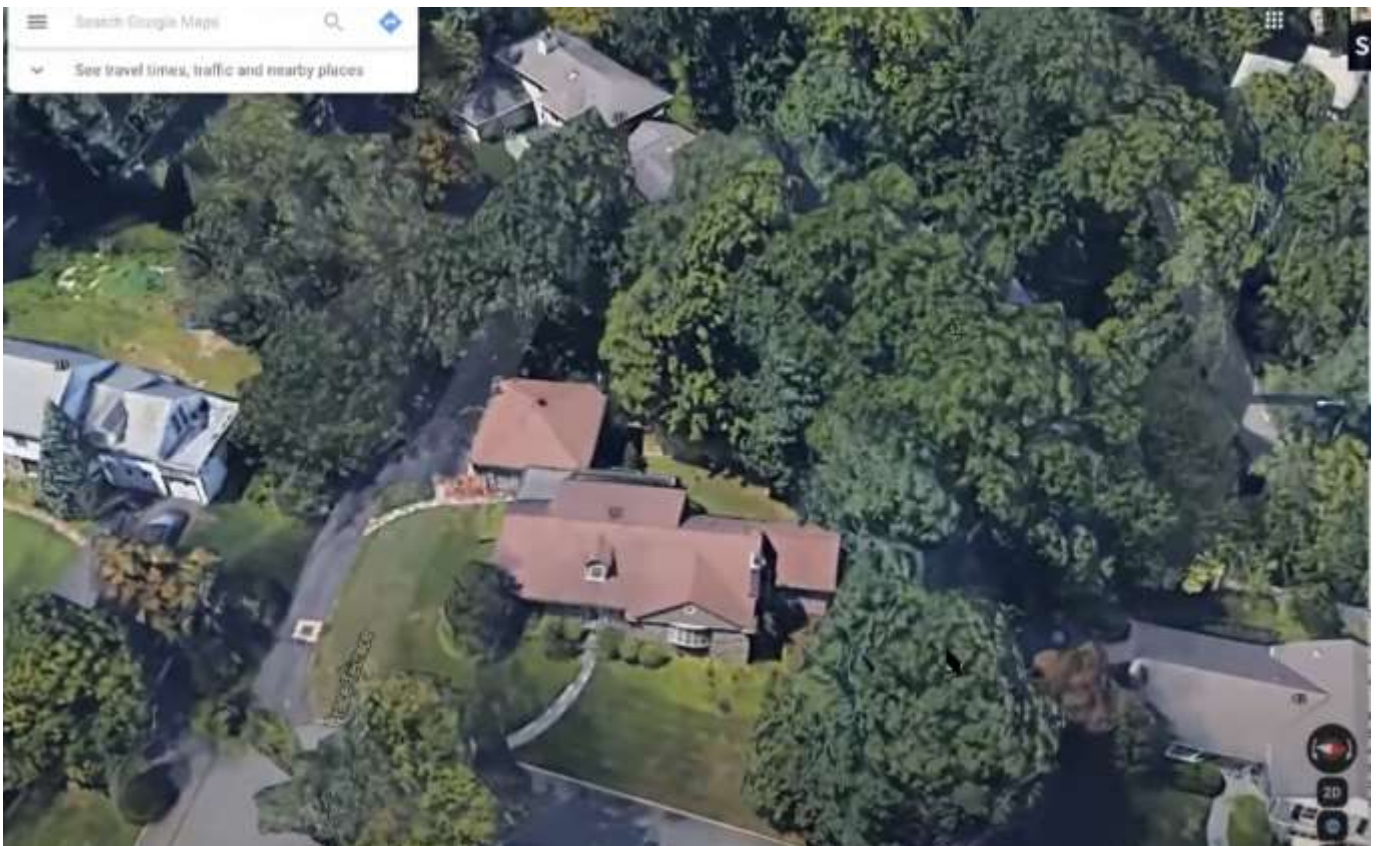
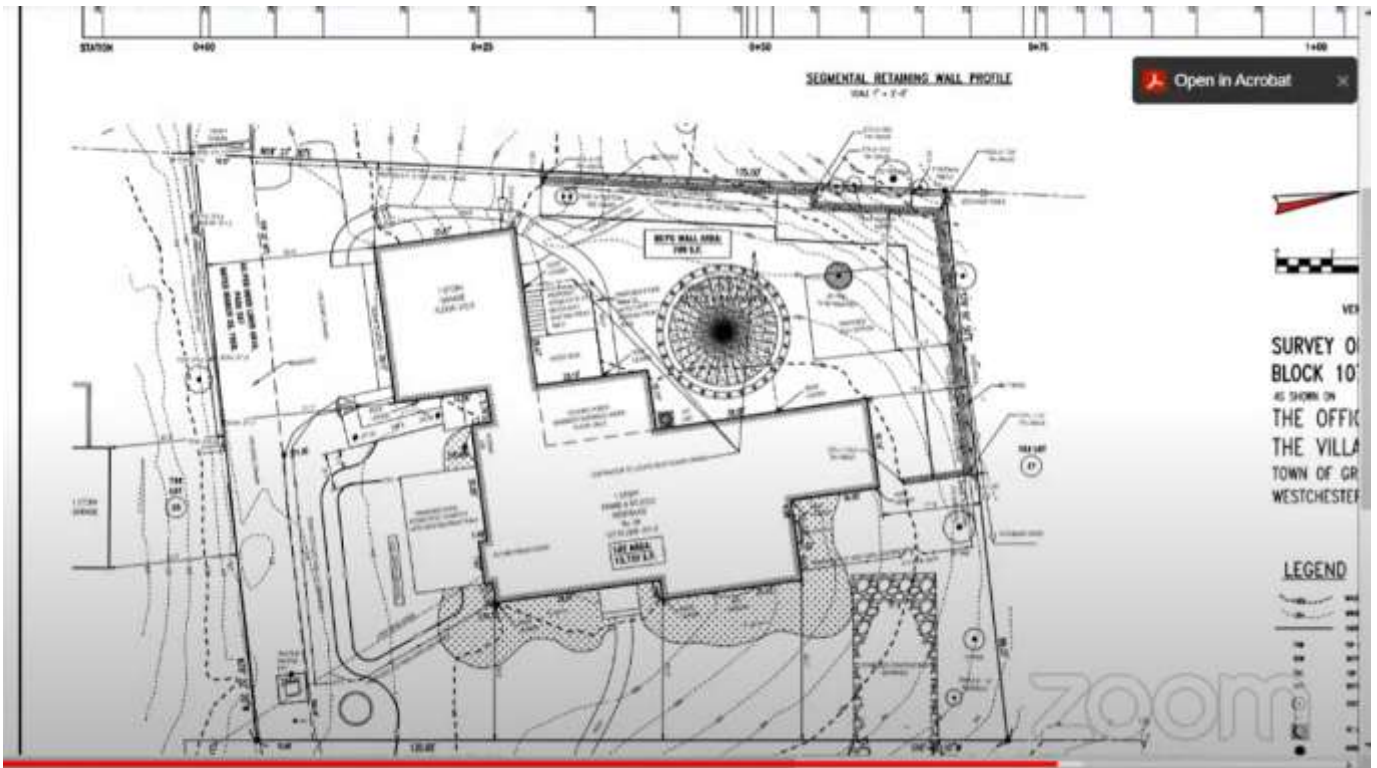
Mr. Paul Petretti/Engineer was present to represent the application.

Discussion:

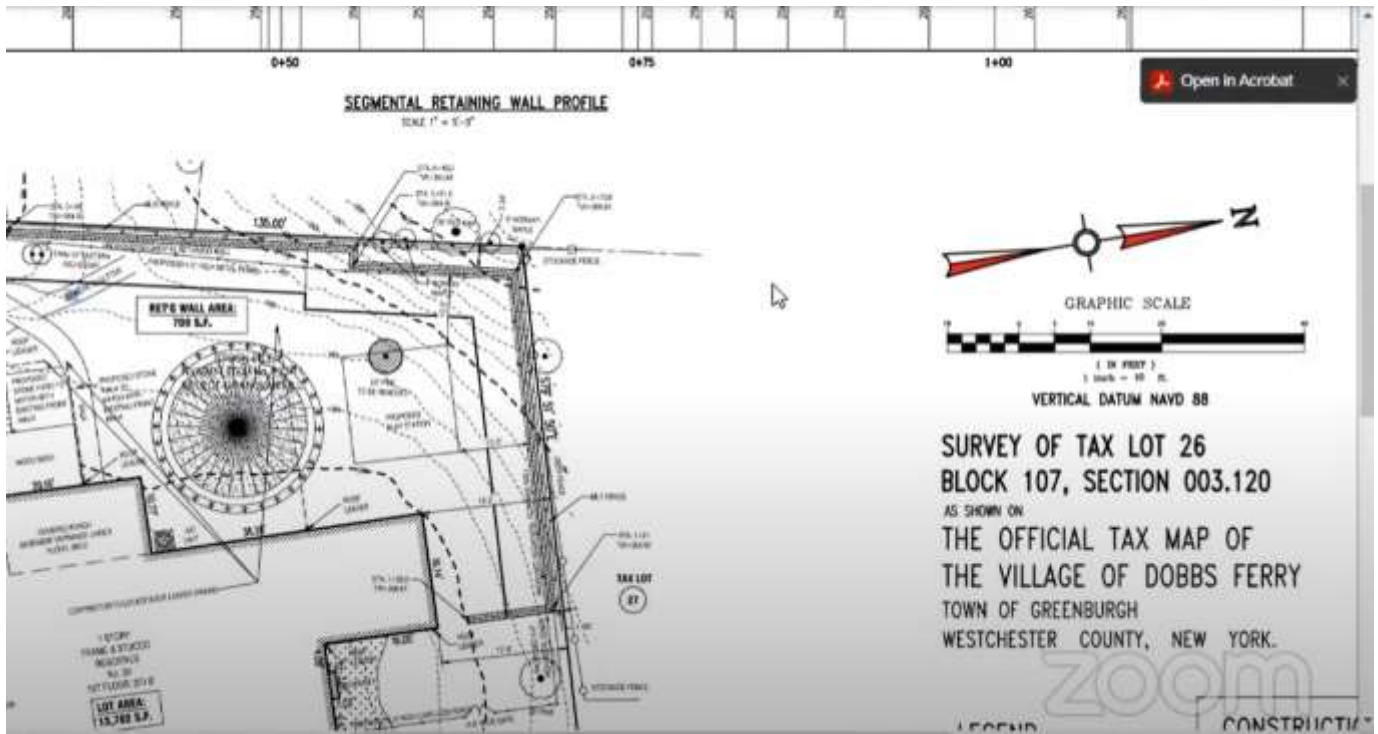
- Mr. Petretti discussed the proposed application.
- A discussion was held and Mr. Petretti addressed questions from the Board.
- Mr. Manley said the last drawing submitted to the Building Department was dated February 14, 2021, so if the application has changed since then we will need new drawings.
- Mr. Pommer said basically the only change in the new drawing is the change in the drainage. Mr. Pommer said the other change was the coverage, which went up from 38.5 to 41 percent, so that would be a variance.
- Mr. Manley said the Building Department does not have the revised drawings and we need to have them in order to approve anything. Mr. Manley said Mr. Petretti can get the drawings to him for the next meeting of the Board. Mr. Manley said maybe if they have patios added and they are a little bit above the coverage, they could think about a pervious paver.
- Mr. Hale suggested getting a letter from the neighbor stating that they are ok with/and understand that a nine foot wall will be in their backyard or the Board should discuss plantings or some way to soften that.
- Mr. Petretti discussed the following slides and addressed questions from the Board:



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Discussion (continued):

- Mr. Manley said Mr. Petretti can go to the Village website and see the plan submittal form which addresses how many copies of plans are required for each of the Village's Boards.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing for the application of 39 Brace Terrace for site plan review for proposed retaining wall, to the next meeting of the Board.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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6. MDR-2 Zone – Public hearing on possible Zoning Code changes

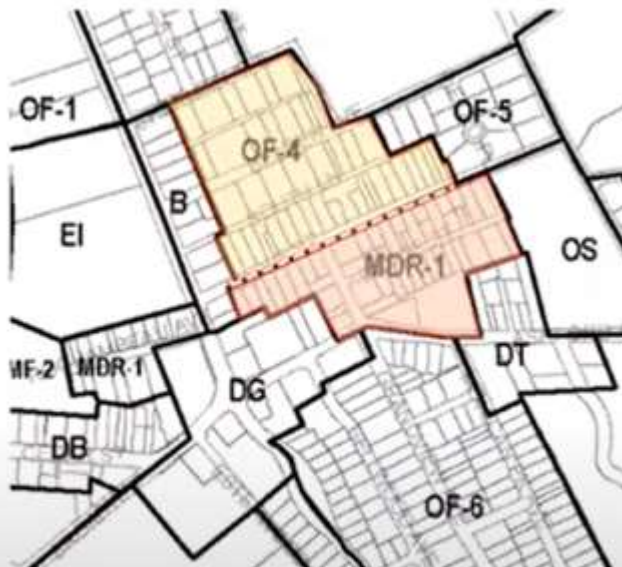
Mr. Lane said there are two actions here, the first one is we have a resolution to adopt and refer to the Board of Trustees the Character Guidelines for Palisade Street.

Mr. Manley said at the last meeting the Board called for a public hearing and this month the Building Department was in the process of changing responsibility for agenda items over to another person and in the confusion, this did not get noticed. Mr. Manley said the official public hearing can be in April.

Mr. Lane suggested to call for a public hearing at the next meeting of the Board. Mr. Lane said in anticipation of this, there is no need for him to review the Palisade Street Character Guidelines because he has done that with the Board numerous times.

Mr. Lane said the other thing that we are going to be considering next week is the two boundaries that we want to change.

Mr. Lane discussed the proposed boundary changes and displayed the following slides:

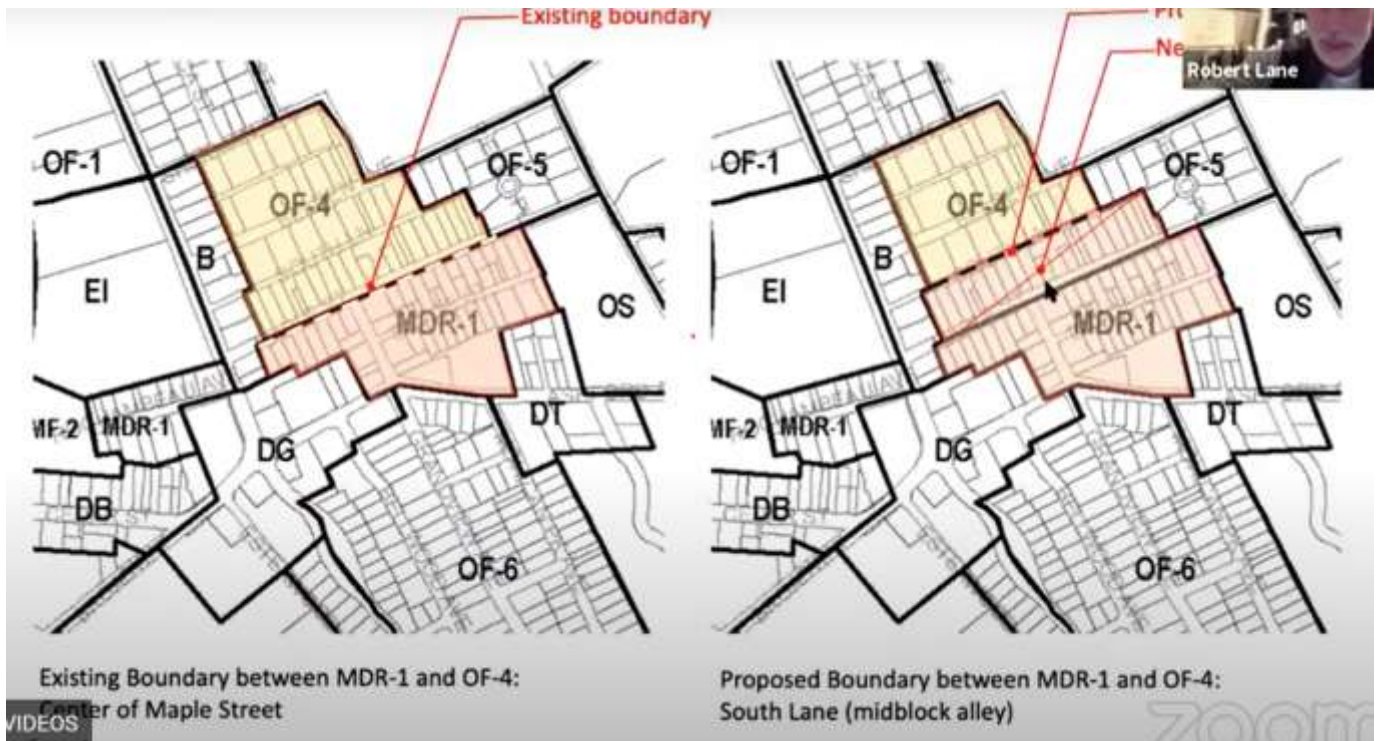


Existing Boundary between MDR-1 and OF-4:
Center of Maple Street



Aerial with Existing Boundary between MDR-1 and OF-4:
Center of Maple Street

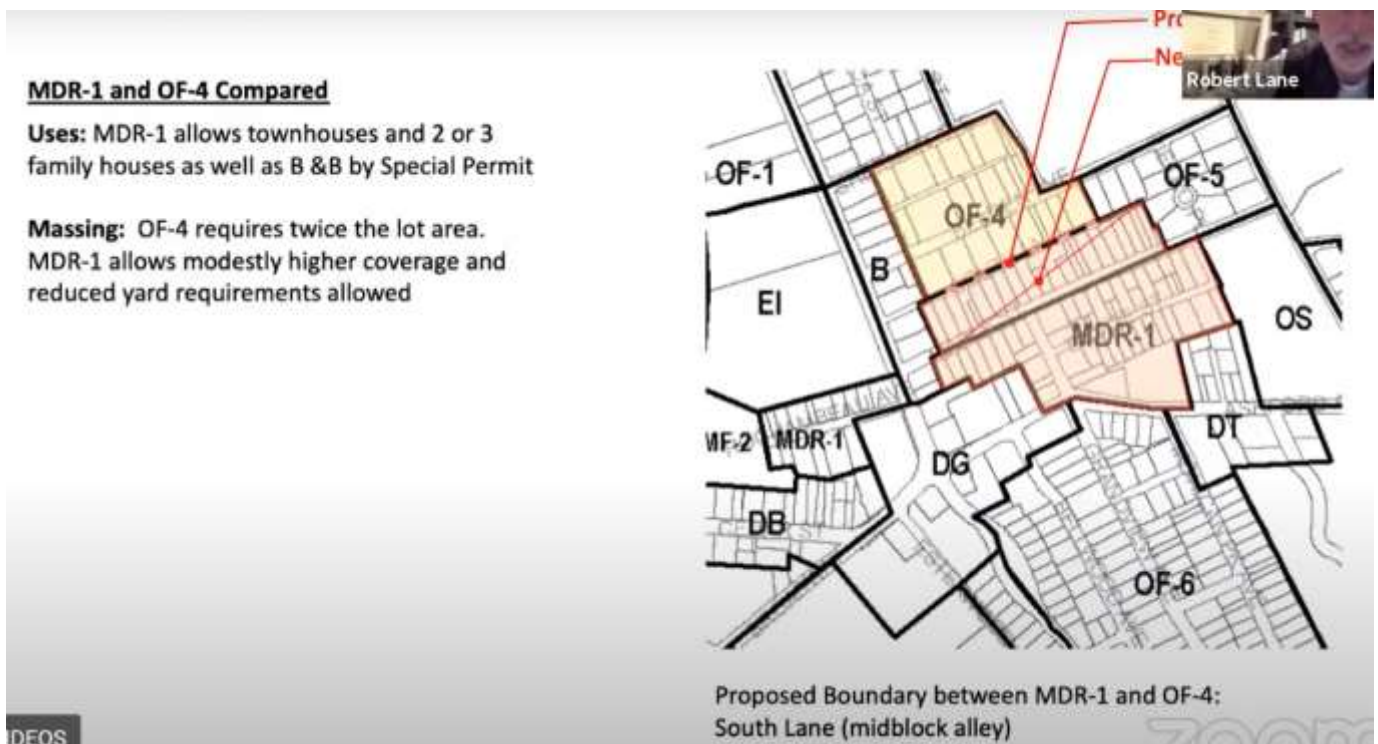
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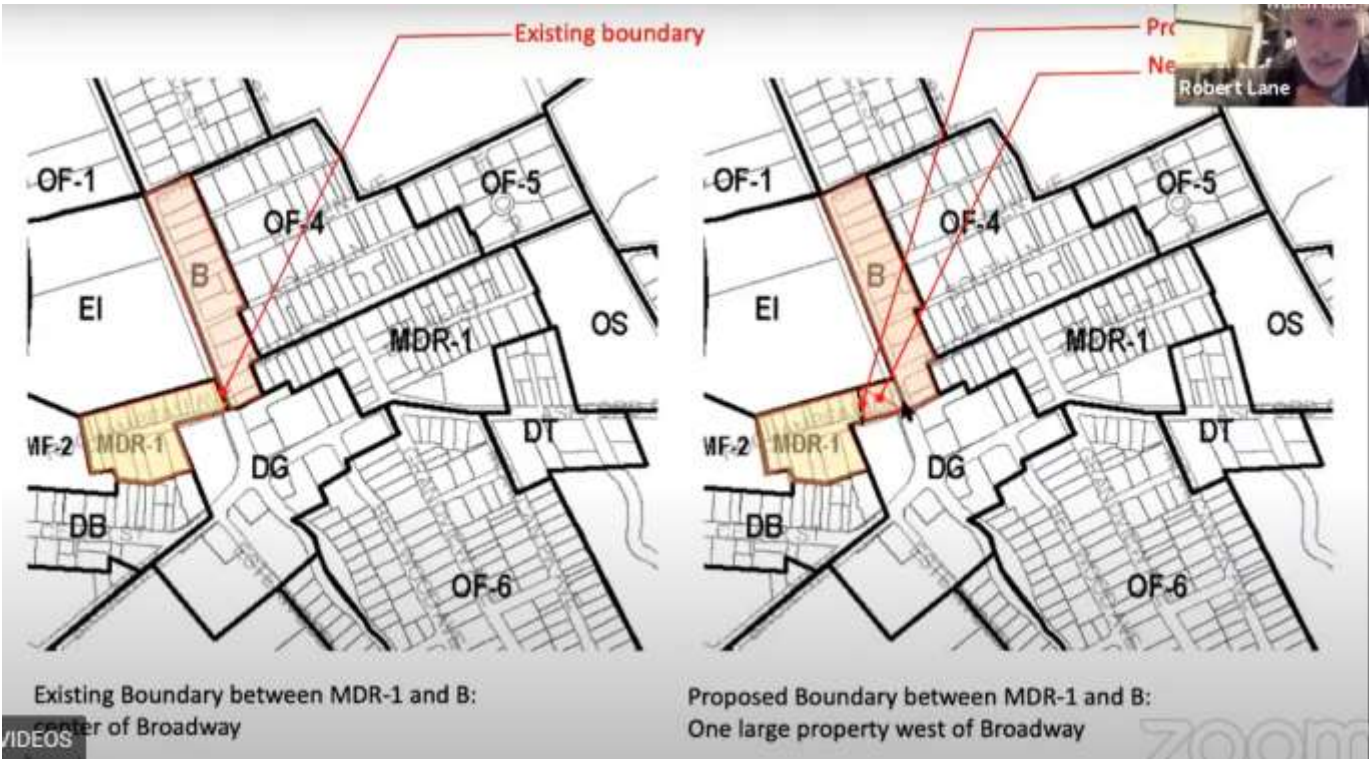
MDR-1 and OF-4 Compared

Uses: MDR-1 allows townhouses and 2 or 3 family houses as well as B & B by Special Permit

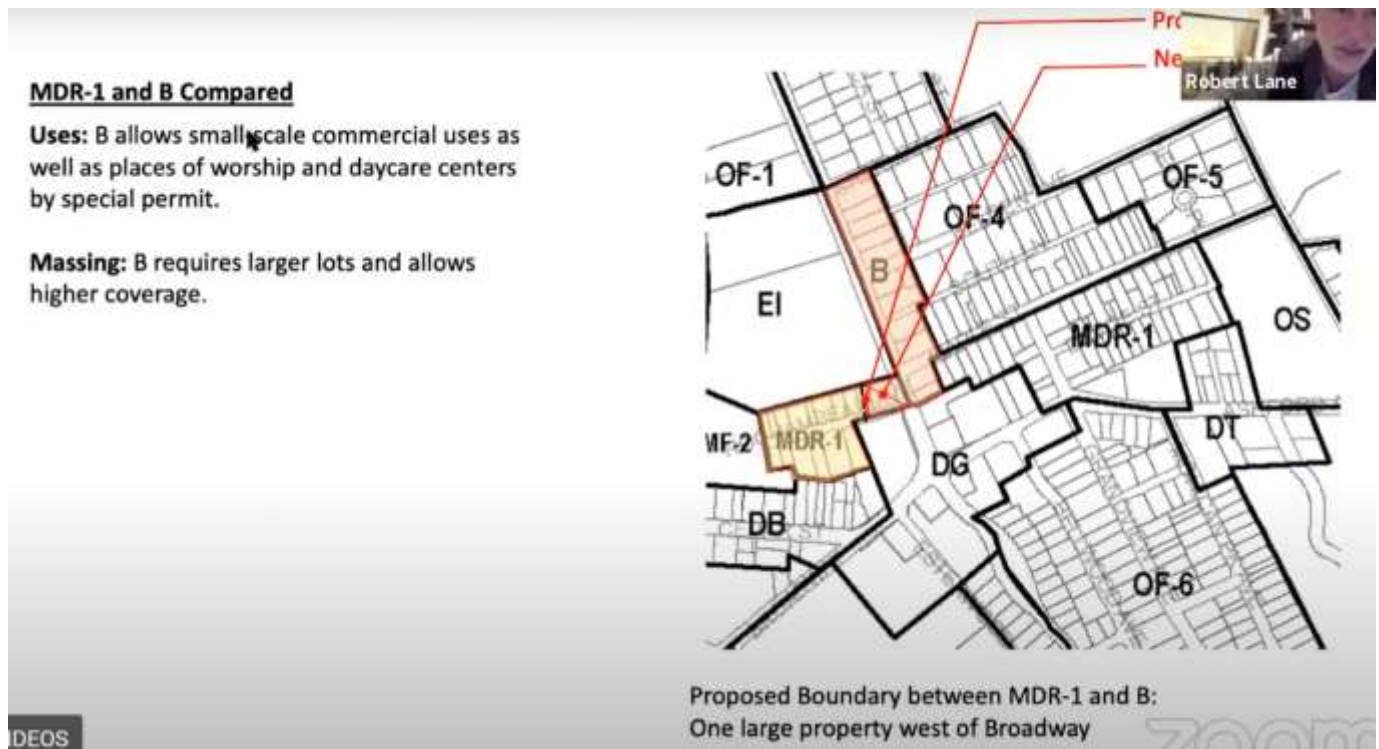
Massing: OF-4 requires twice the lot area. MDR-1 allows modestly higher coverage and reduced yard requirements allowed



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Motion by Mr. Lane, seconded by Mr. Brosnahan to schedule a public hearing at the next meeting to adopt the Palisade Street Character Guidelines and to make miscellaneous clarifications to the Zoning Map and to the tables in the Appendix.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSDAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter said there was interest in moving the start time of Planning Board meetings to 7 :00 p.m.

Mr. Manley noted that Ms. Haupt would be available as early as 7:30 p.m.

The Board discussed moving the start time of the Planning Board meetings.

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Motion by Chairman Hunter, seconded by Mr. Brosnahan to change the time of the Planning Board meetings from it's current time of 8 :00 p.m. to 7 :30 p.m.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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RESULT:	MOTION: PASSES				

The meeting adjourned at 9:44 p.m.