

**VILLAGE OF MONTEBELLO
PLANNING BOARD MEETING
SEPTEMBER 9, 2008**

The Village of Montebello Planning Board meeting was called to order by the Chairman, Al Rubin at 7:20 p.m. on Tuesday, September 9, 2008. The meeting was held at Village Hall, One Montebello Road in the Village of Montebello, New York 10901.

PRESENT

Al Rubin, Chairman
Jane Burke
Michael Iatropoulos
George Tonelli
Tom Campbell

OTHERS

Brian Brooker, Engineer (8:14 p.m. - 8:25 p.m.)
Martin K. Spence, Village Engineer (7:22 p.m.- 8:14 p.m./8:26 - 10:07)
Warren E. Berbit, Village Attorney (7:20 p.m. - 8:14 p.m.)
Ira Emanuel, Deputy Village Attorney (9:50 p.m.)
Robert Geneslaw, Village Planner
Carol Adduce, Clerk

ABSENT

Ralph Alfonso

Motion to approve the August 12, 2008 minutes.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

**Weinberger Subdivision - Public Hearing Continued
Final Subdivision**

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for an approval of a Final Plat for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone

At the applicant's request, a motion was made to adjourn the application to the October 14, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

**Stonehedge Farms - Public Hearing Continued
Preliminary Subdivision**

Application of Joon Management, 130 East Route 59, Spring Valley, New York 10977 for approval of a Preliminary Plat entitled "Stonehedge Farm" consisting of 11 lots from 16.68 +/- acres located on the east side of Spook Rock Road approximately 500 feet south of Topaz Court in the Village of Montebello, which is known and designated on the Ramapo tax Map as Section 49.13 Block 1 Lot 13 in an ER-80 Zone (Rural Preservation Overlay District)

At the applicant's request, a motion was made to adjourn the application to the October 14, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

**Fant Subdivision -
First & Second Filing extensions**

Application of DBK Construction, 130 East Route 59, Spring Valley, New York 10977 to ratify the first 90 day final filing extension and approval of a second 90 day final filing extension of a revised Subdivision Plat entitled Fant Subdivision consisting of 18 lots from 32.94 +/- acres located on the east and west side of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2 in a RR-80 Zone

A motion was made to ratify the dates for filing extensions. The reason for this is that this application received a final approval and a revised final approval. The date that was used was for the first approval instead of the later date to calculate the timing. The correct date for the first 90 day filing extension is from June 8, 2008 to September 6, 2008 and the second 90 day filing extension is from September 6, 2008 to December 5, 2008.

MOTION: Michael Iatropoulos

SECOND: Jane Burke

VOTE: Unanimously accepted.

**R & KG Homes - Public Hearing Continued
Preliminary Subdivision**

Application of R.F. Gittens, Architect, P.E., 470 Mamaroneck Avenue, Suite 201, White Plains, New York 10605 for approval of a 2 lot subdivision entitled R & KG Homes consisting of 2 lots from 6.7854 +/- acres located on the south-east side of Viola Road and the corner of Route 202 in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.07, Block 1, Lot 30.2 in a RR-50 Zone

At the applicant's request, a motion was made to adjourn the public hearing to October 14, 2008.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

**Empire Executive IX - Public Hearing Continued
Revised Site Plan**

Application of Executive Enterprises GP, 4 Executive Boulevard, Suite 200, Suffern, New York 10901 for approval of a revised site plan and ARB review entitled Empire Executive IX Village of Montebello consisting of 5.59 acres +/- located on the south side of Executive Boulevard approximately 1,500 feet west of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07 Block 1, Lot 9 in a LO Zone.

Present: Josh Goldstein, Applicant
Michael Klein, Esq.
William Johnson, Sparaco Engineering
Vincent Melussi, Architect

Discussion regarding the summary of the Reciprocal Parking Easement Agreement that was submitted.

Mr. Berbit stated that he had a concern with one of the paragraphs, where it says, that the hotel, which is the other party to the agreement, could terminate or breach by the other owners of the remaining parcels just by filing a notice of termination.

Mr. Klein stated that aside from the maintenance issues, it seems to him, that it would be virtually impossible for the office owners to violate the agreement without also violating the Village Law.

After reviewing the agreement again, Mr. Berbit withdrew his concern.

Chairman Rubin stated that he thinks there should be some language somewhere that in the event there is some problem with the hotel that the other cross easements would still be in effect.

Mr. Geneslaw stated that he is satisfied with the parapet.

Mr. Berbit asked that the following be entered into the record:

- Rockland County Highway Department letter dated September 8, 2008.
- Mr. Klein's letter dated September 8, 2008 and a summary of the Reciprocal Easement Agreement dated June 8, 1984.

Discussion regarding the Rockland County Highway Department's letter dated September 8, 2008 regarding the timing of the traffic signal at the intersection of Executive Boulevard and North Airmont Road.

Mr. Geneslaw suggested that the Board take a look at it at the time when each building is completed and occupied to see what the needs are at that point.

It was agreed that the traffic signal would be looked at to see what adjustment is needed six months after 80% occupancy of each building.

Chairman Rubin requested that Mr. Berbit research whether the Holiday Inn sign on North Airmont Road ever received approval.

Mr. Spence stated that there are a few map notes that have to be added to the plat regarding maintenance of the landscaping and the first note of the Zoning Board of Appeals resolution should be included in the map notes.

The ARB portion of the meeting was opened.

Application of Executive Enterprises GP, 4 Executive Boulevard, Suite 200, Suffern, New York 10901 for approval of a revised site plan and ARB review entitled Empire Executive IX Village of Montebello consisting of 5.59 acres +/- located on the south side of Executive Boulevard approximately 1,500 feet west of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07 Block 1, Lot 9 in a LO Zone.

Mr. Klein stated that the sculpture that will be placed between the new buildings will be created by Mr. Perry, the same sculptor who created the existing sculpture near the existing office buildings. He said that the sculpture has not been created but will be compatible with the existing sculpture. Mr. Klein submitted folders to the Board, showing samples of Mr. Perry's work. He said also in the folders are photos that address the view of the new building and the intent is to show how minimal a view there will be of the new building.

Mr. Melussi stated that he added the roof plan. He stated that there will be an elevator in the middle and there will be no stair bulkhead, there will just be a hatch and ladder that will go up to the roof. Mr. Melussi stated that the roof top screening for the mechanicals will be eleven feet high. He also showed elevations from the NYS Thruway, from the office complex and the entry drive and it shows very little impact.

Discussion regarding the garbage enclosure and landscaping.

The public hearing was opened

No one from the public spoke.

Motion to close the public hearing.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Motion to approve the Architectural Plan presented by Executive Enterprises G.P. entitled "Executive Enterprises G.P." dated May 16, 2007 last revised July 17, 2008 affecting premises known as Section 55.07, Block 1, Lot 9 on the Town of Ramapo Tax map, with 3 conditions so listed in the annexed resolution.

MOTION: Al Rubin

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

**Resolution ARB -02 of 2008
Granting Architectural Approval of a Plan entitled
"Executive Enterprises GP"**

WHEREAS, an application for architectural approval in connection with a Final Site Plan entitled " Executive Enterprises GP" previously entitled "Empire Executive IX Village of Montebello", consisting of 14 sheets, dated May 16, 2007, and last revised July 17, 2008 has been presented by Executive Enterprises GP; and

WHEREAS, the applicant has submitted architectural plans, elevations and renderings consisting of Floor Plans, drawing A-1, dated April 29, 2008, and Elevation Drawings, A-2 and A-3, dated April 29, 2008; and

WHEREAS, on March 11, 2008, the Planning Board, after reviewing the environmental impacts of the proposed project, issued a negative declaration pursuant to the New York State Environmental Quality Review Act; and

WHEREAS, the Zoning Board of Appeals granted necessary variances; and

WHEREAS, on September 9, 2008, the applicant submitted photos of sculptures by Charles O. Perry, who will be designing the proposed sculpture between the new buildings, and also submitted renderings and a roof plan showing screening of the roof equipment; and

WHEREAS, the Planning Board is prepared to grant final approval subject to action by the Architectural Review Board.

NOW, THEREFORE, be it

RESOLVED, that the Architectural Plan presented by Executive Enterprises GP, entitled: "Executive Enterprises GP" consisting of 14 sheets, dated May 16, 2007, last revised July 17, 2008 affecting premises known as Section 55.07, Block 1, Lot 9 on the Tax Map of the Town of Ramapo be and hereby is approved, subject to the following conditions:

1. That the Perry sculpture be generally compatible and consistent with the Perry sculpture already on site between buildings 2 and 4.

2. That the parapet roof screening and equipment be as set forth on drawings and plans submitted on September 9, 2008.

3. That the Final Site Plan be revised to reflect the change in ownership.

Motion to accept the proposed resolution, with 7 conditions discussed at the September 9, 2008 meeting granting approval for a final Site Plan entitled "Executive Enterprises GP" dated May 16, 2007 last revised July 17, 2008 affecting premises known as Section 55.07, Block 1, Lot 9 on the Town of Ramapo Tax Map.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

Resolution PB - 10 of 2008
Granting Approval of a Final Site Plan entitled
"Executive Enterprises GP"

WHEREAS, an application for approval of a Final Site Plan to be entitled "Executive Enterprises GP" previously entitled: "Empire Executive IX Village of Montebello" consisting of 14 sheets, dated May 16, 2007 and last revised July 17, 2008, has been presented by Executive Enterprises GP; and

WHEREAS, on March 11, 2008, this Board, after reviewing the environmental impacts of the proposed projects, issued a negative declaration pursuant to the New York State Environmental Quality Review Act accepting the EAF Part III, after having accepted Part II on October 9, 2007; and

WHEREAS, the Zoning Board of Appeals granted necessary variances; and

WHEREAS, on October 15, 2007, the Rockland County Planning Department recommended modifications to the proposed site plan; and

WHEREAS, a public hearing on this application was held, pursuant to due notice, as determined by the Village Attorney and Chairman, on August 12, 2008 as continued September 9, 2008 and the following persons spoke thereat:

1. Michael Klein, Esq. (Attorney for the applicant)
2. Joshua Goldstein (Owner/officer for the applicant)
3. Bill Johnson (Engineer for the applicant)
4. John Mastasiou, (Architect, for the applicant)

and no other persons wish to speak thereat; and

WHEREAS, the following documents were added to the record at the public hearing:

1. Rockland County Planning Department letters of July 6, 2007, December 15, 2007 and August 15, 2008;
2. Rockland County Drainage Agency letter dated June 22, 2007;
3. Rockland County Highway Department letter of June 2, 2007 and September 8, 2008;
4. Rockland County Health Department, dated June 28, 2007;
5. Town of Ramapo Department of Public Works letter dated June 25, 2007 and January 17, 2008;

6. Town of Ramapo Building , Planning & Zoning letter October 15, 2007 and September 30, 2008;
7. Village of Montebello Building Department letter of August 5, 2008;
8. United Water letter of August 7, 2008;
9. NYS Thruway Authority letter dated November 10, 1988, October 9, 2007 and May 9, 2008 ;
10. NYS Department of Environmental Conservation letter of May 9, 2005;
11. Summary of Reciprocal Parking Easement Agreement dated September 8, 2008;
12. Reciprocal Easement Agreement dated March 18, 2008;
13. Sparaco Engineering and Land Surveying PC memo dated January 18, 2008 (addressing Agency comments);
14. Sparaco Engineering and Land Surveying letter (sent to Rockland County Drainage Agency re: Wetlands);
15. John L. Sarna, PE letter dated September 11, 2008;
16. Robert Geneslaw memo dated October 4, 2007;
17. Spence Engineering memos dated June 25, 2007, October 8, 2007 and July 25, 2008.
18. Analysis of Reciprocal Parking Agreement by Michael Klein in his letter dated September 8, 2008.

NOW, THEREFORE, be it

RESOLVED, that the Final Site Plan presented by Executive Enterprises GP, entitled: "Executive Enterprises GP" dated May 16, 2007, last revised July 17, 2008, consisting of 14 sheets, affecting premises known as Section 55.07, Block 1, Lot 9 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. All applicable conditions of the variances granted by the Zoning Board of Appeals.
2. Approval by the Architectural Review Board.
3. All other site plan requirements set forth in the site plan regulations of the Village of Montebello.
4. The cross easements for parking , ingress and egress between the office building parcels, shall remain in full force and effect in addition to and independent of those between said office building parcels and the hotel parcel.
5. A review of the timing of the traffic lights shall be conducted by the owner at its initiative and expense six (6) months after each of the two (2) buildings, Phase I and Phase II, reach 80% occupancy.
6. The owner shall maintain the landscaping in a good, healthy, well trimmed and aesthetically pleasing fashion as determined by the Building inspector, Village Engineer, or their designee.
7. Final site plan revised to reflect change in name and ownership to Executive Enterprises GP, and proof to be submitted to Village acceptable to Village Attorney demonstrating such as by recorded deed instrument that such change in ownership has lawfully occurred.

Rio Vista of Montebello, Inc.

Amendment of Final Site Plan - (location of Hot Box)

Application of Rio Vista of Montebello, 212 Orange Avenue, PO Box 267, Suffern, New York for an amendment of final site plan entitled Rio Vista Montebello, Inc., consisting of 17.467 +/- acres located on the northerly side of Montebello Road approximately 50 feet north of Hemion Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.18, Block 2, Lot 1 in a LO-C (EP) Zone.

Present: Lawrence Turco, Applicant
Andrew Atzl, PLS

At the last meeting the applicant requested to come back to the Planning Board to discuss the location of the hot box, that the water company is requiring, and the landscaping of it.

Mr. Atzl stated that when they applied to United Water for the water main extension that is going to service the project, they asked that a hot box be provided and also asked that we enlarge our water easement from 15 ft. to 20 ft. He said at the request of the Board, we have provided details of the landscaping and what the hotbox would look like.

Discussion regarding the Site Plan and Site Plan for Lot 21 (mansion lot) last revised August 16, 2008.

Mr. Brooker stated that he believes that all the conditions of the approval have been met; he is satisfied with the hot box details; the Rockland County Drainage Agency letter of approval has been received and he believes that the plans are ready for approval.

Motion to accept the proposed resolution, with one condition, granting approval to an amendment to a Final Site Plan presented by Rio Vista Montebello, Inc. entitled "Hot Box Detail for Rio Vista Montebello, Inc.", dated August 29, 2008, consisting of three sheets, affecting premises known as Section 48.18, Block 2, Lot 1 on the Ramapo Tax Map.

MOTION: Al Rubin

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

Resolution PB-11 of 2008
Granting Approval of an Amendment to a Final Site Plan entitled
"Hot Box Detail for Rio Vista Montebello, Inc."

WHEREAS, an application for approval of an amendment to a Final Site Plan entitled "Hot Box Detail for Rio Vista Montebello, Inc.," consisting of 3 sheets, dated August 29, 2008, has been presented by Rio Vista Montebello, Inc.; and

WHEREAS, on April 11, 2006, this Board, after reviewing the environmental impacts of the proposed project, issued a negative declaration pursuant to the New York State Environmental Quality Review Act for the original action; and

WHEREAS, on August 12, 2008, this Board reinstated final site plan approval for a site plan entitled, "Rio Vista Montebello, Inc.," consisting of 19 sheets, dated August 1, 2005, and last revised May 16, 2007, subject to, among other things, an amendment thereto with respect to the placement of an above-ground "hot box" enclosing a water meter and related equipment on the premises; and

WHEREAS, this Board has determined that the proposed amendment does not require a public hearing.

NOW, THEREFORE, be it

RESOLVED, that the amendment to Final Site Plan presented by Rio Vista Montebello, Inc., entitled "Hot Box Detail for Rio Vista Montebello, Inc.," dated August 29, 2008, consisting of 3 sheets, affecting premises known as Section 48.18, Block 2, Lot 1 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. All conditions of the reinstated Final Site Plan Approval for the subject premises dated August 12, 2008, to the extent same are not fulfilled by this amendment.

9 Bayard Lane - Public Hearing Wetlands Permit

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960 for approval of a Wetlands Permit entitled "9 South Bayard Lane" consisting of .76 +/- acres located on the south side of Bayard Lane approximately 389 feet from the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

Present: Dominick Pilla, Applicant

The applicant is before the Planning Board for a Wetlands Permit for a property within a Conservation Overlay District. This means any disturbances within the conservation overlay must be approved by the Planning Board before obtaining a building permit. The application is also subject to Chapter 191, Wetlands and Stream Protection, which requires obtaining a permit from the Planning Board, if there is any alteration to the freshwater wetland 1/10 of an acre or larger or an area within 100 feet of the freshwater wetland, or within 50 feet of a water course. In addition variances will be necessary.

Chairman Rubin stated that this is a pre-existing house on property within a conservation overlay. The gross area of the property is 33,000 square feet, is bordered on one side by the Mahwah River and the other side there is a creek that runs into a stream that runs into the Mahwah River. He said the applicant is proposing to remove the house and the driveway and build a new two story house. Chairman Rubin said that he believes a substantial amount of the property, if not all, is in the wetlands.

Mr. Pilla stated that this plan is substantially different from the plan that was presented to the CDRC. He said that he has owned the house and property for quite awhile and he also owns the adjoining property. Mr. Pilla stated that the original house is not salvageable and wants to build a house that is useable. He said that he is proposing to build more to the front of the property making it further away from the wetlands than the existing house. Mr. Pilla stated that the property was surveyed in 2005 and the wetlands were delineated. He said the embankment was pre-existing, it has water in it at times, not all year round. He said a portion of the wetlands looks like the river and a portion is a branch that borders on the property line.

Discussion regarding determining the wetlands boundaries.

Chairman Rubin stated that once the house is removed, pre-existing conditions are no longer applicable and if you build on the lot, pre-existing conditions are not grandfathered in. He said the proposed house itself, is in the area of 5-6 times larger than the existing house.

Mr. Pilla stated that the existing house is not in the best condition. He said originally it was to be part of the proposed new house, but that did not make good sense because of erosion reasons. He said that this is a much better plan. He said the thought was to develop something that sits on the property the best it can with the square footage given for the lot. Mr. Pilla stated that he understands that he is within the setbacks, but this proposal represents a well thought out development of the property.

Chairman Rubin stated that the reason the Village has its own Wetlands Protection Law is because its concern of how we effect the wetlands. We never envisioned a house could be built in the wetlands without negatively impacting the wetlands. He added that what is being proposed is to remove what exists and build a house that is 5 to 6 times bigger.

Mr. Pilla stated that he could have built on to the house, but he would have ended up rebuilding that portion of it eventually, but that did not make sense. He said everything that is being proposed does not affect the wetlands, it actually prevents any erosion and sediment from going into anywhere close to those wetlands. He said what you have there now is a water course that is constantly changing because that property is eroding. Mr. Pilla stated that the wetlands have been delineated and he is not touching any of the growth of the wetlands; he is proposing to stabilize it by this development.

Review of Mr. Geneslaw's memo dated September 5, 2008 and Mr. Emanuel's memo of September 9, 2008.

Discussion regarding floor area ratio and development coverage.

Chairman Rubin stated that this property predates the Village, but just recently the Village instituted more stringent rules relative to building within the framework near the wetlands. He said if the house is removed the preexisting setbacks etc. are no longer applicable: Variances will be needed, but before that the environmental issues will have to come before the Planning Board. Mr. Rubin stated that he has a significant problem with this. He said why have a law if something of this size is allowed on this property. He said theoretically the house is close to 6,000 square feet.

Mr. Pilla stated that there is a very small house on a non-conforming lot and nothing about this particular project conforms to any law on the books. He said it has to be interpreted to a certain degree and some understanding of this proposal has to be heard and understood.

Chairman Rubin stated he has a problem with any expansion into the wetlands and does not see how the Board can accommodate this. He said according to the law, a 900 sq. ft. house could probably be rebuilt, but it does not work if the house is removed and the footprint is changed.

Mr. Pilla stated that this plan works for this property; it preserves the property from deterioration. He said as an architect and engineer, he has worked on many projects to mitigate erosion on wetlands and the wetlands are altered to secure them. He said this house ensures that the wetland stays where it is. Mr. Pilla asked that the Board study the plan again.

Member Tonelli stated that he is concerned with Nos. 2 and 3 of Ira Emanuel's memo dated September 9, 2008. He said it is unclear if you need a permit because of its proximity to the stream, wetlands or intrusion into the wetlands; this should be clarified.

Mr. Pilla stated that he has spoken to the engineer who is reviewing this and it is not clear exactly where you pull the line from. He said he knows that it is close to the wetlands and there is no buffer and we know we are well within 100 ft. He said the surveyor marked it and the wetland has been delineated.

Mr. Spence stated that there maybe encroachment into both the 100 ft. wetlands buffer as well as the flood plain 100 ft. buffer.

Chairman Rubin requested that the applicant provide information as to the location of the wetlands. He said we need plats that identify, to the Villages specifications, what those wetland demarcations are; how close the house is to the setbacks to those demarcated wetlands and what the approved setbacks are within the Village which is the 100 ft. buffer from the wetlands. Chairman Rubin said the Board wants to know exactly how we are conforming or not conforming to the Village Law; not the applicants interpretation of it.

Member Campbell requested that the 100 ft. protective line be drawn even if it crosses the other side of the stream.

Review of Martin Spence's memo dated September 6, 2008.

Public hearing opened.

Lou Artale, 42 Bayard Lane, stated that he does not see how you can justify putting a new house there because it would be contrary to the existence of the laws that the Board's seeking to uphold.

Jeremy Honey, 39 Bayard Lane, stated that he has lived here for 61 years and he owns approximately 1 _ acres of wetlands. He said the wetlands are so important they must be protected. Mr. Honey stated that the shape of the property is like an elongated sweet potato and does not see how he can build on this property without being in the wetlands.

Rosemary Martin, 567 Haverstraw Road said she lives on a bit of the stream and the Mahwah River; they meet on the edge of the property. She said she is concerned about the stream and the retaining wall. She is concerned with the impact on the stream and the animals that come to drink water as well as concern for her house being flooded. She said one time there was a 100 year flood and the water came up pretty close to her house.

Chairman Rubin stated there were a number of issues that have come up that need to be cleared up.

Motion to adjourn the public hearing is adjourned to the October 14, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

For the next meeting the applicant was requested to bring in updated information, map, location of wetlands and EAF.

Chairman Rubin announced to the Board that George Tonelli would be leaving the Board. He said on behalf of the Planning Board he wanted to thank him for all his years of work with the Board in serving the needs of the Village. Chairman Rubin said that he would be greatly missed and everyone wished George well.

Motion to adjourn the meeting at 10:07

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

Respectfully submitted:

Carol Adduce, Planning & Zoning Clerk