

# Planning Board Meeting Minutes – August 15, 2022

---

A meeting of the Town of Yorktown Planning Board was held on **Monday, August 15, 2022 at 7:00 p.m.** in the Town Hall Boardroom.

Chairman Fon called the meeting to order at 7:00 p.m. with the following Board members present:

- Bill LaScala
- Rob Garrigan
- Bob Phelan

Also present were:

- John Tegeder, Director of Planning
  - Nancy Calicchia, Secretary
  - James Glatthaar, Esq.
  - Councilman Sergio Esposito, Town Board Liaison
- 

## **Correspondence**

The Board reviewed all correspondence.

## **Motion to Approve Meeting Minutes of July 25, 2022**

Upon a motion by Bill LaScala, and seconded by Rob Garrigan, and with all those present voting “aye”, the Board approved the meeting minutes of July 25, 2022.

## **Motion to Open Regular Session**

Upon a motion by Chairman Fon, and with all those present voting “aye”, the Board opened the Regular Session.

## **REGULAR SESSION**

### **Shrub Oak International School**

Discussion: Amended Site Plan

Location: 26.05-1-4; 3151 Stony Street

Contact: DTS Provident Design Engineering

Description: Proposed amendments to the approved site plan and stormwater permit.

Comments:

David Steinmetz, Esq. was present. Mr. Steinmetz stated that he reviewed the draft resolution and had no objections. Chairman Fon asked the Board and Counsel if there were any issues and there were none.

**Upon a motion by Bill LaScala, and seconded by Bob Phelan, and with all those present voting “aye”, the Board declared themselves Lead Agency.**

**Upon a motion by Bill LaScala, and seconded by Rob Garrigan, and with all those present voting “aye”, the Board adopted the Negative Declaration.**

**Upon a motion by Bill LaScala, and seconded by Rob Garrigan, and with all those present voting “aye”, the Board adopted the resolution approving an amended site plan for the Shrub Oak International School.**

### **Volta EV Charging Stations at Staples Plaza**

Discussion: Public Hearing

Location: 36.06-2-76; 3333 Crompond Road

Contact: Cuddy & Feder

Description: Two proposed electric vehicle charging stations in existing curbed islands adjacent to existing parking spaces.

Comments:

**Upon a motion by Rob Garrigan, and seconded by Bob Phelan, and with all those present voting “aye”, the Board opened the Public Hearing.**

Trent Suddeth of Kimley-Horn & Associates, Inc.; and Sam Lee of Volta Charging were present. Mr. Suddeth stated that they reviewed the draft resolution and had no issues. He noted that there was a design comment about placing the power control system in the same landscape island that they were proposing to install the charging stations and have no issue doing so.

Mr. Suddeth stated that the proposal is for the installation of two universal Volta electric vehicle DC fast charging stations at the Staples Plaza. The charging stations are proposed to be located in the existing landscaped curbed island and will serve the adjacent existing parking spaces along the drive aisle in front of the fitness center. They are proposing to tie into the existing underground utility power with minimal construction and disturbance to the site. Two 4x4 concrete pads are proposed to mount the charging stations. The two existing parking spaces will be striped and signed appropriately to identify the charging stations. The charging stations are equipped with a double-sided media screen for sponsored content which allows Volta to offer a subsidized charging cost to the consumer. The content for the media screen will rotate every 8 seconds and are static images with no auditory component. Photos of the charging station was shown to all.

Chairman Fon asked the public if there were any comments. Public comments as follows:

1. Jay Kopstein, resident - Mr. Kopstein stated that the placement of the charging stations will impact patrons who are not able to get a handicapped space. He felt it would be more appropriate to place the stations further away from the entrance to the store.

Chairman Fon responded that at the previous meeting it was noted that these spaces do not take away from the handicapped parking count.

There were no other comments.

**Upon a motion by Bill LaScala, and seconded by Bob Phelan, and with all those present voting “aye”, the Board closed the Public Hearing.**

**Upon a motion by Bill LaScala, and seconded by Rob Garrigan, and with all those present voting “aye”, the Board approved the resolution approving a site plan for Volta EV Charging Stations at the Staples Plaza.**

### **Dorchester Glen Subdivision**

Discussion: Public Hearing

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Proposed 5-lot subdivision on 24.26 acres in the R1-20 zone.

Comments:

**Upon a motion by Bill LaScala, and seconded by Rob Garrigan, and with all those present voting “aye”, the Board opened the Public Hearing.**

Joseph Riina, P.E. of Site Design Consultants was present. Mr. Riina stated that the property is over 24 acres and zoned R1-20. The property is currently improved with an existing residence and is owned by John and Elaine Kincart. The proposal is to subdivide this property into 5-lots which includes the existing residence. The site has two access points – one at the south end of Maxwell Drive for the existing residence and the other off of Dorchester Heights where there is a right-of-way extended to the property. The property is bordered to the west by the Dorchester Heights subdivision, Maxwell Drive comes in at the north end of the property, and the Grange fairgrounds is behind the property. To the south of the property is open space. There is a NYSDEC wetland on the east side of the property that has been flagged and verified by the Town Engineer and the Town’s outside environmental consultant. Along the easterly border of the property there is a stone wall that delineates the back area of the site from the proposal. They are proposing either a conservation easement or possibly deeding this property to the town to potentially connect the open space to the south from the Hanover East subdivision and continue to the back of the Grange fairgrounds. This decision will be left to the Planning Board. The proposal shown is for a conventional layout and meets all of the requirements for the zone. As discussed previously, the project was approved for use of the Town’s flexibility standards which will allow them to be more environmentally sensitive with the placement of homes and driveways. They are proposing an 18-ft wide private road with a turn-around from Dorchester Heights that will access the four new homes. The existing residence will continue to have access off of Maxwell Drive. They are proposing to extend the public sewer and water as well as gas,

if available, to the proposed development. They met with the Planning Department and discussed repositioning some of the homes closer to the proposed turn-around to reduce some of the impacts to the grading. As a result, an alternate layout was prepared. An overlay of the alternate plan with the homes outlined in red over the previous plan was shown. He noted that he preferred the previous plan versus the alternate plan as he feels it is a bit more open and less congested but will leave this up to the Board. Mr. Garrigan questioned the benefit of the new plan. Mr. Riina responded that it shortened the driveways and reduced the grading impact. Mr. Garrigan questioned if both plans comply with respect to the grading. Mr. Riina responded that they did. Mr. Phelan questioned if there was more grading on the first plan or alternate plan. Mr. Riina responded that the earlier plan will have more grading as the homes are further down the hill. Mr. Garrigan questioned if they were near the buffer. Mr. Riina responded that the proposal will not disturb the 100-ft buffer.

Chairman Fon asked the public if there were any comments. Public comments as follows:

1. John Flynn, resident – Mr. Flynn questioned the potential of connecting the open space on the site to other open spaces on adjacent properties.

Mr. Riina responded that the stone wall delineates the open space that could either be a conservation easement or connect to Hanover East and continue to the back of the Grange fairgrounds.

There were no other comments.

**Upon a motion by Bill LaScala, and seconded by Bob Phelan, and with all those present voting “aye, the Board closed the Public Hearing.**

#### **Motion to Closed Regular Session and Open Work Session**

Upon a motion by Chairman Fon, and with all those present voting “aye”, the Board closed the Regular Session and opened the Work Session.

### **WORK SESSION**

#### **Wendy’s at Staples Plaza**

Discussion: Amended Site Plan

Location: 36.06-2-76; 3399 Crompond Road

Contact: Chiesa Shahinian & Giantomasi, PC

Description: Proposed renovation of the approximately 3,500 SF Dunkin Donuts building for a Wendy’s with drive-thru.

#### Comments:

Jim Glatthaar, Esq. recused himself from this application. Jennifer Porter, Esq. of CSG Law; and Daniel Sehnem, P.E. of Dynamic Engineering were present. Ms. Porter stated that since they were last before the Board, they met with the Planning and Engineering staff to discuss the proposal with respect to parking, landscaping, signage and site considerations.

Mr. Sehnem stated that with respect to the variance, they looked at the parking calculations and noted that when the center was originally approved, the parking demand calculated the entire center and uses as retail space. He noted that there was a discussion previously regarding the parking calculations for restaurant uses based upon food prep and patron space. In this case, when the center was originally proposed, the entire site was retail. Per the retail calculation for both the existing and proposed uses, there would be no change in the parking demand. The parking requirement for the site is 942 spaces and there are 942 existing spaces currently at the site. With the reconfiguration of the head on parking spaces to angled parking spaces along the frontage, they would be losing 6 parking spaces bringing the count down to 936 parking spaces. He noted that if they were to break out the individual uses for the center, there would actually be a parking demand of 977 parking spaces under existing conditions, and under proposed conditions since the Wendy’s patron area is bigger than the existing Dunkin Donuts, it would actually require 980 parking spaces for the entire center with an increase of 3 parking spaces compared to the existing. If they are going by use, they would require 3 extra parking spaces where they are actually losing 6 spaces. 70% of their business is drive-thru related so they feel that the loss of the parking spaces would not be detriment to the application.

Mr. Sehnman stated that due to the parking reconfiguration, the small landscaped island to the north is proposed to be removed. Originally, they were looking at a minor decrease in the pervious and landscaped areas and an increase in the impervious area. They are now proposing to curb the corners near the angled parking spaces where striping was originally proposed that will increase the amount of the landscaped area. The landscape plan will include new landscaping along the frontage including filling in the landscaped island in front of the store. Additionally, the proposed freezer/cooler to the rear of the site will be softened and buffered with landscaping.

Mr. Sehnman stated that there was a discussion about the screening of the rooftop mechanical equipment. Currently there is corrugated metal surrounding the HVAC unit and a suggestion was made to use a type of faux wood. However, their architect informed them that this would not be possible due to mounting and ventilation issues. They will review this further to come up with a solution such as using a different metal color to blend in better. Mr. Sehnman requested to move forward with a Public Informational Hearing.

Mr. Phelan stated that he thought 7 parking spaces were previously proposed to be removed. Mr. Sehnman clarified that it was a total of 6 spaces and not 7.

Ms. Porter stated that based on the amount of signage proposed for the application, there would be a net reduction in terms of the existing signage at the site so they would be compliant with the master sign plan. With respect to the deficit parking, they believe that the relief would be allowed to stay within the scope of the Planning Board.

The Board agreed to schedule a Public Informational Hearing for the September 12<sup>th</sup> meeting.

### **Town Board Referral - Proposed Zoning Code Amendment**

Location: 36.06-2-72; 3241 Crompond Road

Contact: Zarin & Steinmetz

Description: Proposed amendment to the Zoning Code to allow the Guiding Eyes for the Blind program and new kennel facility.

#### Comments:

David Steinmetz, Esq., Joseph Riina, P.E. of Site Design Consultants; and Bill Ma of Guiding Eyes were present. Mr. Steinmetz stated that it is his understanding that the Planning Board had suggested some edits to the proposed zoning at the previous meeting. Mr. Tegeder stated that pursuant to the previous discussion, the major point to be addressed is the lot size. The minimum lot size for the interchange zone is 10 acres and the applicant is suggesting 12 acres as a minimum. At the previous meeting, the applicant discussed changing the lot line to accommodate the adjacent property, Signs Ink, which would then bring them below the required minimum acreage. He feels that 10 acres is what it should be at the very least. He noted that there is a section in the interchange zone that allows less than 10 acres to actually subdivide. He feels that they should adopt a minimal lot size for this particular use within that zone. His suggestion at the previous meeting was a 7-acre minimum and thinks it would be appropriate for this concept plan. Another suggestion is to add a clause that requires some sort of sound proofing of the building to the satisfaction of the Planning Board. The closest side of the building to a lot line on this project is the side that is adjacent and abutting a residential property and issues may arise that the Board may need to think about in terms of noise. He noted that there was much discussion about the noise for the Guiding Eyes located on Granite Springs Road and eventually they upgraded and sound-proofed their kennels. Discussion followed with respect to the potential noise impacts. Mr. Steinmetz stated that they have no objections and thinks it makes sense to analyze the sound buffering on a case by case basis and added that the kennels will be state of the art and modern. He noted that there was discussion at the previous meeting about eliminating the 20 dogs per acre correlation and in light of the proposed changes is in favor of this as it would allow some flexibility. Mr. Ma stated that they anticipate about 200 dogs. After discussion, the Board agreed. Mr. Garrigan asked about the setbacks. Mr. Tegeder responded that the setbacks in this zone is 100-ft which is a fairly substantial setback. Mr. Steinmetz stated that the concept plan is currently designed with a 150-ft setback from the nearest neighbor.

Mr. Steinmetz stated that his understanding from this evening's comments is that it seems that the Board agreed to the minimum of 7 acres, language about the noise buffering, and the potential elimination of the correlation between the dogs and the acreage. He requested that a memo be submitted to the Town Board with their comments so that they can advance with the text amendment and return to the Planning Board with the site plan application. The Planning Department will draft a memo for the Board's review.

### **Uncle Giuseppe's Marketplace**

Discussion: Site Alterations  
Location: 37.18-2-56; 329 Downing Drive  
Contact: Jarmel Kizel Architects and Engineers, Inc.  
Description: Replacement of concrete crosswalks with asphalt within parking lot.  
Comments:

Gerry Gesario, P.E., and Eden Kongoli of Oster Properties were present. Mr. Gesario stated that he is here this evening with respect to the approval for the site alterations in conjunction with the Uncle Giuseppe's site. There was some reconstruction and restriping to the building front asphalt to make it compliant with the American Disability Act which was approved. Subsequent to the approval, while the project was under construction, some other areas of asphalt were noticed to be in disrepair so there was additional milling and repaving done at the site. There was also an installation of a concrete pad for the trash compactor. He noted that they are here this evening to address the concrete sidewalks running through the site that are in disrepair. The owner is continually making repairs but they are not holding up and is a safety concern. They removed the concrete sidewalks at the Uncle Giuseppe's site and are proposing to replace them with asphalt that will be appropriately striped similar to a crosswalk intersection as it will be easier for maintenance. Photos were shared with the Board.

Mr. Garrigan noted that the asphalt would be helpful for snow plowing. Mr. LaScala had no issues with the proposal. Chairman Fon noted that it was a standard design and had no issue with the proposed crosswalk changes provided that they are compliant with the traffic manual. Mr. Tegeder stated that he had no issues but noted that the original approval for the site has many of these concrete walkways. If the Board agrees to the change, they can move forward with a resolution but noted that there should be language to ensure that the striping is maintained. Mr. Phelan questioned if the concrete walkways that exist on the balance of the shopping center site are proposed to be replaced with asphalt and striping to ensure that they are consistent and safe. Mr. Gesario responded that they are but noted that the crosswalks discussed this evening will be an immediate change as they are focused on their application. Mr. Kongoli stated that he represents the landlord and noted that they are focusing on the crosswalks from the Uncle Giuseppe's site up to Kmart currently. He stated that they are proposing to continue with the improvement of the remaining crosswalks further down the site as part of the second stage of the redevelopment. Chairman Fon advised the applicant to meet with the staff to discuss the future upgrades.

Mr. Tegeder informed the Board that the applicant wishes to open the store on the 26<sup>th</sup> and will need to lay the asphalt and do the striping prior to the Board's issuance of a resolution. If the Board agrees a memo can be submitted to the Building Department noting that they have no issue with the proposed changes and the continuation of a temporary c/o until the resolution is finalized at the next meeting. The Board had no issues and agreed to proceed in this manner.

### **Zoning Board Referral - Elezaj ZBA # 39/22, #40/22**

Location: 25.12-2-32; 1658 Amazon Road  
Contact: Michael Piccirillo  
Description: Request for a special permit for accessory dwellings for an existing three-family house and cottage where the owner has never occupied the property and request for a variance to legalize 3 accessory apartments on 1.276 acres in the R1-40 zone.

#### Comments:

David Steinmetz, Esq., and Alex Elezaj, property owner were present. Mr. Steinmetz stated that this is a unique property that was previously occupied by four tenants at the time of acquisition. His understanding is that the property is about 80 years old and has been used in a multi-family context for quite some time. The site is currently improved with three structures (*main house, cottage and detached garage*), two of which were previously occupied for multi-family use; and three separate driveways. He noted that there wouldn't be three curb cuts into a site unless there were multiple families living there. The applicant is renovating the interior of the structures to make 4 functional and attractive residential units as they are not in the best condition. The Building Department issued permits for five electrical meters, four of which are for the apartments and the fifth for a master meter that will be used for the exterior lighting, etc. He is here this evening hoping for an endorsement from the Planning Board to the Zoning Board for the special permit and variance. He noted that he is still reviewing the application as he is not sure whether this is a legal pre-existing non-conforming use. Photographs of the site and renovations were shown to the Board.

Chairman Fon stated that he conducted a site visit and noted that there are a number of old summer cottages in the area. He is concerned with the sight distance when exiting the property as well as the Health Department requirements with respect to the septic systems and bedroom count as this is an older property. Mr. Phelan stated that he was concerned about the parking accommodations for the existing number of units. He noted that two of the curb cuts appear to be man made. Mr. Elezaj stated that there are two paved driveways (*one of which is in disrepair*) and one crushed stone driveway. Mr. Phelan stated that they are not improved parking areas with curbing and drainage for vehicle parking. He also feels that the sight distance needs to be addressed on Amazon Road as it was problematic entering and exiting the site. Mr. Elezaj responded that they will clean up the shrubs to create better visibility but noted that there is a hill on Amazon Road. Discussion followed with respect to the curb cuts and sight distance. Mr. Steinmetz stated that if this property were a clean slate, the discussion would be very different. Mr. Phelan stated that he felt that the property needs a plan to address the sight distance and parking. Chairman Fon agreed and stated that they may need a professional to step in. Mr. Steinmetz stated that the applicant is willing to cooperate with the Town to improve the property, however, he doesn't want to compromise their property rights if this is a legal pre-existing non-conforming use that is not properly reflected in the Town's record. He noted that the approval of the new electrical meters is reassuring and the records are clear that it was a multi-family. Chairman Fon stated that the applicant will need to work on the legal process, but on the planning end, the Board is concerned about the parking, sight distance and septic systems with respect to the Health Department. Mr. Elezaj responded that the the property consists of a total of 6 bedrooms (*two 2-bedroom apartments, and two 1-bedroom apartments*) and noted that there are two septic tanks (1,500 gallons) at the site. He is considering tapping into the sewer line as they pay sewer taxes. Mr. Garrigan thought that the two tanks should be sufficient for the 6 bedroom count provided that they are working properly, however, if they have access to the sewer it may be a better option. Mr. Steinmetz stated that he will work with the applicant to see if a civil analysis is necessary. The Planning Department will prepare a memo for the Zoning Board.

#### **Zoning Board Referral - Pied Piper ZBA # 50/22**

Location: 37.14-2-8; 2090 Crompond Road

Contact: Dineen-Carey Holdings, LLC

Description: Request to allow a 18 SF wall sign on the side of the building where 4 SF is permitted.

Comments:

Chairman Fon recused himself from this application. No representative was present. Mr. Tegeder noted that he received a resident phone call objecting to the sign. He noted that the sign does not face Route 202 and will be on the side facing the internal parking lot. In his opinion, he does not feel it is overwhelming to the façade of the building and the Board agreed. The Board had no planning objections to the proposed variance.

#### **ThermoDynamics Corp**

Discussion: Lighting Plan

Location: 6.18-1-30; 2989 Navajo Street

Contact: The Helmes Group, LLP

Description: Proposed building renovations and Lighting Plan for an existing building on 1 acre in the I-1 zone.

Comments:

Peter Helmes, Architect; and Ryan McCormick, property owner were present. Mr. Helmes stated that the property was recently purchased by the applicant for relocation of their HVAC contracting and service business that is currently located in Peekskill to their new building in Yorktown formerly occupied by Fire Glow Distributors. The proposed project includes site lighting, upgrades to the existing building façade, and enhanced landscaping. They met with the ABACA and received their comments. Chairman Fon stated that the ABACA memo dated 8/10/22 noted that they were pleased with the proposed lighting plan and architectural design of the building.

Mr. Helmes reviewed the elevations and building materials with the Board. The existing floodlights at the rear corner of the building are proposed to be removed. A photometric lighting plan with fixture selection was submitted to the Board. The fixtures proposed are black LED wall mounted lights that are night sky compliant. The proposed fixtures will be set on a timer and operate from dusk to 10:00PM. After 10:00PM, the lighting will then be controlled by a motion sensor for security purposes. In addition, they are also proposing to enhance the landscaping at the site. Per the ABACA's

comments, they consulted with a professional landscape from the Bedford Hills Nursery, and changed some of the sizes and groupings of the proposed plants as listed in their revised plan. He noted that a question came up with respect to the gutters and leaders for the building (sheet C-4). Currently there are gutters on the front of the building but none in the rear. They are proposing a filter fabric and washed gravel (18" width) along the drip edge to dissipate the water. They are also proposing to add 5 leaders along the front to connect to the existing underground stormwater basin.

Chairman Fon asked the Board and Counsel if there were any comments. Mr. Tegeder stated that the applicant is before the Board with respect to the lighting plan and noted that the proposed plan and fixtures comply with the code. A resolution will be prepared for the next Board meeting.

Mr. Helmes stated that the applicant's lease for their Peekskill location is set to expire in October and questioned if they could apply for a building permit to start work on the building. Mr. Tegeder stated that if the Board agrees, a memo could be submitted to the Building Department noting that there were no planning concerns and that the lighting plan will be formalized by a resolution at the next meeting. The Board agreed and had no planning objections to the proposal as presented.

### **Granite Knolls Solar Project**

Discussion: Site Plan & Special Use Permit  
Location: 26.09-1-22; 2975 Stony Street  
Contact: HESP Solar LLC and Bergmann PC  
Description: Proposed solar carport system at Granite Knolls Sports Complex.  
Comments:

Mathew Dudley, Esq. of Harris Beach Law Firm, and Eric Redding of Bergmann PC were present. Mr. Redding stated that since they were last before the Board, the applicant has decided to withdraw the ground-mounted solar array and battery storage component from the proposal to reduce the environmental and aesthetic impacts to the park. They are now proposing to move forward with the solar carport system over the existing gravel parking lot with the inter-connection poles and driveway off of Stony Street. A gutter system is proposed to be installed to the drip edge of the canopies that will drain to the existing catch basins. Lighting is also proposed under the canopy for the parking lot patrons.

Chairman Fon asked about the screening. Mr. Redding responded that the screening will remain on top of the hill in front of the carport as previously proposed. Mr. Tegeder asked about the lighting design. Mr. Redding responded that the plan proposes for down lit LED lighting under the canopy that will be fully shielded. A photometric plan will be provided with their next submission. Mr. Garrigan noted that a Public Hearing was held on 4/25/22 that was adjourned. Mr. Tegeder stated that the hearing will be re-opened once all the documents have been submitted for review and referral to the appropriate agencies. Chairman Fon advised the applicant to work with the Planning Department.

### **Underhill Farm**

Discussion: Expanded EAF  
Location: 48.06-1-30; 370 Underhill Avenue  
Contact: Site Design Consultants  
Description: Proposed mixed use development of 148 residential units, 17,580 SF commercial space, and recreational amenities. Original main structure to remain and be reused. Development is proposed on a 13.78 acre parcel in the R1-40 with Planned Design District Overlay Zone authorization from the Town Board.

Comments:

Mark Blanchard, Esq., Paul Guillaro, property owner; and Joseph Riina, P.E. were present. Chairman Fon stated that as a result of the Public Informational Hearing (PIH) held on 6/13/22, the Board has worked with the Planning Department and Counsel to come up with a list of items to be addressed by the applicant. He noted for record purposes, that there was no time limit restriction imposed on the public speakers during the hearing. Chairman Fon reviewed the topics to be addressed with the applicant. Mr. Glatthaar suggested adding an item under the "Fiscal and Socioeconomics Impacts" to include an analysis of the municipal contribution toward the traffic improvements. Mr. Blanchard stated that they will address all the items discussed.

Chairman Fon thought that they should address the comment letter from the Yorktown Heritage Preservation Commission (YHPC) with respect to input. Mr. Tegeder thought that the Board should respond in writing as it made some implications that there was no discussion on the historic part of the project. He noted that from his memory, there was discussion at the last two meetings as part of the rolling discussion for the expanded EAF. He added that during the July 11<sup>th</sup> meeting there was an hour long discussion with 20 minutes of that discussion dedicated to the historic aspect of the project. He noted that the state has delayed their execution of the LOR to ensure that there is public participation and if this is unanswered it would suggest that they are not doing their due diligence or not discussing some of the commentary and attributes for this project which is false. He did not go back to earlier meetings, but noted that the PIH was held in June in which they received an entire powerpoint presentation accompanied by several reports from the applicant's consultant which was discussed. In terms of participation, since the end of May, there have been about 11 pieces of correspondence from the YHPC. He added that there is full participation in the process and feels it is important to get this into the record. The Planning Department will draft a response letter.

**Motion to Close Meeting**

Upon a motion by Bill LaScala, and seconded by Rob Garrigan, and with all those present voting "aye", the Board closed the meeting at 9:40 p.m.