

APPROVED

# Town of Lansing

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Monday, February 9, 2015 6:30 PM

PLANNING BOARD MEETING

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## PLANNING BOARD MEMBERS

(\*Denotes present)

- \* Tom Ellis, Chairman
- \* Norman (Lin) Davidson, Vice-Chairman
- \* Larry Sharpsteen  
Richard Prybyl
- \* Al Fiorille
- \* Gerald Caward
- \* Ray Farkas
- \* Deborah Trumbull (Alternate)
- \* Guy Krogh, Esq.

### Other Staff

Michael Long, Planning Consultant  
Doug Dake, Town Board Member  
David Herrick, P.E. Town Engineer

### Public Present

John Vineyard  
Carol Vineyard  
Richard Schuler  
John Stevens  
Karen Piersanti  
Jim Piersanti  
John Andersson, P.E.  
Jack Young  
Anne Sheldon

### Other Business

Thomas Ellis called the Planning Board Meeting to order at 6:30 PM. Chairman Ellis enacted Alternate Member Deborah Trumbull as a voting Member this evening.

### Planning Federation Conference

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Sharon Bowman has requested that if any Member is planning on attending the Planning Federation Conference, she would like to know as soon as possible so she may sign Members up before the deadline. The Town Supervisor also would like to see as many Members go as possible.

## Public Comments/Concerns other than Agenda Items

Thomas Ellis, Chairman inquired if there were any comments from the Public. There were none.

## Public Hearing (s) SEQR & Overall Final Preliminary Plat Review for Novalane Subdivision, Applicant: John E. Young, Susan M. Barnett, James R. Young and Julie Rd. Young, 1714 East Shore Drive, Tax Parcel # 36.-1-17.40

Gerald Caward made a motion to open the Public Hearing on the SEQR & overall Application for the Novalane Subdivision at 6:37 PM. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

Mr. John Andersson, P.E. for the Applicants' gave a brief slide show of the proposed Subdivision.

The owners of tax parcel # 36-1- 17.40 (32.71 acres) propose to subdivide the western portion of the property (approximately 14 acres) into seven (7) building lots. These lots will be larger than required by the applicable zoning laws and larger than the lots in adjacent subdivisions. The balance of the property will remain in cultivation for the time being, although it is anticipated that the entire property will eventually be developed for residential uses as permitted by its existing R-1 (low density residential) zoning.



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Lot 6 will be for Stormwater which will be proposed as a Stormwater Drainage District. Each individual lot will have their own bio retention area to collect the roof water and a portion of their driveway. There will also be a treatment area for the roads. The western edge of the property is located in the UNA # 64 area. This area is basically the wooded area. Mr. Young did hire specialist twice to look at the vegetation and the site conditions and they have provided the Developer with their findings. Chairman Ellis states the Survey satisfies the County's 239 requirements.

## **Public Comments/Concerns**

Jim Piersanti inquired about the northern boundary of Lot 2 with regards to the existing drainage ditch that is on that lot and also one on his. In addition, there is a large existing culvert at the bottom of the hill and he has concerns with additional water being streamed to that.

John Andersson states the Novalane project will not add any water to the existing northern boundary. The Piersant's have concerns with that the northern boundary of Novalane's property line being damaged or taken out and then have the excess water come onto their property. Mr. Andersson states it will not be touched.

John Stevens, Legal Counsel for Windswept, LLC inquired as to the proposed retention pond for lot 1. Mr. Stevens inquired to know where the overflow from that pond would go, and how far from the western edge of lot 1 will there be construction.

John Andersson showed Mr. Stevens on the diagram where the proposed construction would start, also no additional water from the retention pond would go down the hill.

Carol Vineyard inquired if there is a strict blueprint of where the homes can go on each lot? What are the plans to connect to the Eastlake neighborhood?

Mr. Andersson states even though the lots are large, due to the lay of the land with the rock and slope, the requirements for the septic systems, and the stormwater there really isn't much room to move the homes.

Mike Long states it's been a long term plan from the Town Board and Planning Board was to connect the two roads (Eastlake and Sun Path). Currently the Town is looking through the logistics of putting it in, timing and how it will all work.

Dave Shuler states 24 years ago when he purchased his property he saw a map with a totally different layout of a future connector road. Mr. Shuler has asked that the Planning Board request to see the full build out of Mr. Young's property and think the road situation out thoroughly so that it will benefit the Community. Note: Future Road Maps have not changed in 20 years.

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## SEQR -Public Hearing Comments/Concerns

A Gentlemen inquired as to what the definition of SEQR is. Mike Long, Planning Consultant explained.

Mike Long gave an update on the Traffic capacity with the Route 34 roadway near the proposed project. Mr. Long states he met with the Tompkins County Transportation Department and was provided with updated statics that show the road is in very good shape. The County has taken the surrounding Subdivisions into consideration when making their determination that the area is at approximately at 51% of capacity. This information is available on the Town's Website; [www.lansingtown.com](http://www.lansingtown.com)

Larry Sharpsteen states this does not mean the Town will say what the County has provided is good enough. They will continue pursuing the State for assistance with improvements.

It was the consensus of the Planning Board Members to keep the Public Hearing opened until such time that amended Maps come back before the Board.

Chairman Ellis shared the following email he received from Developer, Jack Young;

**From:** John Young [<mailto:jack@youngbros.com>]  
**Sent:** Monday, January 26, 2015 10:19 PM  
**To:** 'Tom Ellis'  
**Cc:** 'Mike Long'; 'John Andersson'; [lday8@twcny.rr.com](mailto:lday8@twcny.rr.com)  
**Subject:** Novalane Subdivision

Hi Tom,

I'm writing (as suggested) to confirm several of the statements I made at tonight's meeting. If you could pass this message along to the rest of the Planning Board, I would greatly appreciate it.

First, as I mentioned at the meeting, we have no desire to see any portion of our property rezoned commercial, and I can't imagine ever lobbying the Town Board to make such a change. Obviously we have no ability to change our zoning any more than we can guarantee that some future board won't change it on their own. But I can assure you that we have no interest in seeing the zoning in that area altered, and we certainly won't suggest any substantive changes ourselves.

Additionally, I want to confirm that we remain committed to seeing Smuggler's Path extended to connect with Eastlake Road as soon as possible. I agree with the 2006 Comprehensive Plan completely when it states that such an extension would deliver "immediate benefits for pedestrian connectivity, multimodal transportation and intersection safety". The longer the Town waits to make this connection the more expensive and politically difficult it will become, so I would hate to see us kick this issue down

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the road again. I want to feel that our subdivision is going provide tangible and immediate benefits to the neighborhood and community, and seeing the Smuggler's Path extension go through would assure that.

Thanks again for your help navigating the subdivision process. When I got home tonight my wife asked why I feel the need to go through all this, and I told her that I felt that I was getting a valuable education from working through our plans with the Planning Board and the Town of Lansing's staff. Hopefully the knowledge I gain will be useful to me in the future, and I do hope that if any questions come up between now and February 9<sup>th</sup> that you will all feel free to forward them to me at your convenience.

Thanks very much,

Jack

## **Minor Four (4) Lot Subdivision & SEQOR Approval, Applicant: Anne Sheldon, Tax Parcel 12.-1-18.2, 1511 Ridge Road**

Ms. Sheldon appeared before the Board for a Minor four (4) lot Subdivision. The following project overview from Mike Long was presented as well as a Final Plat from the Applicant.

### **Project Overview:**

This project was previously discussed by the Planning Board for a proposed subdivision by Anne Sheldon to subdivide 1511 Ridge Road parcel of 99.701 acres into four (4) separate parcels to be sold. This was discussed at the request of Lynn Day at the June 23, 2014 and Sept. 8, 2014 Planning Board Meetings. The minutes reflected a conversation about a requested by the Code Enforcement Officer (CEO) to waive the storm water requirements of the anticipated "Exempt Subdivision". As the subdivision request meets the criteria of the existing subdivision ordinance, the Code Enforcement Officer has the authority to issue this as an "Exempt subdivision" if they determine it meets the subdivision requirements. This matter was further complicated by the adjacent owner's interest in acquiring the adjacent property. The owner only wishes to sell off the various parcels and continue the same existing uses. The two previous parties have not been able to work together and wish to remain as two separate planning board issues going forward. Each application will need to be treated as a separate application.

A more detailed investigation reveals that the storm water regulations are a State of New York regulation and cannot be waived and remain with the property to be developed. The intent is to address the proposed subdivision of the four (4) parcels as the initial action item. On January 28<sup>th</sup>, 2015, a request of the property owner was made that the CEO (who has the authority) to complete the Exempt Subdivision. If the CEO had determined that they would not grant the Exempt Subdivision request, the applicant could have requested the Planning Board to approve the exempt subdivision. The CEO would complete the required New York State SEQOR assessment form and have the "Unlisted Action" issue a negative declaration by the authorized individual in order the complete the exempt subdivision approval process.

Going forward, any of the four (4) individual parcels, should they be subsequently purchased and developed, would fall under the 3 year requirement for further subdivision and would be

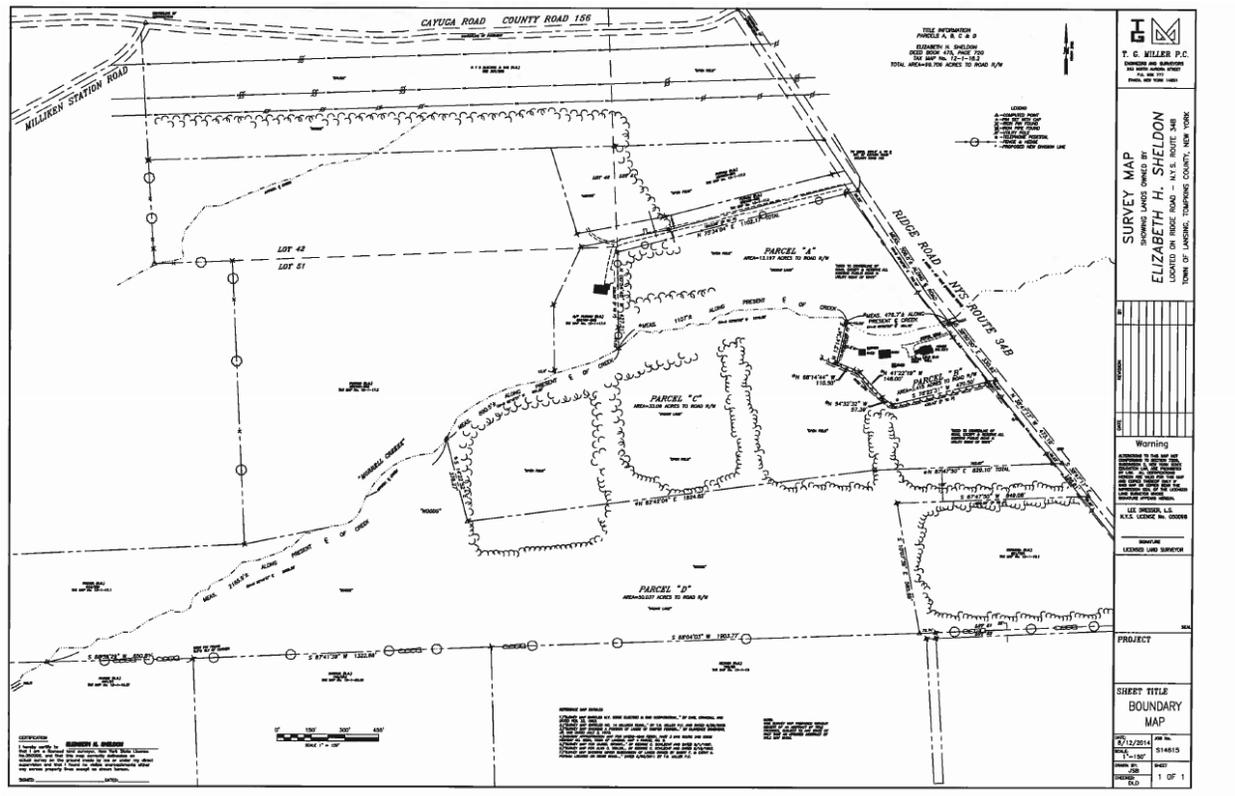
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classified as a major subdivision under the current regulations. The Planning Board has the ability to waive the 3 year requirement and consider any further subdivision requests, should a new owner request that additional parcels be further subdivided.

## Resolution:

The owner has again requested that the four (4) lot subdivision is completed in order to sell the parcels. Any new owner would be required to comply with current Town of Lansing Subdivision regulations, storm water regulations, building codes requirements, etc...

In order to complete the SEQR review and issue a Negative Declaration, I would request the Planning Board to treat this project as a "Minor Subdivision" request and to complete the formal review and approval process. While the Code Enforcement Officer is able to complete this request as an "Exempt Subdivision", the Planning Board would have the ability to issue the conditions as I have outlined in the attached proposed resolutions.



The Planning Board Members reviewed Part I and completed Part II of the Full Environmental Assessment Form.

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Larry Sharpsteen offered the following Resolution. Al Fiorille seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

## RESOLUTION PB 15-01

### TOWN OF LANSING PLANNING BOARD RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE DECLARATION FOR THE PROPOSED SHELDON MINOR SUBDIVISION

**WHEREAS**, an application was made by Anne Sheldon for subdivision approval for 4 lots on certain land located at 1511 Ridge Road (NYS Route 34B), Lansing, New York, and otherwise known as Tax Parcel #12.-1-18.2, consisting of a total of 99.709 +/- acres, RA Rural Agricultural Zone; and

**WHEREAS**, the proposed subdivision, shown on a "Survey Map showing lands owned by Elizabeth H. Sheldon", located on Ridge Road - N.Y.S. Route 34B, Town of Lansing, Tompkins County, New York," dated 12/22/2014, would consist of Parcel A (13.197 +/- farmland acres), Parcel B with existing house (3.415 +/- acres), Parcel C (33.06 +/- farmland acres), and Parcel D (50.037 +/- wooded acres); and

**WHEREAS**, this proposed action is an "Unlisted Action" for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

**WHEREAS**, the Town of Lansing Planning Board, in performing its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act ("SEQR"), (i) pursued its thorough review of the applicant's completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii)

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reviewed and completed the EAF, Part II on the record;

### **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

RESOLVED, that the Planning Board of the Town of Lansing, NY be and hereby is again declared to be the Lead Agency, and after consideration of the above action and the criteria for determining significance listed at 6 NYCRR § 617.7(c), the Lead Agency finds that the proposed action - Minor four (4) Lot Subdivision - will have no potential moderate or significant negative environmental impacts or consequences; and it is further

RESOLVED AND DETERMINED, that this declaration is made in accord with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder and, accordingly, the Lead Agency, based upon (i) its thorough review of the EAF and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have any significant or moderate adverse impacts on the environment, including but not limited to the criteria identified at said § 617.7(c), and (iii) its completion of the EAF, including the findings noted therein (which findings are incorporated herein), hereby makes a negative determination of environmental significance ("Negative Declaration") in accordance with SEQRA and determines that an Environmental Impact Statement is therefore not required; and it is further

RESOLVED, that a Responsible Officer of the Planning Board of the Town of Lansing, NY be and is hereby authorized and directed to complete and sign the determination of significance confirming the foregoing Negative Declaration, which fully completed and signed EAF and determination of significance shall be incorporated by reference in this Resolution, and such Officer shall ensure the filing of such determination and this resolution with the Lead Agency and the Town Clerk.

Dated: February 9, 2015

Motion by: Larry Sharpsteen  
Seconded by: Al Fiorille

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## VOTE AS FOLLOWS:

Gerald Caward, Jr. - Aye  
Norman (Lin) Davidson, Aye  
Raymond Farkas - Aye  
Al Fiorille - Aye  
Larry Sharpsteen - Aye  
Deborah Trumbull - Aye  
Thomas Ellis - Aye

Norman (Lin) Davidson offered the following Resolution. Gerald Caward seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

## RESOLUTION PB 15-02

### RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD APPROVING WITH CONDITIONS SHELDON MINOR SUBDIVISION, RIDGE ROAD

**WHEREAS**, an application was made by Anne Sheldon for subdivision approval for 4 lots on certain land located at 1511 Ridge Road (NYS Route 34B), Lansing, New York, and otherwise known as Tax Parcel #12.-1-18.2, consisting of a total of 99.709 +/- acres, RA Rural Agricultural Zone; and

**WHEREAS**, the proposed subdivision, shown on a “Survey Map showing lands owned by Elizabeth H. Sheldon”, located on Ridge Road – N.Y.S. Route 34B, Town of Lansing, Tompkins County, New York,” dated 12/22/2014, would consist of Parcel A (13.197 +/- farmland acres), Parcel B with existing house (3.415 +/- acres), Parcel C (33.06 +/- farmland acres), and Parcel D (50.037 +/- wooded acres); and

**WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town’s Laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding

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the area of the proposed Subdivision, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and

**WHEREAS**, on February 9, 2015, the Planning Board determined that the proposed subdivision meets the definition and requirements for a minor subdivision in that the subdivision of this parcel involves 4 or less lots in any consecutive 3 year period, and there are no roads or infrastructure proposed to be developed, and based on that determination, the Planning Board classified the subject proposal as a minor subdivision, pursuant to the provisions of Article 5, Section 502.C of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008; and

**WHEREAS**, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

**WHEREAS**, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

**WHEREAS**, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

**WHEREAS**, this action is exempt from the General Municipal Law County Planning referral requirements of 239-l, 239-m, and 239-n (of Article 12-B) through an Inter-governmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 2003, as "residential subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road" are excluded from the General Municipal Law referral requirements; **and**

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**WHEREAS**, on June 23, 2014, September 8, 2014, and February 9, 2015 the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the subdivision application and on the State Environmental Quality Review (SEQR) review on this action; and

**WHEREAS**, on February 9, 2015, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a Short Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant, the comments (if any) of the Town Engineer, and other application materials, and the Town of Lansing Planning Board completed Part II of the EAF; and

**WHEREAS**, by Resolution adopted on February 9, 2015, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed subdivision will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

**WHEREAS**, the Planning Board has duly considered the proposed subdivision in accordance with the provisions of the Subdivision Regulations of the Town of Lansing including existing development in the surrounding area, public facilities and services available, the Town’s Comprehensive Plan and Land Use Ordinance, site characteristics and issues, and any potential on and off site environmental impacts; and

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**WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

**RESOLVED:** that the Town of Lansing Planning Board grant Approval of the Application for a minor four (4) lot subdivision of certain land located on 1511 Ridge Road, NYS Route 34B, Lansing, New York and otherwise known as Tax Parcel #12.-1-18.2, consisting of a total of 99.709 +/- acres, as shown on a “Survey Map Showing Lands of Elizabeth H. Sheldon, Located on Ridge Road, Town of Lansing, Tompkins County, New York,” dated 8/12/2014 by T.G. Miller, would consist of Parcel A (13.197 +/- farm land acres), Parcel B with existing house (3.415 +/- acres), Parcel C (33.06 +/- farm land acres), and Parcel D (50.037 +/- wooded acres); and; *subject to the following conditions prior to the issuance of any building permits on any of the subdivided parcels:*

(1) signing of the approved subdivision plat by the Planning Board Chair and the signed plat with Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk’s Office, followed by provision of proof of such filing within the time limit requirements with the Town of Lansing Code Enforcement Office; and

(2) any further re-subdivision of these parcels will be required to be reviewed and approved under the then Town of Lansing Subdivision Local Laws classifying the level of activity and following the proper policy and procedures; and

(3) if lots are to developed in the future obtaining approval from the Tompkins County Health Department for the installation of any septic systems on the approved lots; and

(4) Submission of a plot plan for each approved lot for approval by the Code Enforcement Officer showing the proposed layout and dimensions of any proposed buildings, driveways, and other improvements, as well as a drainage plan with details sufficient to demonstrate that adequate storm drainage facilities can be provided.

(5) No plantings other than lawn shall be permitted within the front yard setback areas (i.e., within 30 feet of the road right-of-way) so that visibility along the road is not restricted.

February 9, 2015

Motion by: Norman (Lin) Davidson

Seconded by: Gerald Caward, Jr.

**VOTE AS FOLLOWS:**

**Gerald Caward, Jr. – Aye**

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**Norman (Lin) Davidson - Aye**  
**Raymond Farkas – Aye**  
**Al Fiorille – Aye**  
**Larry Sharpsteen – Aye**  
**Deborah Trumbull – Aye**  
**Thomas Ellis - Aye**

## Approval/Denial of January 26, 2015 Minutes

Larry Sharpsteen states page 9, untaken should be undertaken  
Al Fiorille states page 10, 3<sup>rd</sup> paragraph there will be

Norman (Lin) Davidson made a motion to approve as amended. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

Mike Long, Planning Consultant offered the following project update;

## Planning Board Project Update: Feb 9, 2015 meeting

- Cayuga Farms (102 dwelling Unit Site Plan) –
  - Requested DEC review of package system – follow up approvals needed.
  - Public Hearing – January 12, Meeting held open for additional comments.
  - SEQR / Site Plan approval required – February 23, 2015 mtg.
- Novalane – Jack Young
  - Preliminary Plat subdivision plan with turn around extension of Smugglers Path.
  - Received the revised map of the future balance of parcel from John Anderson.
  - Tompkins Co. 239 Review has been completed.
  - Preliminary Plat Jan 26, 2015 meeting tonight.
  - SEQR – classified as an “Unlisted Action” and will have resolutions available.
  - Feb. 9<sup>th</sup> 2015 - Schedule Public Hearing for the “Flag Lots”
  - Preliminary – Feb 23 meeting and Final Plat approvals.
- Forest Circle Drive – Major subdivision plan.

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- Tompkins Co. 239 review has been completed.
- Storm water plan revisions requested T.G. Miller.
- Will require a variance as 1 lot is less than 150 foot of road frontage.
- Required Public Hearing – establish date for Feb / March.
- Whispering Pines VI –
  - Revised Plans being developed by engineer.
  - Completing County Health Dept. perk testing.
  - Need 239 Review from Tomkins County?
  - Need to establish a public hearing date.
- West view Partners, Boris Simkin – Major Subdivision.
  - Designated a Major subdivision (4 lots and ROW issues) – later phase plan completed by T.G. Miller.
  - Revised Subdivision Plan submitted – updating the Storm Water Plan for 4 lots.
  - Revised subdivision plan to 239 Review from County
  - Need to establish a Public Hearing date...
- Anne Sheldon – Minor subdivision approval (4 lots)
  - Exempt from 239 review
  - Planning Board agenda for Feb 9<sup>th</sup> meeting
- Village Solars – PDA revision (move one building footprint to a new location)
  - 239 Review to be requested
  - Town Board will also need to approve
- Comprehensive Plan – Wed. Feb 11<sup>th</sup> at 7:00 PM
  - To review Agricultural Plan – Monika Roth

Gerald Caward made a motion to adjourn the Regular Meeting at 7:45 PM and enter into Executive Session to discuss a Contract negotiation. Deborah Trumbull seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

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Ray Farkas made a motion to exit the Executive Session at 8:00 PM and reconvene the Regular Meeting. Larry Sharpsteen seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

Larry Sharpsteen made a motion to adjourn the Meeting at 8:00 PM. Gerald Caward seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Ray Farkas, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Alternate**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**