

**APPROVED**

# Town of Lansing

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**Monday, April 11, 2016 6:30 PM**

**PLANNING BOARD MEETING**

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## **PLANNING BOARD MEMBERS**

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(\*Denotes present)

- \* Tom Ellis, Chairman
- \* Norman (Lin) Davidson, Vice-Chairman
- \* Larry Sharpsteen  
Richard Prybyl
- \* Al Fiorille
- \* Gerald Caward
- \* Deborah Trumbull
- \* Sandra Dennis Conlon, Alternate

### **Other Staff**

Mike Long, Planning Consultant  
Lynn Day, Code Enforcement Officer  
Guy Krogh, Esq.

### **Public Present**

Matt Kerwin  
John Lynch  
Doug Bianchi  
Boris Simkin

### **Other Business**

Thomas Ellis, Chairman called the Planning Board Meeting to order at 6:33 PM. Mr. Ellis inquired if there were any questions or concerns from the Public with items other than what are on the Agenda. There were none.

Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member as a voting Member this evening.

### **Other Business: Ford's Marina**

Mr. Ellis gave a brief overview of Barry Ford's intent to improve his Marina site. New Break Walls have been installed and a future goal is to repair large boats. Mr. Ford

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would like to build a temporary wooden structure behind his existing building. Eventually he will convert it to storage for Golf Carts. Mr. Ellis states the issue before the Board is a change in use of a commercial building. Mr. Long states he has met with Mr. Ford and expressed to him to have his Engineer plat out where his future proposed buildings are going to be located and for now, Mr. Long states he could use the map shown to him as a base map. In addition, Mr. Ford was also advised to work closely with the Building Inspector with respect to the fire separation required.

Larry Sharpsteen stated he did not feel it is an incompatible use for that area.

Al Fiorille & Norman (Lin) Davidson felt that some sort of stipulation should be placed on the “temporary building” and how it can’t be grandfathered into a permanent building.

Lynn Day, Building Inspector states he has been advised by Mr. Ford that the building will only be up through this fall. Mr. Ford is fully aware that changes will require a full Site Plan Review.

Larry Sharpsteen made a motion to give a temporary site plan approval for the placement of the temporary structure from this date (April 11, 2016 until April 1, 2017) at which time, the structure must be taken down or a full Engineered plan must come before the Board. In addition, Mr. Ford indicated he also will be adding two additional Pre-Fab buildings (10’ x 12’) used for golf cart storage.

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) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

**SEQR Review & Determination, Preliminary Plat Approval on the Application of a Major (5) Lot Subdivision submitted by Boris Simkin, Agent for Westview Partners, LLC., The Application is for a Major 5 Lot Subdivision known as “Sun Path Development”, located in The Town**

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## of Lansing, on Sun Path Road, Ithaca, New York, 14850 and otherwise known as Tax Map Parcel # 42.-1-2.25

Mr. Ellis shared the proposed changes to the previously submitted Drafts. One would be to dedicate a sliver of land to align up the existing road within the right of way and driveways should not be more than 12' wide and they should be porous. In addition, the remaining land (Lot 5) in this Phase, a ROW would have to be included, mapped and dedicated to the South from Sun Path to Mahool's property even if there is no development for Mahool.

According to Mr. Ellis, roads will be built in Phase II.

Mr. Simkin states he has no plans at this time of developing Phase II. Mr. Simkin indicated that Mr. Long requested T.G. Miller's to draw a few lots on the map. Mr. Simkin has not even looked at the lots. From looking at the Map this evening, Lot 8 would not even exist due to the lot size and septic system requirements. The only connection Mr. Simkin can see is connecting to the Mahool property.

Planning Board Members reviewed Part I of the LEAF and completed Part II and III.

Norman (Lin) Davidson offered the following Resolution declaring a Negative Declaration. 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) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

### RESOLUTION PB 16-05

#### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD ISSUING NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR THE SUN PATH SUBDIVISION, PHASE I, PRELIMINARY PLAT**

WHEREAS, the Lansing Planning Board on March 10, 2014, conducted a sketch plan review of the proposed Sun Path Subdivision, and at such time there was recognition that this was to be considered as a two-phase project, with the initial development being along the Village of Lansing lines, but that some overall site layout was none-the-

# APPROVED

less required for stormwater, to develop the roadway plan to cause planned roadway interconnections to the south and north, to protect the creek, and for other matters, and while the subdivision was originally classified as a 3-lot minor subdivision, the addition of a fourth and fifth lots, the planned future development, the prior development of 2 adjacent lots in the Village, and the need for overall planning resulted in this matter being later re-classified as a major subdivision; and

WHEREAS, on March 28, 2016, the Planning Board conducted a public hearing upon the preliminary subdivision plat and the environmental review thereof, where at all residents and members of the public were permitted to speak or submit such documents and evidence as they thought relevant or appropriate; and

WHEREAS, between stormwater and other impacts, this preliminary plat, in various configurations, has been under review for over two years, and the preliminary plat being reviewed hereby consists of: (i) 5 lots, consisting of 4 building lots and one remaining lot that may or will become further subdivided in Phase II; (ii) a connecting road with turnaround to the south adjacent to the westerly line of Lot 4; (iii) a creek line that will demark a buffer zone; and (iv) existing roadways layouts that are sometimes located outside of the existing ROW for Sun Path, as show upon a survey map entitled "PRELIMINARY SUBDIVISION PLAT SHOWING LANDS OF WESTVIEW PARTNERS, LLC, SUN PATH ROAD SUBDIVISION – PHASE I, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK," as dated February 28, 2016 and drawn by T.G. Miller P.C. (the Preliminary Plat Map"), being approximately in total 4.53 acres of a larger 12.14 acre parcel commonly known as TPN 42.-1-2.25; and

WHEREAS, the Planning Board took all comments and discussions under consideration to develop appropriate conditions given the several issues presented and more thoroughly considered the environmental review of this proposed action on April 11, 2016; and

WHEREAS, the Applicant has submitted a Full Form Environmental Assessment Form (FEAF) for the environmental assessment and review required by the State Environmental Quality Review Act (SEQRA) for the proposed Sun Path Phase I Subdivision, said review to be an Uncoordinated Review as there is no other involved agency and the Planning Board will act as the sole lead agency; and

WHEREAS, the requisite General Municipal Law § 239 referrals were duly made, and the reply and recommendations of County Planning are reflected in their letters dated February 20, 2015, as later updated on March 30, 2015, which letter noted only that a 50-foot riparian buffer be maintained on both sides of the intermittent stream located upon Lots 2, 3, and 4, with such buffer to be measured from the edge of the streambed; and

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WHEREAS, on April 11, 2016, the Town of Lansing Planning Board, in performing its reviewing agency functions in conducting an environmental review in accordance with Article 8 of the New York State Environmental Conservation Law and SEQRA: (i) pursued its thorough review of the project and the Applicant's completed FEA, as well as a review of all other documents prepared and submitted with respect to this proposed action; and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have any moderate or significant adverse impacts on the environment, including the criteria identified in 6 NYCRR Section 617.7(c); and (iii) reviewed the FEA on the record; and

WHEREAS, each identified potential environmental impact was analyzed and duly considered by the Planning Board in relation to the question of whether any potential environmental impacts were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with this project, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known objections to the Project relate to any of the identified potential impacts, the Planning Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After consideration of the potential environmental impacts, including those reviewed in accord with 6 NYCRR § 617.7(c), the Planning Board finds that the proposed action of approving the Sun Path Phase I Preliminary Subdivision Plat will have no moderate or significant negative environmental consequences or impacts.

2. This declaration is made in accord with Article 8 of the New York State Environmental Conservation Law and SEQRA, and the Regulations promulgated thereunder, and accordingly, the Planning Board of the Town of Lansing, based upon: (i) its thorough review of the FEA, and any 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 moderate or significant adverse impact on the environment, including, but not limited to, the criteria identified in 6 NYCRR § 617.7(c);

# APPROVED

and (iii) its completion of the FEAF, including the findings noted therein (if any, and which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“Negative Declaration”) in accordance with SEQRA for the above referenced proposed actions, and determines that an Environmental Impact Statement is therefore not required.

3. A Responsible Officer of the Planning Board of the Town of Lansing is hereby authorized and directed to complete and sign, as required, the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed FEAF and determination of significance shall be incorporated by reference in this Resolution

Dated: April 11, 2016

## VOTE AS FOLLOWS:

**Gerald Caward, Jr. - Aye**  
**Sandra Dennis Conlon - Aye**  
**Norman L. Davidson - Aye**  
**Al Fiorille - Aye**  
**Larry Sharpsteen - Aye**  
**Deborah Trumbull - Aye**  
**Thomas Ellis, Chairperson - Aye**

Deborah Trumbull 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) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Aye) Deborah Trumbull, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

## RESOLUTION PB 16-06

**TOWN OF LANSING PLANNING BOARD RESOLUTION CONDITIONALLY APPROVING PRELIMINARY PLAT FOR SUN PATH SUBDIVISION, PHASE 1**

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WHEREAS, on March 10, 2014, the Lansing Planning Board conducted a sketch plan review of the proposed Sun Path Subdivision, and at such time there was recognition that this was to be considered as a two-phase project, with the initial development being near and along the Village of Lansing boundary line, but that some overall site layout was none-the-less required for stormwater, to develop the roadway plan, to cause planned roadway interconnections to the south and north, to protect the creek, and to assure adequate planning foresight and oversight given the history of the area and the existing subdivision controls of the Town; and

WHEREAS, and while the subdivision was originally classified as a 3-lot minor subdivision, the addition of a fourth and fifth lots, the planned future development, the prior development of 2 adjacent lots in the Village, the related overall common plan of development, and even the developer's own narrative, together with the need for overall planning, resulted in this matter being later re-classified as a major subdivision; and

WHEREAS, the Planning Board and Town Board have had joint meetings concerning this project and subdivision, including upon October 6, 2014 and again in February, 2016, whereat the roadway infrastructure needs and improvements, and related development issues, were discussed in detail; and

WHEREAS, on March 28, 2016, the Planning Board conducted a public hearing upon the preliminary subdivision plat and the environmental review thereof, where at all residents and members of the public were permitted to speak or submit such documents and evidence as they thought relevant or appropriate; and

WHEREAS, between stormwater and other impacts, this preliminary plat, in various configurations, has been under review for over two years, and the preliminary plat being reviewed hereby consists of: (i) 5 lots, consisting of 4 building lots and one remaining lot that may or will become further subdivided in Phase II; (ii) a connecting road with turnaround to the south adjacent to the westerly line of Lot 4; (iii) a creek line with a demarked buffer zone; and (iv) existing roadways layouts that are sometimes located outside of the existing ROW for Sun Path, all as show upon a survey map entitled "PRELIMINARY SUBDIVISION PLAT SHOWING LANDS OF WESTVIEW PARTNERS, LLC, SUN PATH ROAD SUBDIVISION – PHASE I, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK," as dated February 28, 2016 and drawn by T.G. Miller P.C. (the "Preliminary Plat Map"), being approximately in total 4.53 acres of a larger 12.14 acre parcel commonly known as TPN 42.-1-2.25; and

WHEREAS, the Planning Board took all comments and discussions under consideration to develop appropriate conditions given the several issues presented, and the Planning

# APPROVED

Board has more thoroughly considered the environmental review of this proposed action on April 11, 2016, including by reviewing an updated EAF and FEAF; and

WHEREAS, the requisite General Municipal Law § 239 referrals were duly made, and the reply and recommendations of County Planning are reflected in their letters dated February 20, 2015, as later updated on March 30, 2015, which letter noted only that a 50-foot riparian buffer be maintained on both sides of the intermittent stream located upon Lots 2, 3, and 4, with such buffer to be measured from the edge of the streambed; and

WHEREAS, the Town of Lansing Planning Board had considered this project under SEQRA and duly issued a negative declaration of environmental significance; and

WHEREAS, the Town of Lansing Planning Board finds that agricultural or farm operations will not be impacted by the project because there are no current or planned farm operations on the project site; and

WHEREAS, the Town Planning Board has considered and carefully reviewed the requirements of the Town's local laws and Land Use Ordinance relative to site plan review 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 the area of the proposed subdivision and the lot subject to site plan review, and the Town has also considered the Town's Comprehensive Plan and compliance therewith; and the Town Planning Board has further considered the processes and procedures for subdivision review and the requirements for preliminary plat approvals; and

WHEREAS, T.G. Miller P.C., as the Town Engineer, has reviewed the Stormwater Pollution Prevention Plan ("SWPPP") and offered comments throughout the past 2 years, and an updated SWPPP has been submitted by Phillip Erik Whitney, P.E., bearing a date of January 13, 2016, which revised SWPPP has been the subject of further comment and follow-up from the Town Engineer; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, and after consideration of any comments or information submitted by the developer or the public at the public hearing, the Town of Lansing Planning Board duly determines as follows, and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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1 The Preliminary Plat for Phase I of the Sun Path Subdivision be and hereby is approved, subject to the following conditions being addressed or satisfied at or before the time the Final Plat is submitted for review:

a. A Full SWPPP shall be submitted for Phase I and the same shall be approved by the Town Engineer and reviewed and accepted by the Town's Stormwater Management Officer prior to any Final Plat being eligible for review or approval. Such Full SWPPP shall also: (i) describe a specific system for ensuring the future reporting upon, and future inspection, maintenance, replacement, and improvement of, all common or individual lot-based stormwater practices; (ii) include appropriate or required dedications of land or easements are now or hereafter necessary to effect the future long-term maintenance and improvement of common or lot-based stormwater facilities; (iii) include a mechanism, to be duly noted upon the final plat and recorded in the deeds in a form as approved by the Planning Board, making Lots 1-4 bound to approve and accept any future drainage district formed to manage stormwater facilities for the benefit of all lots and landowners in the subdivision when Phase II is approved; and (iv) the Final Plat approval is further conditioned upon the Final Plat depicting and showing the areas and grants of permanent stormwater drainage easements, and the Final Plat plan shall provide adequate access to all stormwater facilities in a form as approved by the Planning Board;

b. A Basic SWPPP shall be submitted to and approved by the Stormwater Management Officer for the development of each lot in the subdivision, including all acts that disturb soils upon any lot, and such Basic SWPPP shall be required and approved prior to the issuance of any building permits for each such lot. This condition shall also be listed upon the Final Plat;

c. The Final Plat shall show a 60' wide no-build, no disturbance area around the intermittent creek mapped on the plat (federal waterway 898-245, Class C), being located 30' on each side of the centerline thereof, allowing only culverts and driveways to cross over such creek, with such culverts to be buried as required by the Town Engineer to assure the continuation of the stream ecosystem and such driveways not to exceed 12' in width. The final plat shall also sketch an equivalent area around such creek as it wends through Phase II lots now identified as Lots 5, 6, 7, and 8;

d. Final Plat approval is further conditioned upon the approval by the Town of any proposed restrictions, covenants and conditions common to the subdivision (if any), mainly to ensure compliance with subdivision approvals and the proper creation

# APPROVED

and dedication of easements or other rights to the Town to inspect and maintain, or require the maintenance of, individual lot-based stormwater practices;

e. The Final Plat shall continue to depict the proposed future plan for the proposed Phase II, and such plan, whether to be continued as drawn or to be amended, shall be subject to future review as a single major subdivision (only one additional phase is allowed, and all of the land depicted on this Preliminary Plat Map shall be part of such major subdivision review).

f. The roadway extensions depicted on the Final Plat shall each be separately and uniquely labeled in a manner using names or symbols as approved by the Planning Board, and notations and conditions shall be emplaced upon the Final Plat substantially as follows:

(i) The roadway adjacent to Lot 4 running south to the lands of Mahool (RO) shall be included as part of Phase I and dedicated by easement for a future roadway, but it shall not be required to be built until Phase II and it shall be constructed and dedicated to the Town prior to the issuance of any building permits for such future Phase II;

(ii) The southerly extension at the terminus of the main arterial of Sun Path Road, which runs along the westerly lines of Lots 8 and 9 in Phase II (and easterly along Virginia Watts Irrevocable Trust (RO) and Harrison (RO), and southerly to Butler (RO)), may be constructed and dedicated to the Town prior to the issuance of any building permits being issued for such future Phase II Lots 8 and 9 (or their future equivalents); and

(iii) The northerly extension at the terminus of the main arterial of Sun Path Road, which runs within an existing roadway reservation and easement area to the southerly line of the East Lake PDA to the north, shall be constructed and dedicated to the Town prior to the issuance of any building permits for any parcels, lots, or land of or in Phase II;

g. The existing roadway surface of Sun Path Road shall be improved and relocated, as necessary, or additional lands duly dedicated, as needed, to place the whole of the same within the bounds of lands dedicated for such highway use, including areas near C4, C5, C7, C10, and C11 as shown upon the Preliminary Plat Map, it being the intent and requirement that the said roadway, to the extent possible, be brought wholly back within the dedicated lands for the same; and

# APPROVED

h. No building permits shall be issued for any portion or parcel in what is considered Phase II, whether demarked as Lots 5-10 on the Preliminary Plat Map or hereafter combined into a single fifth lot for the Final Plat, until such time as subdivision of such lands in Phase II is duly approved and the roadways built, corrected, improved, and dedicated as set forth above.

4. As County Planning requested a 50' buffer on either side of the intermittent creek to protect such creek from impervious surfaces, buildings, and septic systems, making in all a 100' wide buffer, and as the Planning Board reduced the same to 60', this approval requires a supermajority approval under the general municipal law. The reasons the recommendations of the County were not adopted are that: (i) such a large swath of land made too much area within the building the lots essentially unusable; (ii) there is no way to avoid disturbances as culverts and driving surfaces must cross the creek to make development of this land viable; (iii) the intermittent creek already serves as a drainage way for floodwaters and flows from the uphill areas to the east, and the gully and creek bed areas are already quite steep, such that the loss of 20' of area per side does not meaningfully affect any infiltration or erosion protection a wider protective area might have provided; (v) the smaller buffer area is offset by stricter no build-no disturbance requirements than as advocated by the County; and (v) the SWPPP and related stormwater calculations and facilities, as well as permitting terms and conditions, including under the SPDES permits required, already show protection and proper use of the intermittent stream in a manner as does not damage its current function and riparian character.

5. A copy of this resolution shall be delivered to County Planning in satisfaction of the requirements of the General Municipal Law.

Dated: April 11, 2016.

## VOTE AS FOLLOWS:

**Gerald Caward, Jr. - Aye**  
**Sandra Dennis Conlon - Aye**  
**Norman L. Davidson - Aye**  
**Al Fiorille - Aye**  
**Larry Sharpsteen - Aye**  
**Deborah Trumbull - Aye**  
**Thomas Ellis, Chairperson - Aye**

**Developer's Conference–Telecommunications Facility, Applicant:**  
**Crown Castle, 1901 E. Shore Drive, Tax Parcel # 37.1-8-4.1**

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Mathew Kerwin, Attorney and Representative for Crown Castle appeared before the Board. Planning Board Members were previously provided with material for their review prior to the Meeting. Mr. Kerwin gave a brief overview of the project as follows; The project entails the construction of a 155' monopole, as well as the placement of twelve (12) panel antennas and related equipment at a height of 150' on the monopole. Cabling will run along the interior of the monopole and connect the antennas to Verizon's 12' by 30' equipment shelter located near the base of the facility. The monopole equipment platform and related equipment will be surrounded by a 60' by 60' fenced compound. This tower is designed to accommodate four other carriers. Mr. Kerwin states what is happening more and more in the Tower Industry is rather than going with the fall zone that is equal to the total height of the tower plus whatever the jurisdiction may require, the tower is designed with a break point at a certain height on the tower.

Mr. Ellis inquired from Mr. Kerwin if there is data compiled that shows this type of construction works/does not work. Mr. Kerwin will look into this for Mr. Ellis.

Mr. Kerwin further explained the search area and how Verizon came to this location.

Mr. Long inquired to know exactly what Verizon require for the fall zone. Mr. Kerwin states they would like 150'.

Mr. Ellis and Mr. Long states most likely the Applicant will have to apply for a Variance due to the local dimensional requirements.

The visual index will be Crown Castle's next step. Mr. Long requested to know when this will happen so the Town may put a notice on their website advising such. The Board requested for the photo simulations the following areas should be used; Hillcrest Road, Triphammer Terrace, Auburn Road, Atwater Road, and Route 34.

Lynn Day, Zoning Officer states he has sent material to the Town's Structural Engineer for his review. To date, the Town has not had a reply. Greg Dende's name and phone number was shared with Mr. Kerwin.

This Board will not move forward until such time that the visual photos and the structural Engineer report is been received.

Members felt the public should be given an ample amount of time on this project. Mr. Long states he will be sure to hold an actual Public Hearing with the Notice

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in the paper and all residents within 600' being notified also. This should also be posted on the Town's Website.

## **Approval/Denial of March 28, 2016 Planning Board Minutes**

Sandra Dennis Conlon states page 10, she voted and her name was missing.

Mike Long states paged 10, under Other Business, 2<sup>nd</sup> paragraph **ascetic** should be **aesthetics**

Gerald Caward made a motion to approve as amended. Sandra Dennis Conlon 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) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Abstained) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Abstained) Deborah Trumbull, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**

## **Other Business**

Mr. Long states he met with John Young regarding a plan for the first lot. That should be coming soon. Also, the East Shore Church is in the process of adding on a Meeting Hall.

Norman (Lin) Davidson made a motion to adjourn the Meeting at 8: 12 PM. 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) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Abstained) Larry Sharpsteen, Member**  
**Vote of Planning Board . . . (Abstained) Deborah Trumbull, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Chairman**