

APPROVED

# Town of Lansing

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Monday, November 26, 2012 7:15 PM

PLANNING BOARD

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## PLANNING BOARD MEMBERS

(\*Denotes present)

*	Tom Ellis		
	Larry Sharpsteen	*	Lin Davidson, Chairman
*	David Hatfield		
*	Richard Prybyl		
*	Al Fiorille		
*	Jeffrey Overstrom, EIT		
*	Lorraine Moynihan Schmitt, Esq.		
	Robert Cree, TB Liaison		

## Public Present

Andy Sciarabba	Maureen Ronsvalle
Daniel Eikel	Ron Ronsvalle
Claes Nyberg	Deborah Trumbull
Larry Berger	Kathy Miller
H. Floyd Davis	Ed LaVigne
Robin McColley	Victor Rendano

## General Business

Lin Davidson Chairperson called the Planning Board Meeting to order at 7:17 PM. Mr. Davidson inquired if there were any questions or concerns from the Public that is not related to the Agenda.

Daniel Eikel inquired about the Cargill Plant future plans and wondered why the Planning Board would permit such a use in the RA district. Chairman Davidson advised Mr. Eikel that the Planning Board has received no such Application at this time and did not wish to discuss his concerns further. Jeff Overstrom advised Mr. Eikel he would be glad to meet with him and other Town Officials at a later date to answer some of his questions and concerns.

## Site Plan & SEQR Review, McColley/Lajoie - Cayuga Lake Seido Karate LLC, 17 Ridge Road, Tax Parcel # 31.-6-10

Members reviewed material previously provided to them. The following is a description provided to the Board;

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## **Project Description:**

17 Ridge Rd is intended to be a mixed-use center for business and community organizations in Lansing. As such Cayuga Lake Seido Karate is a good fit for this property. Cayuga Lake Seido Karate was founded by Kyoshi Robin McColley, Kyoshi Gail Lajoie, and a small group of dedicated students in January, 2006. The program has since grown to include a full program for adults and children in the town of Lansing, a credit-bearing class for students at Trumansburg High School, and an after-school program in the Trumansburg School District. With more than 125 students actively training, our dojo provides a richly diverse environment in which students can develop their own strengths. Our dojo is committed to providing a place where individuals and families cannot only train together, but can come together to support each other and support their community.

Seido Karate is integrated training of the body, mind, and spirit. Progressive training methods allow anyone to participate – we strongly believe that the benefits of karate training should be available to anyone, including those with disabilities.

Cayuga Lake Seido Karate offers a program of traditional Japanese karate for adults of all ages and fitness levels. We also offer classes for children of all levels of experience and ability.

Our instructors are certified educators with years of experience who have created an environment that is both challenging and fun.

Cayuga Lake Seido Karate offers two programs of instruction in Tompkins County. One of these is offered through the Town of Lansing Recreation Department, where instruction is provided for adults and children ages 6 and older.

## **Project Highlights:**

- We plan to locate Cayuga Lake Seido Karate at 17 Ridge Rd. in the Town of Lansing.
- No new construction, no change in property lines.
- Change of use on site from vacant space to Commercial Recreation - indoors.
- 2,200 sq. ft. of a Total building area of 6,536 sq. ft.

## **Operations:**

Cayuga Lake Seido Karate will operate Mondays through Thursdays 4 pm to 8:30 pm and Saturdays from 10 am to 2 pm. Customers will park in the lot on the West side of the building.

Al Fiorille inquired if a sign would be erected. Ms. McColley states she has submitted an Application for a Sign Permit. The sign will be lighted and attached to the building.

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

Thomas Ellis offered the following Resolution and waived the SEQR Public Hearing. Rick Prybyl seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Rick Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

## RESOLUTION 12-51

### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD ISSUING NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE RESPECTING SEQR ENVIRONMENTAL REVIEW OF THE CAYUGA LAKE SEIDO KARATE, LLC SITE PLAN**

**WHEREAS**, Robin McColly & Gail Lajoie (“Applicants”), have submitted, for consideration and approval from the Lansing Planning Board, a Site Plan for the proposed change of use of an existing site, owned by Lansing Associates, LLC., located at 17 Ridge Road- Unit C, Lansing, New York, located on part of a 1.05 +/- acre parcel, otherwise known as Map Parcel #31.-6-10, within the B-1 Zoning District;

**WHEREAS**, the current use is a physician consulting office and the proposed new use is for indoor recreation karate classes for children and adults; 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 has responsibility for approving or carrying out the action pursuant to State Law governing local environmental review; and

**WHEREAS**, the requisite General Municipal Law 239 Referrals of Article 12-8 is exempted, per inter-municipal agreement between the Tompkins County Planning Department and the Town of Lansing and any interested and/or involved agency referrals have been duly effected by the Town of Lansing Planning Department, and those agencies have been given the opportunity to comment and any responses have been duly reviewed and considered by the Lansing Planning Board; and

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**WHEREAS**, the Town of Lansing Planning Board determined to waive a public hearing concerning the environmental review, pursuant to the State Environmental Quality Review Act (“SEQR”), of the proposed site plan application ; and

**WHEREAS**, on November 26, 2012, the Town of Lansing Planning Board, in performing its function in conducting an 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 Short Environmental Assessment Form (“EAF”) 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) reviewed and completed the EAF, Part II on the record and, if necessary, Part III;

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

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, 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 of the proposed 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) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required, and it is

**FURTHER RESOLVED** that, *if a Type I action*, the Planning Board Clerk deliver and/or file a copy of this Resolution with the following persons and agencies:

1. The Town Clerk of the Town of Lansing;
2. The Town Supervisor of the Town of Lansing;
3. All Involved and Interested Agencies;
4. Any person requesting a copy;

and further, *if a Type I Action*, that this Resolution be posted and published in accord with law, including delivery of a copy of this Resolution to the Environmental Notice Bulletin, 625 Broadway, Room 538, Albany, New York 12233-1750 in accord with 6 NYCRR 617.12.

Dated: November 26, 2012

# APPROVED

Thomas Ellis offered the following Resolution and waived the Public Hearing on the overall Application. Dave Hatfield seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Rick Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

## RESOLUTION 12-52

### **RESOLUTION OF THE LANSING PLANNING BOARD APPROVING THE CAYUGA LAKE SEIDO KARATE, LLC INDOOR RECREATION SITE PLAN SITE PLAN**

**WHEREAS**, Robin McColly & Gail Lajoie (“Applicants”), have submitted, for consideration and approval from the Lansing Planning Board, a Site Plan for the proposed change of use in an existing building site, owned by Lansing Associates, LLC., located at 17 Ridge Road- Unit C, Lansing, New York, on part of a 1.05 +/- acre parcel, otherwise known as Tax Map Parcel #31.-6-10, within the B-1 Zoning District; and

**WHEREAS**, the current use is a physician consulting office and the proposed new use is for indoor recreation karate classes for children and adults; and

**WHEREAS, Pursuant** to the Land Use Ordinance Schedule I (C)((19) (Commercial Recreation Indoors) in the B1 district, the proposed new use is subject to the following special conditions (SC 802.13) including site plan review under §701 et seq. of the Land Use Ordinance:

#### Commercial Recreation, Whether or Not for Profit, Outdoor or Indoor

#### Permitted when:

- a. A buffer strip is provided between such use and any existing abutting residence or residential district.
- b. Proposed traffic patterns shall be such that safe and clear access and egress to off- street parking is provided.
- c. Access driveways intersect public roads at approximately ninety degrees and no driveway is located less than fifty (50) feet from the intersection of two public road right- of way lines unless otherwise permitted by State or local law.
- d. Landscaping is provided as needed per site plan review.
- e. A site plan has been approved in accordance with the applicable provisions of Sec. 701.

## APPROVED

**WHEREAS**, the requisite General Municipal Law 239 Referrals of Article 12-8 is exempted pursuant to a current Inter-municipal agreement between the Tompkins County Planning Department and The Town of Lansing, as the project is a proposed change of use in and existing building with no proposed change of the building footprint and no change in Vehicular access on a State or County Highway; and any other interested and/or involved agency referrals have been duly effected by the Town of Lansing Planning Department, and those agencies have been given the opportunity to comment and any responses have been duly reviewed and considered by the Lansing Planning Board; and

**WHEREAS**, this action is classified as an Unlisted Action, pursuant to 6 NYCRR Part 617 *et seq.* of the State Environmental Quality Review Act, which requires environmental review of the impacts of the project; and

**WHEREAS**, at the Lansing Planning Board Meeting, held on November 26, 2012 at the Lansing Town Hall, the Planning Board reviewed the overall revised Site Plan for proposed project; and

**WHEREAS**, on November 26, 2012, the Planning Board determined to waive public hearing on both the SEQRA review and overall site plan review, due to non-complexity of the application and lack of public controversy associated with the proposal; and

**WHEREAS**, on November 26, 2012, the Planning Board, acting on a uncoordinated environmental review, reviewed and accepted, as adequate, a short form Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant; and the Lansing Planning Board completed Part II on the record (and, if applicable, Part III of the EAF); and

**WHEREAS**, by resolution adopted November 26, 2012 the Town of Lansing Planning Board determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed site plan will result in no significant impact on the environment and issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

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**WHEREAS**, on November 26, 2012, the Planning Board duly considered and carefully reviewed the Applicant's site plan in compliance with the requirements of the Town's Laws relative to site plan review and respecting the proposed project in conjunction with the unique needs of the Town, due to topography, drainage, soil types and distributions and other natural and man made features upon and surrounding the area of the proposed Site Plan; and the Planning Board duly considered the design objectives of the Applicant and the quality and distinctiveness of the project proposal, in conjunction with the standards of review set forth at Section 701.4 *et seq.* of the Town of Lansing Land Use Ordinance, including, but not limited to, storm-water drainage plan, erosion controls, parking, water and sewer facilities, driveways, site lighting, on site and off-site impacts, landscaping and/or fencing, buffering and/or screening, roads and walkways, height limitations and compliance with other agency regulations and/or state, county and local laws and ordinances; and the Planning Board has also considered the requirements of the Town's Land Use Ordinance and Comprehensive Plan, and has determined compliance therewith in conjunction with said Site Plan Application and Review; and

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

**RESOLVED: *that the proposed site plan is approved.***

November 26, 2012

## **Site Plan & SEQR Review, Ron Ronsvalle - Ridge Estate Bed & Breakfast, 680 Ridge Road, Tax Parcel # 22.-1-28.32**

Members reviewed material previously submitted to them. The Ronsvalles' would to establish a four (4) bedroom Bed & Breakfast on their property. They have met the requirement for Site Plan Review under section 701 of the Town of Lansing Land Use Ordinance, which consist of parking, landscaping, site lighting and setbacks.

David Hatfield made a motion to waive the Public Hearing(s) on SEQR and the overall Application. Rick Prybyl seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Rick Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

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

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David Hatfield offered the following Resolution. Rick Prybyl seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Rick Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

## RESOLUTION 12-54

### **RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD ISSUING NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE RESPECTING SEQR ENVIRONMENTAL REVIEW OF THE RIDGE ESTATE BED & BREAKFAST SITE PLAN**

**WHEREAS**, Ron Ronsvalle (“Applicant”), has submitted, for consideration and approval from the Lansing Planning Board, a Site Plan for a proposed Bed & Breakfast on an existing residential site owned by the Applicant and located at 680 Ridge Road, Lansing, New York, on a 2.46 +/- acre parcel otherwise known as Map Parcel #22.1-28.32 within the R-2 Zoning District; 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 has responsibility for approving or carrying out the action pursuant to State Law governing local environmental review; and

**WHEREAS**, the requisite General Municipal Law 239 Referrals of Article 12-8 was exempted per inter-municipal agreement and any other interested and/or involved agency referrals have been duly effected by the Town of Lansing Planning Department, and those agencies have been given the opportunity to comment and any responses have been duly reviewed and considered by the Lansing Planning Board; and

**WHEREAS**, the Town of Lansing Planning Board determined to waive a public hearing concerning the environmental review, pursuant to the State Environmental Quality Review Act (“SEQR”), of the proposed site plan application ; and

**WHEREAS**, on November 26, 2012, the Town of Lansing Planning Board, in performing its function in conducting an 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 Short Environmental Assessment Form (“EAF”) Part I, and any and all other documents prepared and submitted with

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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) reviewed and completed the EAF, Part II on the record and, if necessary, Part III;

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

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, 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 of the proposed 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) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required, and it is

**FURTHER RESOLVED** that, *if a Type I action*, the Planning Board Clerk deliver and/or file a copy of this Resolution with the following persons and agencies:

1. The Town Clerk of the Town of Lansing;
2. The Town Supervisor of the Town of Lansing;
3. All Involved and Interested Agencies;
4. Any person requesting a copy;

and further, *if a Type I Action*, that this Resolution be posted and published in accord with law, including delivery of a copy of this Resolution to the Environmental Notice Bulletin, 625 Broadway, Room 538, Albany, New York 12233-1750 in accord with 6 NYCRR 617.12.

Dated: November 26, 2012

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

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Rick Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

**RESOLUTION 12-55**

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## RESOLUTION OF THE LANSING PLANNING BOARD APPROVING THE RIDGE ESTATE BED & BREAKFAST SITE PLAN

**WHEREAS**, Ron Ronsvalle (“Applicant”), has submitted, for consideration and approval from the Lansing Planning Board, a Site Plan for a proposed Bed & Breakfast facility on an existing residential site owned by the Applicant and located at 680 Ridge Road, Lansing, New York, on a 2.46 +/- acre parcel otherwise known as Map Parcel #22.1-28.32 within the R-2 Zoning District; and

**WHEREAS**, Pursuant to the Land Use Ordinance Schedule I (C)((8) (Bed & Breakfast Facility) in the R2 district, the proposed new use is subject to the following special conditions (SC 802.17) including site plan review under §701 et seq. of the Land Use Ordinance:

Permitted when:

- a. No building is located less than fifty (50) feet from the lot of an existing residence.
- b. No off-street parking is located less than 10 feet from a front lot line, side or rear lot line of an abutting residence or business.
- c. Access driveways intersect public roads at approximately fifty (50) feet from the intersection of two public road right-of-way lines unless otherwise permitted by state or local law.
- d. Landscaping is provided as needed per site plan review.
- e. A site plan has been approved in accordance with applicable provisions of Sec. 701

**WHEREAS**, the requisite General Municipal Law 239 Referrals of Article 12-8 are exempt pursuant to a current Inter-municipal agreement between the Tompkins County Planning Department and The Town of Lansing, as the project is a permitted (with special conditions) home occupation on a residential lot and any other interested and/or involved agency referrals have been duly effected by the Town of Lansing Planning Department, and those agencies have been given the opportunity to comment and any responses have been duly reviewed and considered by the Lansing Planning Board; and

**WHEREAS**, this action is classified as an Unlisted Action, pursuant to 6 NYCRR Part 617 *et seq.* of the State Environmental Quality Review Act, which requires environmental review of the impacts of the project; and

**WHEREAS**, at the Lansing Planning Board Meeting, held on November 26, 2012 at the Lansing Town Hall, the Planning Board reviewed the overall Site Plan for proposed project; and

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**WHEREAS**, on November 26, 2012, the Planning Board determined to waive public hearing on both the SEQRA review and overall site plan review, due to non-complexity of the application and lack of public controversy associated with the proposal; and

**WHEREAS**, on November 26, 2012, the Planning Board, acting on a uncoordinated environmental review, reviewed and accepted, as adequate, a short form Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant; and the Lansing Planning Board completed Part II on the record (and, if applicable, Part III of the EAF); and

**WHEREAS**, by resolution adopted November 26, 2012 the Town of Lansing Planning Board determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed site plan will result in no significant impact on the environment and issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

**WHEREAS**, on November 26, 2012, the Planning Board duly considered and carefully reviewed the Applicant’s site plan in compliance with the requirements of the Town’s Laws relative to site plan review and respecting the proposed project in conjunction with the unique needs of the Town, due to topography, drainage, soil types and distributions and other natural and man made features upon and surrounding the area of the proposed Site Plan; and the Planning Board duly considered the design objectives of the Applicant and the quality and distinctiveness of the project proposal, in conjunction with the standards of review set forth at Section 701.4 *et seq.* of the Town of Lansing Land Use Ordinance, including, but not limited to, storm-water drainage plan, erosion controls, parking, water and sewer facilities, driveways, site lighting, on site and off-site impacts, landscaping and/or fencing, buffering and/or screening, roads and walkways, height limitations and compliance with other agency regulations and/or state, county and local laws and ordinances; and the Planning Board has also considered the requirements of the Town’s Land Use Ordinance and Comprehensive Plan, and has determined compliance therewith in conjunction with said Site Plan Application and Review; and

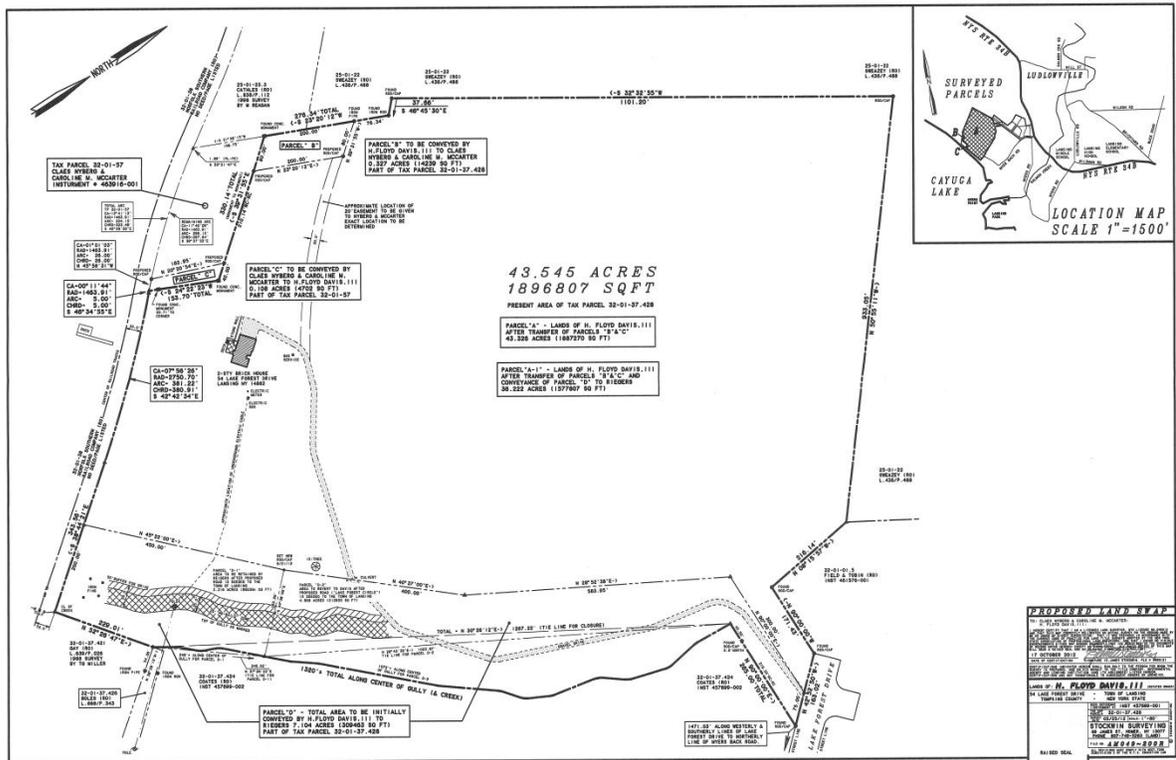
**WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

**RESOLVED: *that the proposed site plan is approved.***

November 26, 2012

**Review & Consideration of Revised Preliminary Plat & Final Plat, with SEQR Review - H. Floyd Davis, Lake Forest Drive, P/O 32.-1-37.428**

Mr. Davis appeared before the Board for a review and consideration of a revised Preliminary and Final Plat. Mr. Davis received approval in July for a minor subdivision consisting of two (2) non conforming frontage lots. However, after review by Legal Counsel and the Planning Board Chairman, considerable changes have been made to the Plat. It was recommended that the Planning Board review the revised Map and hold another Public Hearing. In addition, the driveway agreement needs to be tweaked by Mr. Davis's Attorney at the request of The Town and Planning Board's Legal Counsel.



Claus Nyberg indicated he previously spoke with Guy Krogh and was informed that Mr. Nyberg's agreement between Mr. Davis did not require Planning Board approval as it was a Boundary change.

The Riegers' indicated they are anxious to begin construction as they have a Builder lined up that has already slotted them a time frame to begin.

## APPROVED

David Hatfield made a motion to set a Public Hearing for Monday, December 10, 2012 @ 7:20 PM for SEQR Review for revised Preliminary Plat and overall Final Preliminary Plat/Final Plat approval. Rick Prybyl seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Rick Prybyl, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

\*Rick Prybyl excused at 8:20 PM.

### Approval/Denial of July 23, 2012 Minutes

Thomas Ellis states it should be noted that the Alternate Member was requested to vote in order to have a quorum. A regular Member arrived after the start of the Meeting. Al Fiorille made a motion to approve as amended. Thomas Ellis seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**

Al Fiorille made a motion to adjourn the Meeting at 8:25 PM. David Hatfield seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) David Hatfield, Member**  
**Vote of Planning Board . . . (Aye) Lin Davidson, Member**