

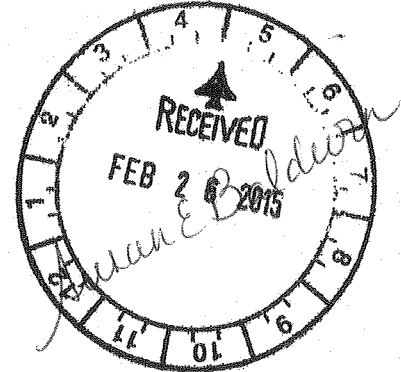
TOWN OF WILTON
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MICHAEL G. DOBIS
Planning Board Chairman

LUCY B. HARLOW
Executive Secretary

PLANNING BOARD MEETING
TOWN OF WILTON

Wednesday, January 21, 2015



A meeting of the Wilton Planning Board (the "Board") occurred on January 21, 2015, at the Wilton Town Hall, 22 Traver Road, Wilton, New York.

PLEDGE OF ALLEGIANCE

I. PUBLIC HEARING

At 6:33 pm Chairman Dobis opens the public hearing scheduled for 6:30 pm. He instructs the public to raise their hand and announce their name and address for the minutes.

MILL AT SMITH BRIDGE CONSERVATION SUBDIVISION: Joe Dannible of Environmental Design Partnership here on behalf of Smith Bridge Road LLC and Belmonte Builders in their application to amend the approved subdivision known as the Mill at Smith Bridge Road. He reviews briefly the project history. The subdivision was approved in the fall of 2013 as a 63-lot conservation subdivision in three phases. He identifies the different phases on a map dated 12/2/14. The amendment being sought is the addition of 5 lots within the approved subdivision. The proposed amendment is in accordance with the zoning of this parcel. The applicant has offered for dedication to the Town of Wilton a 10.5 acre parcel of land in exchange for what would be allowed in a 10% density bonus, which would increase the density by 7 lots. Applicant is only adding 5 lots. Since the original subdivision was approved, Belmonte Builders has obtained a lot out in front of the development which has the older house right at the entrance on Cider Mill Way. Two of the parcels will go on that land recently acquired by the applicant. One lot will be added to Saw Mill Court within the Phase 1 area. Phase III is being constructed at Phase II, there are no changes proposed to that phase. Phase II which will be built as Phase III has had some adjusting of lot lines and tightened up a couple of lots. There will be 2 new lots. An adjustment was made between the existing barn and the approved lot 33 where another lot has been added. All the lots meet the minimum dimensional requirements of the subdivision. Essentially nothing has changed – the streets are the same, the alignments are the same. In the original application we had a total open space of about 22 acres. With the new layout and land acquisition the total open space for this project is approximately 25 acres. The original subdivision had a negative declaration on SEQRA. He states in applicant's opinion, there are no substantial changes made to that SEQRA determination. Minimal increase in traffic, possibly 3 to 4 trips during the peak hours for the 5 new lots and very minimal increases in sewer and water usage. Also there will be minimal increase in demand for fire and emergency service, and school services. No ground water issues. If the Board deems it appropriate, is to find that the amended subdivision is consistent with the original SEQRA findings. Applicant is looking for preliminary and final approval.

Chairman Dobis asks if there are any questions or comments from the audience. There are none. On a motion introduced by Harold VanEarden, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the public hearing is closed. The resolution was seconded by Sue Peterson and duly put to vote, all in favor, on this day January 21, 2015.

Chairman Dobis calls the regular meeting to order at 6:41 PM.

II. REGULAR MEETING:

PRESENT: Chairman Michael Dobis, William Rice, Ron Slone, Sue Peterson. David Gabay and Harold Van Earden, Erinn Kolligian and Brett Hebner, Alternate. Also present are Ryan Riper, P.E., Director of Planning and Engineering and Mark Schachner, Esq. Planning Board Attorney; Michael Tucker, Joe Dannible, Peter Belmonte, Travis Rosencranse, Chief William Morgan, Craig & Amber Lysyczyn, Sharon Gillis..

ABSENT:

APPROVE PENDING MINUTES: Chairman Dobis wants to address the meeting minutes of December 17, 2014 and he asks for a motion and a second to approve the minutes. On a motion introduced by Harold VanEarden, the board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the minutes from the Planning Board meeting of December 17, 2014 are accepted. The resolution was seconded by David Gabay and duly put to vote, all in favor, on this day January 21, 2015.

CORRESPONDENCE: Saratoga County Planning Board review letter dated 1/21/15 re: Nigro Group LLC, Perry Road Development, LLC.; transmittal letter dated 1/6/15 from Lansing Engineering P.C. re: Louden Road Subdivision; transmittal letter from EDP dated 1/6/15 re: Wang Yi Architecture Preliminary Site Plan.

II. APPLICATIONS

A. MILL AT SMITH BRIDGE CONSERVATION SUBDIVISION: Chairman Dobis asks for comments on the amended subdivision application specifically about any changes or modifications to the existing SEQRA review. Mr. Schachner states that its applicant's contention is that the addition of the 5 lots as a result of the density bonus doesn't change, in the applicant's view, doesn't have any material change in any of the ways the Board answered any of the questions when it went through the EAF and issued the SEQRA negative declaration. The Board has to consider that. The EAF that is part of the new application reflects the updated data, how many lots, how much developed area etc. There are two ways to look at this, the Board can go back and look at all the Part II EAF questions or if the Board feels that this has been reviewed enough, and it feels that there are no changes to the Part II EAF questions, the Board can reaffirm the prior negative declaration for the amended subdivision.

Chairman Dobis ask Mr. Riper for his comments as the town engineer. The increase in the traffic generation is 3 to 4 trips in the peak hours. The configuration of the road network and the access has not changed. The part of the subdivision that is being amended is part of the original subdivision.

Chairman Dobis asks if the Board members need to relook at any particular part of the existing SEQRA document. The consensus is that there is no need to revisit SEQRA based on the comments heard tonight. Mr. Schachner indicates that the Board needs to take one action, either separately or as part of a motion, that is to state that the Board believes that no aspect of the prior SEQRA review needs to be changed as a result of the amended subdivision with the additional lots.

Chairman Dobis asks if the Town Board is planning on accepting any of the proposed open space. Mr. Riper responds that the Town has not formally accepted or denied the offer of land. Mr. Belmonte adds that that matter is scheduled to be heard on the 2/5/15 Town Board agenda. With regard to Chairman Dobis' inquiry to Attorney Schachner whether the Board's decision tonight would have any impact on the Town Board's decision regarding the offer of open space; there is no legal reason that would necessarily influence the Town Board's decision. There was talk of possibly changing the area being offered. Mr. Dannible states that applicant is work-

ing with Ryan on a separate dedication of land located on the south side of Smith Bridge Road. That is not what is currently on the table proposed for the Town Board's consideration. Applicant is hoping to submit an application for the offer of open space to be heard concurrently with what is currently on the Town Board's agenda. Mr. Rice asks what constitutes an offer. Mr. Schachner says in this case the applicant submitted a written letter constituting an offer with back-up documentation substantiating the offer. The Town has not taken any action.

Chairman Dobis asks if anyone on the Board wants to make a motion for amended and include the motion addressing SEQRA. On a motion introduced by David Gabay, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the proposed amendment of the subdivision known as the Mill at Smith Bridge Subdivision has no additional impact on SEQRA and the prior negative declaration is reaffirmed. The resolution was seconded by Harold VanEarden and duly put to vote, all in favor, on this day January 21, 2015.

On a motion introduced by Erinn Kolligian, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the motion for amendment to add five additional residential lots to the Mill at Smith Bridge Subdivision is approved. The resolution was seconded by Sue Peterson and duly put to vote, all in favor, on this day January 21, 2015.

B. ROUTE 9 MIXED USE, WANG YI ARCHITECTURE: This is a preliminary site plan application for 4 residential units, an art gallery and business center. The property is located at 845 Route 9, zoned RB-1. Gavin Vuillaume with EDP is representing the applicant Wang Yi Architecture. This application was in front of the Board in September and received conceptual approval for the layout. The application proposes a 7,800 SF mixed use building. The structure has a unique character as seen in the renderings which indicate a residential character with features similar to other neighborhoods, such as clapboard and cultured stone. Site layout is the same; access to site is from Rt. 9 via a 20' wide driveway. Due to the building decreasing in size from 10,000 to 7,800 SF, there is a significantly wider parking area and turn-around for emergency services. The plans have been sent to the WFD for review of the turning radii for the fire trucks. The soils on site are conducive to a conventional septic system which will be located in the turn-around area. Landscaping would be residential in nature and will buffer Bollman Landscaping which is adjacent to this property. Mr. Vuillaume points out the site of a future entrance pavilion. The main building itself will not be visible from Rt. 9.

Mr. Riper asks whether the Board is going to require the 28 foot frontage easement for future utilities. The applicant is willing to provide that as well as a cross-access easement to the other property. The Board is in agreement with the acceptance of the 28 foot easement for future utilities and the cross-access is required. Mr. Riper adds that two of the uses of the property are special permitted uses and the Planning Board has the authority to issue those, one for the small business office and the rental units. These are non-residential special use permits that fall within the Planning Board's authority. Mr. Schachner interjects that before those special permits can be approved, SEQRA review must be undertaken and those uses may influence the SEQRA review. Mr. Riper states the project is ready for preliminary and the applicant would like to set the public hearing. The hearing is scheduled for February 25th at 6:30 pm.

C. LOUDEN ROAD CONSERVATION SUBDIVISION: Preliminary review of a 17-lot conservation subdivision located at 309 Loudon Road on 39.54 acres zoned R-2. Travis Rosencranse of Lansing Engineering is representing R.J. Taylor Builders to discuss the subdivision and some changes that have been made since the project received conceptual approval in November. The applicant did submit a formal application for the open space dedication and the Town Board denied it. The lot lines have been extended to the overall parcel boundary line and the open space will be dedicated and deed-restricted. He would like to point out that with the design of the storm water management area and the grading the new open space decreased in size so the total open space will be 19 acres. Other changes made at the request of the Board: a proposed mail kiosk and the realignment of the front entrance to meet up with the entrance to Loudon Oaks. A name has been pro-

posed for the roadway, "East Ridge Lane" or "East Ridge Drive." Those names would have to be verified that they haven't already been used.

Ryan is asked for his comments which are in his review letter dated January 16, 2015. He points out to the Board the location and the layout of the USPO cluster mail box at the entrance to the subdivision. It is located on the exit side of the subdivision. This is a relatively new requirement of the USPO that all new subdivisions will have a cluster box somewhere near the entrance. This is an opportunity for the Planning Board to review the mailbox layout before it is installed. Mr. Taylor of R.J. Taylor Builders, the applicant, asks how long the post office has had this requirement. Mr. Riper understands that it has been on the books for some time but it has not been enforced until recently. Mr. Belmonte adds that there was a dictate from the US Postal Inspector about 13 months ago saying the requirement had to be enforced. Ms. Kolligian asks who is responsible for maintaining the box. That isn't known at this time. Typically if there is an HOA, it would be its responsibility. There is a discussion of how the location of the box should be taken into consideration, for instance, if the box is put in the shoulder of the road, would that cause cars to stack up. That would be the case for putting it on the exit side so traffic would back up into the neighborhood and not on a main road. Mr. Rosencranse refers to the detail in his plan of a 50 foot dual parking space with a separate lane on the outside. The mailbox is in the Town ROW.

Chief Bill Morgan of the Wilton Fire Department comments that one of the things the WFD counts on going into a housing development is mailbox numbers that help find the home they are looking for. The house numbers as approved by the Town are woefully inadequate to see at night as you are driving by in a fire truck. By taking the mailboxes out, there is nothing to tell the WFD where the houses are located. Curb marking would be one solution or bigger numbers or numbers that are lit. Houses don't always have clearly defined numbers on the exterior where they can be seen. It is particularly difficult when houses are set way back from the road. Chairman Dobis suggests that a standard developed so that other developers have some guidance in designing where a mail kiosk should go in a subdivision plan. He is requesting that Kirk Woodcock, Mark Mykins and Ryan Riper review the house numbering requirements. Chairman Dobis would like to be included. A discussion continues about what the Town requires and what may be needed if it's a question of public safety.

Mr. Riper deems the application complete for preliminary and it is ready for the public hearing to be scheduled. Chairman Dobis sets the public hearing for February 25, 2015 at 6:31 pm.

III. ZBA REFERRAL: APPLICATION NO. 2015-03

WILTON SENIOR COMMUNITY: This is a request for a recommendation to the ZBA regarding the application by Nigro Group, LLC for a side yard setback variance. The project consists of a 110-unit senior living apartment building and a 92-unit assisted living facility. Property located on Perry Road on 20 +/- acres; Tax Map No.153.-3-37.1.

Mike Tucker from VHB is representing the applicant, Nigro Group LLC. Here for referral back to the ZBA, there is a public hearing set for tomorrow evening. The setback variances are associated with this wing of the building: he indicates where on the plans the variance is needed. The shape of the lot narrows up a little bit so the required setbacks have been maintained closer to the residence which are required to be 100 feet from the existing property line which is also the zoning line between the C-1 and residential zone. A new property has been created in order to divide frontage to the rear lot and 50 feet is maintained from the new proposed property line. The back wing of the building furthest from the existing home, the edge of that is approximately 79 feet from the zone line and 29 feet from the newly created property line – that is the area where the variance is needed. He describes the other setbacks which are in line with the Zoning Code for C-1 zone.

Mr. Slone asks for an explanation regarding the current property line and the proposed property line. For the senior community use, it is required that the building be 100 feet from the zone line. The newly created property line (indicating the red line on the map) is being created for a second lot for the proposed assisted living facility in the rear which is needed to get the necessary frontage for a legal lot and for financing purposes, two separate

lots are needed. So a property line is being created and a setback variance is needed for that. The existing wooded buffer will remain.

The waiver for the use of a town road has not been decided, that matter has to go back to the Town Board. This application is in front of the Board for two purposes; one is for the referral from the ZBA so that the Board can give an advisory opinion back to the ZBA on the variance request; the other reason is that the Board sought and is now established as the SEQRA lead agency to conduct SEQRA review of this project. If the SEQRA review is done successfully tonight and if the variance is granted by the ZBA tomorrow night, then this project goes back to the Town Board's agenda for the February meeting at which time the Town Board can consider the special permit for senior housing, including the waiver with regard to the project being on a town road instead of a state, county or federal highway. The Town Board can't make any discretionary decisions until SEQRA review is conducted.

Chairman Dobis asks for questions or comments, and if not, for a motion. On a motion introduced by William Rice, the Board adopted the following resolution:

NOW, THEREFORE, BE IT RESOLVED, that the motion for a positive recommendation to the Zoning Board of Appeals for the applicant's request for a side yard setback variance for the Wilton Senior Community consisting of 110 senior living apartments and a 92-unit assisted-living facility on Perry Road is approved. The resolution was seconded by Harold VanEarden and duly put to vote, all in favor, on this day January 21, 2015.

WILTON SENIOR COMMUNITY SEQRA REVIEW: Chairman Dobis requests the Board to turn to Part II of the FEAF for this project. Part I has been completed by the applicant. Ron Slone wants clarification on where the information comes from for the answer to question 1 (a). The information is based on the answers applicant made in Part I. Mr. Schachner says it's the applicant's responsibility to fill out Part I, but the Board should make sure that those answers are reasonably accurate. Mr. Riper states that this is the "new" FEAF and points out the Column headed "Relevant Part I Question(s) will refer you to the Questions and Answers in Part I which relate to the Questions in Part II. Chairman Dobis says that the Board members could possibly refer to Ryan Riper's opinion as an engineer as to whether the applicant's answers to Part I are reasonably accurate.

Ms. Kolligian points out that there is no answer in Part I for question E2 (d): "What is the average depth to the water table on the project site? Mr. Tucker is here to answer the Board's questions also. Ryan adds that this review is being done early on in the application process, after the drawings are at the final stage, test pits have been dug and all the information has been gathered. Mr. Schachner states that the applicant is responsible for filling out all of Part I. If a question in Part I is not relevant to the application, they can so state. In this case E2 (d) is relevant and Ms. Kolligian is correct, it is not filled out.

Mr. Tucker explains that detailed test pits haven't been done. A wetland scientist was on the property and some small borings with an auger and there is nothing to show that the groundwater is within 3 feet. All the relevant soil mappings support that. In hindsight he should have answered it was greater than 3 feet. Mr. Riper adds that if the applicant has information from further investigations or findings it is responsible to bring that information forth. If there are changes, this questionnaire can be revisited. Mr. VanEarden asks if there are any other unanswered questions. Ryan indicates that he doesn't believe there are and Mr. Tucker concurs.

Attorney Schachner introduces Justin Grassi an associate of his firm who reads out the 18 questions in Part II:

1. *Impact on Land:* The consensus of the Board is "Yes" the proposed action may involve construction on, or physical alteration of the land surface at the proposed site. It is the Board's consensus that "No, or small impact may occur" is the answer to subparts (a) through (g).

Mr. Schachner: "we're taking whatever a Board Member says anything as consensus unless anybody says otherwise. With regard to 1(e) the SEQRA review is on both parcels, the entire project in all aspects. Mr. Slone says it's a moderate to large impact on construction because it will last a couple of years.

2. *Impact on Geological Features*: The consensus of the Board is "no".

3. *Impact on Surface Water*: The consensus of the Board is "no". Ryan Riper remarks that public water is being brought to the site.

4. *Impact on groundwater*: The consensus of the Board is "no".

5. *Impact on Flooding*: The consensus of the Board is "no".

6. *Impact on Air*: The consensus of the Board is "no".

7. *Impact on Plants and Animals*: The consensus of the Board is "Yes"; the proposed action may result in a loss of flora or fauna. Mr. Riper says that the questions did trigger a response that there are threatened or endangered species. Mr. Tucker says according to the Natural Heritage mapping it's within the area that could contain threatened or endangered species, so applicant is consulting with Natural Heritage at present. They won't identify any species until they have investigated and made a determination. The wetland scientist that was on the site and spent two days there at a couple of different times and saw no evidence of Karner Blue habitat. The other potential threatened species is the long eared bat. Those roost on trees where the bark pops up – there are trees like that on site but applicant will follow Natural Heritage's instructions.

Mr. Schachner's concern is that the Board may have difficulty characterizing the magnitude without knowing the information from the state Natural Heritage program. Ms. Peterson asks whether applicant has been given any timeline in terms of making a determination. Mr. Tucker says they have not. Applicant has sent all the information that has been requested

Chairman Dobis says that this has been the problem with the SEQRA review all along – that the answers to some of the questions may not be available yet. Mr. Riper says the Board can answer based on the information they have to date, and if information comes forth that changed that, this can be revisited. Mr. Tucker says that when Natural Heritage tells the applicant something, that information will be made available to the Board and amend any negative declaration if there is mitigation associated with whatever they ask the applicant to do.

Mr. Schachner is troubled by the applicant's representative saying that it could come back and amend the negative declaration. That presumes that this Board is not going to find that there are potentially significant adverse environmental impacts as a result of the destruction of endangered species habitat. While that may be highly unlikely, it sounds like we don't know yet and it's not really appropriate to presume that we are going to come back and amend a negative declaration on the basis of unknown information. It's possible the Board could find that there are significant potential adverse environmental impacts and an environmental impact statement had to be done for the loss or destruction of critical habitat.

Mr. Rice suggests that the Board goes with the information that the applicant presents as small impact may occur and then if it changes It's out of our hands the DEC or some agency is going to take control and say do this or don't do this. You are either going to mitigate or not build it at all.

Ms. Kolligian asks: "When you do a SEQRA determination can you say a condition for section 7, information coming forth."

Mr. Schachner tells the Board that there is a "conditioned negative declaration" but it cannot be done for Type I SEQRA action. It would not be correct to say that the DEC could come in and stop a project unless there is a DEC permit involved.

Mr. Gabay asks if the review can be tabled until the information becomes available. Mr. Schachner says that can be done. The Board would not make its SEQRA determination this evening.

Due to the fact that there are unknown issues that may affect the Board's answers to subpart (a) and (b) it is decided to wait until applicant's has the results from its consultation with the National Heritage Program. The Board cannot measure the magnitude of the impact without the information from the National Heritage Program's determination.

There are 3 categories of species that is relevant here, endangered species, threatened species, species of special concern. What the applicant is saying is that sensitive species that have been identified on site are not species of special concern – they are threatened or endangered. If that is true then (c) and (d) could be answered no. With regard to subparts (c) – (d), the consensus of the Board is "No, or small impact may occur". Mr. Riper states that in some cases the answers to Part I are automatically generated from DEC's website. Mr. Slone says (e) and (f) could also be not based on the applicant's response. The consensus of the Board is "no". It is the consensus of the Board to leave the answers to subparts (g) and (h) open due to the fact the Board does not have sufficient information to make a judgment. In answer to subpart (i), the consensus of the Board is "no", or No or small impact may occur".

8. *Impact on Agricultural Resources*: The consensus of the Board is "no".

9. *Impact on Aesthetic Resources*: The consensus of the Board is "no".

10. *Impact on Historic and Archeological Resources*: The consensus of the Board is "no".

11. *Impact on Open Space and Recreation*: The consensus of the Board is "no".

12. *Impact on Critical Environmental Area*: The consensus of the Board is "no".

13. *Impact on Transportation*: The consensus of the Board is "yes": the proposed action may result in a change to existing transportation systems. The consensus of the Board is "No, or small impact may occur" to subparts (a) through (e). In answer to (f) "Other impacts" the Board's consensus is there may be "No, or small impact may occur" with the comment that on Route 50 at the intersection with Perry Road, specifically northbound traffic making a left hand turn onto Perry Road, there is a concern. Mr. VanEarden want to know if this can be revisited and it can be during site plan review.

Mr. Schachner explains what would happen if the Board answered "Moderate to large impact may occur". Then Part III of the EAF would have to be completed and there really isn't a fill-in-the-blank or checklist Part III. It requires the Board to conduct a narrative analysis of any impact that's been identified as moderate to large in Part II. There are guidelines in Part III that can help the Board make a qualitative, subjective judgment. There is a lot of subjectivity involved. Mr. Gabay asks if the Board has the power in Part III to mitigate any problems such as traffic. The Board doesn't have the authority to mitigate, but it does have the ability to discuss what mitigation could occur that would reduce the level of concern from moderate to large back down to small.

Mr. Tucker comments that applicant heard from DOT today on the accident data regarding that intersection between on Rt. 50 between Weibel and Jones Roads, between May of 2011 through April 2014 over a 3 year period there were 150 accidents between Weibel and Jones; 10 of those were at the intersection of Rt. 50 and Perry Road. About 6.5% of the total accidents based on DOT data. Mr. Riper explains how DOT treats accident data per million vehicle miles and they compare that to all the intersections throughout the state and there is a threshold they use to judge if an intersection is above the standard accident rate. Mr. Tucker didn't get the threshold information, but 10 accidents is low. It seems like a small number compared to over a 3 year period for the volume of traffic that travelled. On 12/12/14 the DOT responded to the application presented to the Town Board and they responded with, "also based on the size and use of the proposed development the antici-

pated traffic generated from this development would not have a significant impact on the adjacent roadway network.”

14. *Impact on Energy*: The Board answers “yes”; the proposed action may cause an increase in the use of any form of energy. The Board answers, “No, or small impact may occur” to subparts (a) through (d).

15. *Impact on Noise, Odor and Light*: The Board’s consensus is “yes”, the proposed action may result in an increase in noise, odors or outdoor lighting. The Board’s consensus is, “No, or small impact may occur” to subparts (a) through (e).

16. *Impact on Human Health*: The consensus of the Board is “no”.

17. *Consistency with Community Plans*: The consensus of the Board is “no”.

18. *Consistency with Community Character*: The consensus of the Board is “no”.

Part II of the EAF has been completed except for a portion of question 7. The Board should be able to responsibly answer the remaining sub-questions of #7 once it has the additional information that the applicant has sought from the Natural Heritage Program.

Mr. Schachner reminds the Board that it’s doing SEQRA review for the entire project and if the ZBA authorizes the area variance, if the Town Board ultimately approves the Special Use Permit, the Planning Board will still see this project at site plan review and traffic can be furthered discussed then. The Town Board can’t act until the SEQRA review has been done. Various options are discussed. Chairman Dobis is in favor of waiting for the information from the Natural Heritage Program. The applicant can move forward to the ZBA. The open status of the SEQRA review will hold up to process in terms of the Town Board proceeding. The consensus is that the Board wait until it has all the information.

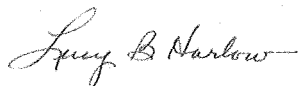
Scot Lekowski, who is also working on the project, asks for clarification; “the only thing we’d be coming back for in 3 weeks would just be this one determination on Question 7”. Chairman Dobis refers to Attorney Mark Schachner who states that the Board has addressed all of the EAF Part II questions except it has not completed its addressing of Question 7. The only thing that would change that is if new or different information is brought to light. There is nothing more procedurally to do until that time.

David Gabay will be out on February 25th. Chairman Dobis will not be able to attend the meeting on February 25th. Mr. VanEarden will chair the meeting.

V. ADJOURNMENT

On a motion introduced by Harold VanEarden that the meeting be adjourned; it is seconded by Erinn Kolligian. All board members are in favor. The meeting is adjourned at 8:31 PM.

Approved: February 25, 2015



Executive Secretary