



## PLANNING BOARD

### MINUTES (FINAL)

THURSDAY, JULY 5, 2018

6:00 P.M.

CITY COUNCIL ROOM

**CALL TO ORDER:** Mark Torpey, Chairman called the meeting to order at 6:00 P.M.

**SALUTE TO THE FLAG:**

**PRESENT:** Mark Torpey, Chairman, Janet Casey; Clifford Van Wagner; Jamin Totino, Vice Chairman; Bob Bristol, Ruth Horton, Todd Fabozzi

**STAFF:** Kate Maynard, Principal Planner, City of Saratoga Springs  
Justin Grassi, Counsel to the Land Use Boards – exited the meeting at 8:00 P.M.

**ANNOUNCEMENT OF RECORDING OF PROCEEDING:**

The proceedings of this meeting are being recorded for the benefit of the secretary. Because the minutes are not a verbatim record of the proceedings, the minutes are not a word-for-word transcript of the recording.

**ANNOUNCEMENT OF ADJOURNED PROJECTS:**

**ADJOURNED PENDING ADDITIONAL INFORMATION:**

**17.057 CERRONE SUBDIVISION,** Old Schuylerville Road, two lot residential conservation subdivision within the RR District.

**18.006 PEPPERS CORNER,** 173 Lake Avenue Special Use Permit for a convenience sales use in an Urban Residential -3 (UR-3) District.

**18.013 SARATOGA PET RESORT,** Kaydeross Avenue West, Special Use Permit for an Animal Kennel in a Rural Residential (RR) District.

**16.025 MENDENHALL SUBDIVISION,** 101 Old Schuylerville Road, 4-lot preliminary conservation subdivision within the Rural Residential (RR) District.

**17.061 STATION LANE APARTMENTS (ASKEW)** Station Lane, Special Use Permit for 36 multi-family Residential units within the T-5 District.

**17.063 WASHINGTON STREET HOTEL & SPA,** 19-23 Washington Street, SEQRA consideration of Lead Agency Status and coordinated review for construction of 62,567 square foot Hotel & Spa within the T-6 Urban Core District.

**17.074 EXCELSIOR PARK (2017),** Excelsior Avenue and Ormandy Lane, Special Use Permit for mixed use development including 163 residential units, 36,200 square feet of commercial space and a 60 room hotel with restaurant within the T-4 & T-5 Districts.

**16.018 REGATTA VIEW PHASE 3,** Union Avenue & Dyer Switch Road & Regatta View Drive, Site Plan Review for construction of 24 condo units within the Interlaken PUD District.

**17.079 ERICSON SUBDIVISION**, 517 Grand Avenue, proposed final 2 lot residential subdivision in a suburban Residential -2 District.

**17.051.1 DEVALL SUBDIVISION AND RESIDENCE**, 59 Franklin Street, coordinated SEQRA review and ZBA Advisory Opinion within an Urban Residential-4 (UR-4) District.

**09.057 SARATOGA SPRINGS JOCKEY CLUB**, 66 White Farms Road, Permanent Special Use Permit review Of a Neighborhood Bed and Breakfast Use within a Rural Residential (RR) District.

**18.035 SARATOGA SPRINGS JOCKEY CLUB**, 66 White Farms Road, Site Plan Review for a Neighborhood Bed and Breakfast within a Rural Residential (RR) District

**UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:**

Planning Board Caravan, Monday, July 16, 2018 at 4:00 P.M.  
Planning Board Workshop, Monday, July 16, 2018 at 5:00 P.M.  
Planning Board Meeting, Thursday, July 19, 2018 at 6:00 P.M.

**PRIVILEGE OF THE FLOOR:**

None heard.

**A. APPLICATIONS UNDER CONSIDERATION:**

1. **18.018 15 BALLSTON AVENUE**, Site Plan Review for multi-family residences, service, retail, office uses in a T-5 District.

**BACKGROUND:**

Existing building and parking. Proposed building additions to front and rear of site and parking. Planning Board Issued SEQRA Negative Declaration on May 3, 2018. The ZBA approved required variances for build out. The project requires SUP, site plan review with the PB and DRC architectural review.

Mark Torpey, Chairman stated this application was originally designated as a Consent Agenda Item. However, following discussion with the Board it was determined to move this item to the regular agenda so the Board could hear how the 10% green space needed was met and the delineation of the parking spaces.

Applicant: Jim Dorsey

Agent: Clark Wilkinson, Paragon Civil Engineering

Mr. Wilkinson provided a visual of the site noting the delineation of parking. Also Mr. Wilkinson noted the insertion of an island which brought the landscaping area over 10%. We have included some pervious pavement on the final site plan. The four parking spaces in the rear are proposed pervious pavement per the discussion at the workshop on Monday night. Also we have added a tree and a boulder to the landscaping design.

Mark Torpey, Chairman stated the applicant has done what the Board requested with the landscaping on the perimeter and the porous pavement the applicant has met the request which will assist in the stormwater management on the site.

Kate Maynard, Principal Planner stated regarding the landscaping, the screening needs to be increased in height to screen the parking area which is a requirement in the T-5. Also the porches on the building have a slight extension into the public right of way and this would also need to be brought into conformance.

Mark Torpey, Chairman stated the applicant will need to revise the drawings to assure the porches do not extend into the public right of way and concerning the screening of the parking area to a suitable height.

Mark Torpey, Chairman asked if there was any further discussion by the Board. None heard.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Jamin Totino, Vice Chairman made a motion in the matter of 15 Ballston Avenue, site plan review that we approve the application as submitted.

Clifford Van Wagner seconded the motion.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 7-0**

1. **18.038 LIBERTY AFFORDABLE HOUSING**, Crescent Avenue and Jefferson Street, Advisory Opinion to City Council for a proposed Comprehensive Plan Amendment, Zoning Map Amendment from a RR District to an INST-HTR District, and Zoning Text Amendment in the INST-HTR.

Mark Torpey, Chairman stated what is before the Board is An Advisory Opinion to the City Council for a proposed Comprehensive Plan Amendment, Zoning Map Amendment as well as text amendment.

**BACKGROUND:**

The property is currently zoned Rural Residential, and is located adjacent to Saratoga Spa State park and Racino. Applicant is requesting a zoning map and text amendment, and a Comprehensive Plan and text and map amendment to accommodate the construction of two 96-unit building and related amenities or "Residential Recreational Facilities". Units are being proposed as "workforce housing".

Applicant: Liberty Affordable Housing, Inc.

Agent: Matthew J. Jones, Attorney Jones Steves; Arthur Loomis; Tara Miller; Dan Hershberg, Project Engineer; Mark Bruso

Mr. Jones stated Liberty Affordable Housing, Inc. is a 501c3 out of Rome, New York. The applicants are seeking a zoning amendment for the construction of 192 workforce housing units on the 30.27 acre parcel at the corner of Crescent Avenue and Jefferson Street. An aerial view of the site was provided for the Board. The applicants are proposing two 4 story buildings with 96 units in each building. The two apartment buildings will be accessed via ingress and egress easements over Bunny Lake Drive a private road which runs along the easterly side of the property. Phase I will be the first building and Phase II will be the second building. This area is heavily constrained with wetlands on this 30+ acre site which dictates the design.

The procedural requirements consist of the City Council finding a certification of merit for further review and adopted resolutions at their June 5, 2018 meeting which started this process and sent this onto you for an Advisory Opinion. Correspondence was received from the Saratoga County Planning Board dated July 2, 2018 which they sought fit for approval of the project. The comment cited has to do with the unintended consequence which has to deal with the entire notion here that we do not want to create a lot of opportunities without thinking about them for multiple families or

apartments within that district. Mr. Jones provided a visual of the INST-HTR District. What the applicant is proposing is the addition of the 30+ acre parcel to the INST-HTR Zoning District.

Discussion ensued among the Board concerning why this parcel was not included in the INST-HTR District but remained in the RR District.

Mr. Jones stated part of this Board's process is an analysis to determine if this is consistent with the Comprehensive Plan, and not contrary to the general purposes and intent of the Zoning Ordinance. The Support within the Comprehensive Plan is multiple and strong and favors affordable housing. There are a half a dozen provisions to increase the availability and sale for safe affordable housing. Support existing and consider new partnerships to address housing needs. Assist homeless and persons at risk of becoming homeless in obtaining affordable housing. Review zoning, subdivision, building codes and develop policies to actively encourage affordable housing construction or redevelopment.

Mr. Jones continued part of what this process entails by statute is a SEQRA analysis, a Zoning Change and a Comprehensive Plan Amendment. The determination of SEQRA Lead Agency – one of the things we would like you to consider is the precedent set around the corner with the Homewood Suites, which this Board recommended a zoning change. While the Counsel has not adopted a uniform procedure for zoning amendments what they did in this case was sent a resolution to you asking for your Advisory Opinion on both the Comprehensive Plan and the Zoning Ordinance. This was also sent to the County. They took no action on SEQRA Lead Agency or deferral seeking Lead Agency. That is the same in this case. The Board did offer a positive Advisory Opinion to the City Council on the Homewood Suites project without addressing SEQRA. We are requesting you do the same for this application.

Kate Maynard, Principal Planner stated there has been no formal communication or action with regard to SEQRA or SEQRA Lead Agency.

Comment [u1]:

Mark Torpey, Chairman stated even though we have a project before the Board. It is our role to provide an Advisory Opinion back to the City Council that is really looking generically at the implications associated with the Comp Plan and changes as well as the proposed zoning changes and the text amendment.

Justin Grassi, Counsel to the Land Use Boards stated there are things which may change as a result of the zoning changes such as setbacks and parking requirements and those types of things.

Mr. Jones spoke about other projects which have been approved by the City, doing precisely that with a zone change. The Board has to evaluate what is in front of you, which is the relief sought, amend the Comprehensive Plan for this parcel from its current designation from RR-1 to INST-HTR. Also a Zoning Map amendment is sought along with a Zoning Text Amendment with the new designation.

Discussion ensued among the Board regarding the proposed occupancy of the project, specifically the horse track and racino workers versus the general populous.

Mr. Jones stated this project is not being sought solely for the housing of the race track and racino workers. This will be open to anyone who meets the income criteria.

Mr. Loomis, consultant for workforce housing spoke regarding the proposed project which is essentially affordable housing which is for workers in the service industry and essential workers. We have been working closely with the racino and race track and only 15% of their employees live in Saratoga. We are hoping to remedy that. There are no guarantees with the fair housing rules so we will be open to everybody.

Janet Casey stated she understands that but the zoning change you are proposing states equine. I am in favor of workforce housing for all of the people who need it. The problem is that the zoning would be more broad here and that is where I am having trouble with the logic.

Mr. Jones stated the zoning change will add multifamily residential apartments as a permitted use in whatever you call this zone. The added zoning is for apartments.

Todd Fabozzi stated he is against this proposal. When we look at the Comprehensive Plan and the zoning that is reflected in that we have Transect Zones. We do not have Transect Zones throughout the city but the Transect Zones are gradients in densities and that is where this concept comes from. This proposal is in the green belt area. We are at the edge of low density residential. For this Board to invert the Transect by having high density at the outer edge conflicts with the whole idea of what the transect is. When we look at connectivity in this city and higher density it presents a street face. How it relates to the belt environment, with a sense of urbanism not just that it is a pod that is isolated from everything else and the only relationship to it is you drive in there and leave as a resident or visitor and you have no other relationship to the city. You do not present to the face of the city. That is suburban and what you see across the capital district and those cause problems because they are pods and are isolated from everything. It is the wrong design and we should not be allowing pods of any kind when it comes to high density development. It should be connected.

Jamin Totino, Vice Chairman stated Todd captured all of his thoughts very succinctly. The difference between this affordable housing project compared some others before this Board, most recently the one on West Circular Street, is that it is integrated in the city in a meaningful way. This creates more of a campus effect.

Clifford Van Wagner stated on the other hand since I have been on this Board for many years and we have been struggling with workforce housing for the entire time frame. In most cases what undermines that, is the fact of the cost of land in Saratoga Springs in the areas where ideally they should be placed. This makes affordable housing unaffordable. The Planning Board and City Council will need to come to a reckoning. You are not going to get an ideal workforce housing project in downtown Saratoga. It's unaffordable for the person trying to do it. I think this goes a long way for 192 units. This is just not possible downtown. We have to compromise to get the best out of what we can do. Our opportunities to grab 192 workforce housing units are far and few between.

Todd Fabozzi spoke regarding how other communities are integrating workforce housing by utilizing smaller plots of land and building affordable housing in smaller parcels.

Clifford Van Wagner stated I have been on the Board for 25 years and this has not been done successfully in Saratoga Springs.

Jamin Totino, Vice Chairman stated Cliff has made some great points as well. The site plan is problematic on a variety of levels. The over concentration of units is what looms the largest for me. Our Comprehensive Plan calls for not over concentration of populations within the City. It is great to have that number of workforce housing units, but all in one location. Hearing these points from the Board I wonder if there is room for you to massage this more and perhaps think about a mixture adding the connectivity piece which Todd spoke about is also important. What I see on the site plan is two buildings which are completely isolated and surrounded by parking. There is no street connectivity not even to the racino or to downtown or Crescent Avenue.

Mr. Loomis stated he appreciates the Planning Board's concerns. A lot of what you have spoken about has been taken into consideration. We appreciate new ideas. We are only using 9 acres. The green space will incorporate walking trails, bike station will be available. Income levels we encompass 50, 60 and 90% AMI.

Tara Miller, stated workforce housing unit distribution will encompass 50, 60 and 90% AMI. A table noting this was provided to the Board as well as bedroom designations.

Mark Russo, Architect spoke regarding the marketability of the units and the distribution of units by bedrooms and the maximum number of occupants.

Jamin Totino, Vice Chairman stated he is not ready to vote on this tonight. What data might the Board need to move further on this. I think there are a lot of problems with this. I would need some further information concerning the raceway employees. I would like to know how many people who work in these facilities and qualify for the housing.

Clifford Van Wagner questioned when the marketing for these units actually begins.

Tara Miller stated 120 days prior to completion of the project they begin to advertise for tenants.

Mr. Loomis explained how the applicant works with the potential tenants. We are governed by State and Federal Agencies to assure our tenants are income qualified.

Justin Grassi, Counsel to the Land Use Board stated he has heard concerns from the Board members but he hasn't heard any Board member indicate that they are necessarily supportive or believe that it is consistent with the Comp Plan or contrary to the general purposes absent an affordable housing component here. There is no text in this requiring the affordable housing, if we believe we cannot approve or provide a positive advisory opinion to the City Council absent that test, it might be worth it to request from the applicant now rather than have it go back to the City Council with the recommendation that that should be included to get everything moving quicker.

Mr. Jones provided the owners of the property for the Board. BMHD Inc. and Saratoga Harness Racing, Inc.

Mark Torpey, Chairman stated he is adamantly opposed to provide a favorable Advisory Opinion to the City Council. This reminds me of spot zoning, and the precedent this would set. I have drafted a list on each of the six requests you are making and I will provide this to my Board members for review. There are so many ramifications to the City with respect to the Comp Plan. It's a great project if you can pull it off in the right way. I am not willing to support this the way it was presented today.

Discussion ensued among the Board regarding the project and what additional information would be helpful for the Board.

Ruth Horton stated she cannot divorce the ask from what the purposes we are being presented with. Without those two things together, I do not see a compelling reason to change the Comp Plan.

Bob Bristol stated he is in the same position. There have been some valid points made by various Board members. I still think there is still some room within this. This is a good concept, but the T's need to be crossed and the I's dotted. If you can do that then maybe it becomes closer to being a viable proposal.

Janet Casey stated she is not inclined to support this. Unless it can be firmly and clearly connected to affordable housing I cannot support this. There is a lot of persuading that needs to be done.

Mark Torpey, Chairman stated if you change from the RR to the INST-HTR District you sacrifice the ability of this Board to do a conservation analysis as part of the evaluation, or required 50% open space to be protected. This property has significant amount of wetlands. There are many ramifications.

**2. 18.017 WITT SUBDIVISION.** 32 Hyde Street and 9 Birch Street, final 3 lot subdivision in an Urban Residential-2 District.

Mark Torpey, Chairman stated the Board has had chances to look at the property and the lot. We are looking at a final 3 lot subdivision.

**BACKGROUND:**

Subdivision proposed with subject parcel and portion of adjacent property currently owned by Living Resources.

**SEQRA:**

Action appears to be an Unlisted Action. Short form EAF Part 1 was provided with the application.

Applicant: John Witt, Witt Construction

Agent: John Canney, Carter, Conboy

Mr. Canney provided a visual of the site. The parcel is just under a half an acre. No improvements to the site. Trees surround the parcel which will be maintained. A new plot plan was completed just today and is part of the presentation. Copies will be provided to the Board. The new plot plan in addition to the setbacks shows the proposed homes and sidewalks and driveways. All buildings will meet the area requirements for the UR-2 District. They will all have access to public water and sanitary sewers. This is all contained within one parcel. All lots will meet the density requirements as well being in conformance with the Comprehensive Plan. This will promote infill development in this area. All lots are more in conformance with the surrounding neighborhood. No variances are part of this application. The Board did have some questions at the workshop on Monday night concerning lot configuration. There is no requirement in the compliance for subdivision purposes to have a certain size or shape to the layout of the lot. The reason this configuration was proposed was to avoid the need for any variances. Some of the lot lines are not squared off which is due to the nature of the site and the want to avoid variances on the site. We are within the minimum lot size. In regards to the required Right of Way in the subdivision we are requesting a waiver of that requirement. This requirement would implicate existing structures and not conform with the existing streetscape if the ROW was extended. All the properties on the street are currently developed, there are no vacant lots. It would be a ROW to nowhere. In addition if extended the ROW would render these lots nonconforming and in need of a variance. Mature trees on the site will be preserved within the setback requirements. Mr. Cannery provided photographs of the streetscape noting the location of the sidewalk waiver, as well as additional trees to be preserved.

Kate Maynard, Principal Planner, City of Saratoga Springs clarified that if any tree is in the City's ROW it is the City's domain, owner or applicants cannot simply remove trees without any approval from City DPW.

Mr. Cannery stated they are requesting the waiver of sidewalks on Birch Street due to the unique topographical feature on that street. Under the zoning standards this is an applicable reason to request a waiver. There are no sidewalks on Birch Street. Sidewalks will be provided on Hyde Street on the left side. Additionally on West Circular there are sidewalks on one side and the same with Ash Street. All these parcels are below the 30% requirement for buildable lots in this zone. No square footage calculations for the homes at this time.

**PUBLIC HEARING:**

Mark Torpey, Chairman opened the public hearing at 7:40 P.M.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Mark Torpey, Chairman closed the public hearing at 7:41 P.M.

Jamin Totino, Vice Chairman spoke regarding sidewalks. This project area is a seed for other people to create sidewalks. He is not in favor of the sidewalk waiver.

Ruth Horton agrees with Jamin.

Todd Fabozzi also agrees with fellow Board members.

Kate Maynard, Principal Planner, City of Saratoga Springs stated what the Board has done flexibly in other areas. For example around the corner, the Board was flexible in looking at sidewalks on Willow Lane, not requiring them there but instead requiring them to be built on parcels not under their control to build out this block on Ash Street. This is where the Board showed some flexibility. If you look at the patchwork of sidewalks in this area there are some sections on the west side Hyde Street who could use some connectivity for the Boards consideration. It is however, easier for the contractor to place a sidewalk in front of the area being constructed.

Discussion ensued among the Board regarding the placement of sidewalks in front of someone else's home.

Clifford Van Wagner stated he would like to re-visit the site and walk the site. He would like to table the application for two weeks and see where the sidewalk would go.

Todd Fabozzi stated that the Board would need to create an offsite sidewalk policy, and he agrees the Board should make a site visit.

Discussion ensued among the Board regarding the creation of an offsite sidewalk policy.

Ruth Horton stated she is concerned regarding the trees in this location and that the end result may be many fewer trees than currently exist. A request was made to mark the trees which will be removed.

Mr. Cannery stated all the trees which are located in the setback areas will be preserved.

Mr. Witt stated this is an urban area which needs to be developed. It will be beautiful when it is done.

Mark Torpey, Chairman stated he is a large supporter of infill development in this area. The lot lines are a bit haphazard to get you to the 6600 square feet. Procedurally if we are going to forgo and waive the ROW considerations listed here it also for the express purpose of getting the ability to fit the 6600 square feet into that box as well. In looking through the waiver requirements, in terms of what we are to look at. It is difficult for me to answer those in the affirmative.

Clifford Van Wagner spoke regarding the abnormal lot lines; however they do meet the 6600 square feet requirement and comply with the minimum requirements without any variances.

Mark Torpey, Chairman stated since the Board is planning a site visit and the applicant will return in two weeks, I suggest the Board review the waiver requirements for the Right of Way.

8:00 P.M. The Board recessed.

8:10 P.M. The Board reconvened.

3. **18.033 VANDERWERKER SUBDIVISION**, 4 P.D. Harris Road, final two lot Conservation Subdivision in a Rural Residential (RR) District.

**BACKGROUND:**

This 4.69 acre site appears to be largely cleared, currently has a single family home on a portion of the site. Rural Residential District requires a conservation sub-division. Initial calculation of density, conservation analysis that is accepted by the Board that assists in identifying natural resources of the site and portions of the property that may be appropriate for conservation. 50% permanent open space set aside required.

**SEQRA:**

Action appears to be Unlisted. Short EAF – Part 1 provided with the application.



Applicant: Dave Vanderwerker

The applicant provided a visual map of the proposed project area which is 4.65 acres and shows the existing conditions but does not show any natural resources identified. We are proposing 2 acres for each lot. There is some sort of clay pipe which is in this area and we are proposing a 100 foot setback to avoid this area so as not to disturb that. We are also proposing 100' buffer on all three edges. The existing home also lines up and there are trees on the perimeter of the site. No tree disturbance unless diseased. This is a pretty open lot.

Clifford Van Wagner stated on the site visit, lot 2 is mostly grass and the lot is gorgeous as it is. White fence surrounds the property.

Kate Maynard, Principal Planner, City of Saratoga Springs stated there is an easement required in the language of a conservation subdivision.

Mark Torpey, Chairman, stated according to the regulations we could also allow for a regular subdivision, since there are no substantial resources on the site.

Discussion ensued among the Board concerning conservation subdivision versus regular subdivision.

Mark Torpey, Chairman recommended a waiver for a conservation subdivision based on the fact that there is no substantial resources on the site. The deed restriction should state the existing tree line along the perimeter of the property along Ruggles Road. Maintain existing trees on the site within area outside the building envelope. Identification of trees on the property and maintain the rural nature of the site. Updated drawings to be provided by the applicant.

**PUBLIC HEARING:**

Mark Torpey, Chairman opened the public hearing at 8:30 P.M.

Mark Torpey, Chairman asked if anyone in the audience wished to comment on this application. None heard.

Mark Torpey, Chairman closed the public hearing at 8:31 P.M.

**SEQRA:**

SEQRA short form EAF Part II was reviewed by the Board. No large or important areas of concern were noted.

**SEQR DECISION:**

Jamin Totino, Vice Chairman stated that based upon the information provided by the applicant in Part I of the SEQR Full Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Full Environmental Assessment Form, the project will not result in any large and important impacts and, therefore, is one that will not have a significant adverse impact on the environment. Based on this, I move to make a SEQR negative declaration for this action.

Bob Bristol seconded the motion.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 7-0**

Clifford Van Wagner made a motion in the matter of the VanderWerker Subdivision, 4 P.D. Harris Road, for a final two lot conventional subdivision with the deed language as noted by the Chair be approved.

Jamin Totino, Vice Chairman seconded the motion.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 7-0**

**B. APPROVAL OF MEETING MINUTES:**

Mark Torpey, Chairman made a motion for approval of the March 15, 2018 Planning Board Meeting Minutes as submitted.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 7-0**

Mark Torpey, Chairman made a motion for approval of the April 5, 2018 Planning Board Meeting Minutes as submitted.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, abstained; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 6-0-1**

Mark Torpey, Chairman made a motion for approval of the April 19, 2018 Planning Board Meeting Minutes as submitted.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, in favor; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 7-0**

Mark Torpey, Chairman made a motion for approval of the May 3, 2018 Planning Board Meeting Minutes as submitted.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, abstained; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 6-0-1**

Mark Torpey, Chairman made a motion for approval of the May 17, 2018 Planning Board Meeting Minutes as submitted.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, abstained; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor;  
Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 6-0-1**

Mark Torpey, Chairman made a motion for approval of the June 7, 2018 Planning Board Meeting Minutes as submitted.

**VOTE:**

Janet Casey, in favor; Clifford Van Wagner, abstained; Jamin Totino, Vice Chairman, in favor; Bob Bristol, in favor;  
Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

**MOTION PASSES: 6-0-1**

**MOTION TO ADJOURN:**

There being no further business to discuss Mark Torpey, Chairman adjourned the meeting at 8:40 P.M.

Respectfully submitted,

Diane M. Buzanowski  
Recording Secretary

APPROVED 7-19-18