



PLANNING BOARD

MINUTES (FINAL)

THURSDAY, OCTOBER 18, 2018

6:00 P.M.

CITY CENTER MEETING ROOM 1

CALL TO ORDER: Jamin Totino, Vice Chairman called the meeting to order at 6:01 P.M.

SALUTE TO THE FLAG:

PRESENT: Jamin Totino, Vice Chairman; Janet Casey; Ruth Horton; Todd Fabozzi;

ABSENT: Clifford Van Wagner; Bob Bristol

SKYPE: Mark Torpey, Chairman

LATE ARRIVAL: Amy Ryan, Alternate arrived at 6:45 P.M.

STAFF: Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs
Vincent DeLeonardis, City Attorney, City of Saratoga Springs

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:

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.

COMMENTS FROM THE CHAIR:

UPCOMING PLANNING BOARD MEETINGS/AGENDA WORKSHOPS:

Planning Board Caravan, Monday, October 29, 2018 at 4:00 P.M.
Planning Board Workshop, Monday, October 29, 2018 at 5:00 P.M.
Planning Board Meeting, Thursday, November 1, 2018 at 6:00 P.M.

PRIVILEGE OF THE FLOOR:

None heard.

A. POSSIBLE CONSENT AGENDA ITEMS:

NOTE: The intent of a consent agenda is to identify any application that appear to be “approvable” without need for further evaluation of discussion. If anyone wished to further discuss any proposed consent agenda item, then that item would be pulled from the “consent agenda” and dealt with individually.

- 1. **18.008.1 GLENMORE AVENUE SUBDIVISION EXTENSION**, 2 Glenmore Avenue, extension of previously approved 6-lot residential subdivision in an Urban Residential-2 (UR-2) District.

Jamin Totino, Vice Chairman stated this is merely an extension of a previously approved project and there have been no changes to the project.

Ruth Horton made a motion in the matter of the Glenmore Avenue Subdivision Extension that the application be approved. Janet Casey seconded the motion.

Jamin Totino, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Jamin Totino, Vice Chairman, in favor; Janet Casey, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES 5-0

B. APPLICATIONS UNDER CONSIDERATION:

- 1. **18.036 385 BROADWAY MIXED USE BUILDING**, 385 Broadway, Consideration of Lead Agency for SEQRA review and site plan review for commercial and multi-family residences in a proposed building In the Transect-6 Urban Core District.

Jamin Totino, Vice Chairman stated the Board has reviewed this application several times. The applicant is before the Board this evening for determination of Lead Agency Status for SEQRA and Site Plan Review.

SEQRA:

The action appears to be a Type I action due to the site’s location within the downtown historic district. DRC is the other involved agency with potential interested agency of SHPO. DRC deferred Lead Agency Status to the Planning Board at their July 18, 2018 meeting. A long EAF has been submitted. SHPO response states “Because the building is non-historic, we have no concerns with any interior work”. Desire to provide additional information to SHPO for further considerations –elevation drawings, aerial perspectives.

BACKGROUND:

The property is located on the heart of Broadway, project proposes to demolish existing single-story building and construct mixed use 5 story building consisting of 10,000 square feet of commercial space and 72 multi-family residential units. DRC Historic Review is required.

Applicant: Burns Management, Peter Rosecranz; Tom Newkirk, and Beth Jameson

Agent: Mike Ingersoll, LA Group; Doug Heller, LA Group, Project Engineer;
Mike Phinney, Principal, Phinney Design Group, Project Architect

Doug Heller, LA Group, Project Engineer stated the original Site Plan was submitted on June 7th. Since that time, we have been to 3 public meetings, 1 DRC and 2 Planning Board Meetings. We met with the DRC on July 18, 2018. We received good feedback and Lead Agency Status was deferred to the Planning Board at that time. We have been in contact with City Staff and have submitted additional information on August 18, 2018 which included the Traffic Report, SHPO signoff, 2018 including revised site plan set, Full EAF, easements, grants memo and exhibits, comment response letter and cost estimate for Letter of Credit and SWPPP. Also due to comments from the neighbors and we have made some changes to the project. We have decreased the number of units, increased the number of parking spaces and the west side of the building has been decreased by 9 feet for more space from 18 Division Street. Mr. Heller provided a brief overview of the project, reviewed parking and traffic, as well as the access easement, city sewer replacement, architectural modifications, west wing stair tower and roof top mechanical equipment, civic space and the proposed mitigation summary.

Mr. Heller provided a visual of the proposed site of the project as well as surrounding properties. This is a .73-acre site. We are proposing 69 residential units and 10,000 square feet of commercial space. The commercial will be all on the first floor accessed from Broadway. Residential units will be on the upper floor. There is 75 feet of frontage along Broadway. It goes back to the easement area which 385 Broadway currently has the right to access. We are Proposing to provide 49 parking spaces. Some will be in the parking garage and some will be surface parking. In the parking garage there will be a mechanical lift which allow more parking space than a typical parking garage. We have been in contact with National Grid regarding the transformers. There will be two transformers, One will feed the 385 Broadway Building and the other will feed Druthers. Traffic study has been completed on the Woodlawn and Division area. It reviewed AM and PM Peak hours and the conclusion was 18 trips additional per hour in the AM and 20 trips additional per hour in the PM. A crosswalk is proposed as well. We have had meetings with Tim Wales the City Engineer and the existing sewer main is in need of replacement. The applicant will be replacing 110 feet plus 75 feet of sewer line in front of the project which totals 185 feet.

Mike Phinney, Principal, Phinney Design Group, Project Architect. Mr. Phinney provided a review of the first-floor plans indicating the change in grade and elevation requiring a ramp into the lower level to access parking. The parking layout was reviewed for the Board including the 9 lifts located in the parking garage for the two-bedroom apartments. We have also introduced a carousel type parking area which increases the parking capability from 4 to 8. We will maintain the two tenants which currently exist in the building National and Frivolous and there is a potential for a third tenant. A visual of the site was provided for the Board including the floor layouts and apartment sizes and locations. The applicant will be introducing some micro-units, these are studio type apartments from 500 to 650 square feet. The building will be 5 stories in height. Plans for the roof have been modified due to neighbor concerns. We are incorporating a green roof screening as well for further buffering and screening. We anticipate large condenser units and the location of the mechanical equipment which will be screened with both a vegetative wall and the mansard roof will help for screening and an additional barrier. Mr. Phinney provided a review of all elevations and the modifications made to the building by pulling the building back and creating a loading area for move in's and outs as well as deliveries. All the first level balconies have been removed. Juliet balconies will be used in this area. Balconies are proposed on the 3rd floor apartments and above. We continue to refine the details on the building. We are proposing a simulated slate roof on the building. Mr. Phinney reviewed the type of materials they are considering at this time.

Mike Ingersoll, LA Group. Mr. Ingersoll reviewed the proposed civic space to be provided for the residents. Some architectural details have been retained from the original building. The civic space we are considering will have an educational type component. We would like to re-establish some of the features of the old building entrance to help set up the streetscape along with the elms and the pedestrian connection. Mr. Ingersoll provided information regarding the community contributions for the project. The applicant is provided additional sewer line infrastructure 110 feet of upstream sewer replacement at a cost of \$44,000. A cross walk at Woodlawn and Division Street, at a cost of approximately \$10,000. Parking mitigation \$15,000. There are 69 units – 49 spots provided. Civic space, streetscape improvements, small plaza and interpretative signage and wayfinding. \$12,000 additional contribution for

the greenbelt trail and parks, \$138,000 in recreation fees which the applicant would like to see directed to Flat Rock Park and the Greenbelt trail fund. Visual of the proposed public amenities the applicant is proposing with some of the monies from the recreation fees. We have been in discussion with Tina Carton and the Mayor and the Board. Mr. Ingersoll stated the next steps for this project would be SEQRA review and site plan review followed by the applicant appearing before the DRC.

Todd Fabozzi stated the building design is excellent; it fits the site and will be a great addition to Saratoga. He spoke regarding the front of the building and his suggestion of a water fountain and seating around it.

Mr. Ingersoll stated the Department of Public Works has to sign off on anything in the right of way.

Discussion ensued among the Board regarding the front civic space and provided some suggestions to the applicant.

Janet Casey voiced concern regarding the area for the 18 wheelers.

Mr. Phinney provided visual of the loading area and garbage truck access area as well as the turn around.

Mark Torpey, Chairman questioned the south west area of the back of the building and screening and sound proofing. Is there any buffering proposed?

Mr. Ingersoll stated they have the ability to adjust the height of the screen wall either up or down as well as choose the color of the mechanical units to perhaps match the roof color.

Board Alternate Amy Ryan arrived at 6:45 P.M.

Jamin Totino, Vice Chairman stated it is a beautiful building. The civic space details can be worked out.

Discussion ensued among the Board regarding the possibility of allocating recreation fees to be earmarked for the Flat Rock Park.

PUBLIC COMMENT:

Jamin Totino, Vice Chairman asked if anyone in the audience wished to comment on this application.

Dave Mattheson, secretary of the condominium board at the Lofts. The tenants are not opposed to the project. There are some concerns – the easement on the Lofts Right of Way; the impact of the construction on the Lofts building, and the siting of the building in relation to the Loft Building. The Condo Board has hired CT Male to review the impact of this project on the Loft Building as well as Mr. Goldman an attorney hired by the Lofts condo association. A letter from Mr. Goldman was distributed to the Board.

John McDermott, Lofts. Mr. McDermott spoke regarding the distance between the buildings.

Darryl Legiero, President of the Saratoga Tourism Bureau. Mr. Legiero stated they are in favor of the project, it will enhance what we have in the City. This is truly an asset. A letter was submitted in support of the project.

Dorothy Rogers Bullis, Business Interiors, President of DRB Interiors on Regent Street. Speaking regarding the aesthetics of the area and the beautiful building being proposed. Parking is very generous. She is excited about this project. Ms. Roger Bullis presented a letter to the Board.

Ted Winnowski, 18 Division Street. He is concerned regarding the trash area and construction easement area. Residents of our building are concerned regarding traffic and safety.

Jamin Totino, Vice Chairman asked if Brad Birge, Administrator, Planning and Economic Development, City of Saratoga Springs could elaborate on how the easement area could be controlled during construction.

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs, stated prior to construction the City entertains a pre-construction meeting. In attendance is the City Engineer, representative from Public Safety, Fire, Police, Traffic, Planning Office as well as the Department of Public Works. In essence anyone who has any responsibility or authority or insights over whatever happens. It is during that time where the specifics of the construction and how that will be handled are all laid out on the table to assure that it is as safe and as least disruptive as possible.

Mark Torpey, Chairman questioned the Part I of the SEQRA form which has been submitted by the applicant indicates an 11-month construction time frame. The gentleman who spoke mentioned 18 months.

Mr. Ingersoll stated 11 months is what was submitted.

Jamin Totino, Vice Chairman questioned the applicant about the building being pulled back some and wanted some additional information.

Mr. Heller stated the building has been pulled back 9 feet from the original submission due to some concerns from neighbors. The building property line is right on the easement. The edge of the building is 5 feet from the easement and we have another 18 feet until you hit the other building.

Mr. Ingersoll provided background on the buildings in this area and the history of the easement.

Mr. Phinney spoke regarding how the applicant has pulled the building back and the difficulty in reworking the plans for the entire building project.

John McDermott spoke regarding removal of the glass connector.

SEQRA:

Part I of the SEQRA Long EAF for has been completed and revised and submitted by the applicant. It is complete and accurate.

The Board reviewed Part II of the SEQRA Form. No large or important areas of concern were noted.

SEQR DECISION:

Ruth Horton stated that based upon the information provided by the applicant in Part I of the SEQRA Full Environmental Assessment Form, and analysis of the information provided and presented in Part II of the SEQR Long Environmental Assessment Form, I make a motion for a SEQR negative declaration since 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.

Janet Casey seconded the motion.

Jamin Totino, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Jamin Totino, Vice Chairman, in favor; Janet Casey, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Amy Ryan, Alternate, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES 6-0

Jamin Totino, Vice Chairman spoke regarding Site Plan approval.

Brad Birge, Administrator, Planning and Economic Development, City of Saratoga Spring, provided guidance to the Board regarding moving forward if the Board so choose on the Site Plan Approval.

Mr. Ingersoll stated he is not opposed to presenting several options of the civic space to the Board as well as the Letter of Credit to establish the funds to accomplish that as well as prior to the signing of the mylars.

Brad Birge, Administrator, Planning and Economic Development stated the Board has several options. The Board could not approve the Site Plan and wait until all the details were finalized and include all the conditions in the final approval. The Board could approve if you wish with the condition that the civic space details can be finalized prior to the signing of the mylars. That can return to the full Board or it could be done via Administrative Action or a small committee of Board members. The Board needs to be comfortable with their decision.

Discussion ensued among the Board regarding the proposed Civic Space and possible review by the Board or a small committee, or approval of everything but the Civic Space.

Mark Torpey, Chairman and Todd Fabozzi will meet to review Civic Space and report back to the Board.

Jamin Totino, Vice Chairman stated the Board can choose to approve the Site Plan with the condition that the both the Chair and Board member review the Civic Space and report back to the Board for approval.

Vince DeLeonardis stated the Board is under no obligation to hold off voting on an application because the neighbors have asked you to do so. It is entirely up to the Board to vote on an application or not.

Mr. Phinney stated the applicant is more than willing to return before the Board with the civic space in the future.

Jamin Totino, Vice Chairman stated the applicant has agreed to the following: The applicant has agreed to replace 185 feet of sanitary sewer, working on the civic space with a condition to approve upon a return before the Board following a review by the Chair, Todd Fabozzi and the applicant's submittal of several options for civic space.

Diverting

recreation fees to the Flat Rock Park. Provide a telephone contact number to call with concerns.

Janet Casey made a motion in the matter of the Broadway Mixed Use Building, 385 Broadway that the Site Plan application be approved with the conditions as noted by the Vice Chair.

Amy Ryan, Alternate seconded the motion.

Jamin Totino, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Jamin Totino, Vice Chairman, in favor; Janet Casey, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Amy Ryan, Alternate, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES 6-0

The Board recessed at 7:52 P.M.

The Board reconvened at 7:58 P.M.

2. **17.051.1 DEVAL SUBDIVISION AND RESIDENCE**, 59 Franklin Street, coordination of SEQRA review and ZBA Advisory Opinion within an Urban Residential-4 (UR-4) District.

SEQRA:

Action appears to be a Type I action. "An Unlisted Action occurring wholly or partially within, or substantially contiguous to, any historic district, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places or that is listed on the State Register of Historic Places."

- Coordinated review is required. The ZBA and DRC are involved agencies.
- On May 7, 2018 the ZBA initiated Coordinated Review and deferred Lead Agency Status proactively to the Planning Board.
- DRC deferred Lead Agency to the Planning Board on July 20, 2018.
- Full EAF now provided by the applicant as required.

BACKGROUND:

The Planning Board has reviewed a sketch plan submission of the proposed two-lot subdivision. The DRC provided an advisory opinion to the Planning Board on the sketch plan – the DRC concluded, "The siting of the structure is not inappropriate, the mass and scale are in context with the neighborhood".

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs stated there are two actions before the Board this evening. One is the Advisory Opinion to the ZBA and secondly, they have deferred SEQRA Lead Agency Status to the Planning Board as did the DRC. The Planning Board is the Lead Agent for this review. Tonight, the Board can focus on the Advisory Opinion to the ZBA. The ZBA can deliberate on this application, they can hold a public hearing, they cannot make a determination until the Planning Board has completed SEQRA.

Applicant: Richard DeVall

Mr. DeVall stated they last appeared before the Board in July. There were several concerns the Board had concerning the amount of relief. In taking the recommendations of the DRC which were that the garage not be attached, and that the proposed single-family residence is not a Greek Revival. We have taken into concern the recommendation of the Board regarding the proximity to the alley, so it was moved. The current site plan has been moved about 13 feet from the alley and now about 23 feet from the property line. We have also closed off the access to the garage from the alley. Access is from Cherry Street, with a street lighting and the driveway. The house fronts on Cherry Street, similar to 66 Franklin Street. A visual of the proposed building was provided to the Board.

Jamin Totino, Vice Chairman stated the challenge he is having with this is the proposal will result in the creation of a substandard lot. Per our regulations a subdivision should occur created only when necessary, and not make a practice of it. We are not in the practice of establishing substandard lots.

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs stated this is a multifamily zone. More than one principal structure is permitted on the lot. That is not what is being proposed a subdivision is being proposed. Two principal buildings on one lot would require a minimum of 3,000 square feet per dwelling unit in total.

Mark Torpey, Chairman questioned the applicant as to why they would not be pursuing that avenue versus a subdivision.

Mr. DeVall stated that is a possibility to pursue that, we have not thought of that.

Discussion ensued regarding the possibilities of what is allowed on that lot.

Bradley Birge, Administrator, Planning and Economic Development stated there are two levels of questions before you as part of the entire project. One is the subdivision itself. This is within the Franklin Square Historic District. One of the Cities first historic districts and the lot is listed on both the New York State and Local Historic Places. The question before the Board is are you supportive of creating subdivisions anywhere in the City that creates substandard lots.

Secondly does the lot being within the historic district affect any decision you will be making for creating that lot. The street is a very historic area itself.

Janet Casey questioned how long the lot has remained as such in this district. What are we saving and how consistent has it been. This is an essential question prior to addressing this application.

Mr. DeVall stated it has been in this state for some time.

Bradley Birge, Administrator, Planning and Economic Development stated the Saratoga Springs Preservation Foundation has provided some early Sanborn Maps showing this 1884 it identifies the entire block at that time with some homes on some lots. It appears that property was divided in 1889 and it shows that lot configuration as it is now.

Mark Torpey, Chairman stated at the Workshop Samantha Bosshart, Saratoga Springs Preservation Foundation noted how important this lot was and the importance of what is being proposed.

Jamin Totino, Vice Chairman stated he is not supportive of the creation of substandard lots.

Bradley Birge, Administrator, Planning and Economic Development, City of Saratoga Springs reviewed what the applicant is requesting from the ZBA and what would be required if the lot was subdivided or what would be required if a multi-family unit was proposed on the lot.

Jamin Totino, Vice Chairman stated what he is hearing from the Board is that the Board is open to some type of development in that area, but they are not in support of creating a substandard lot. So, therefore the Board will offer an Unfavorable Advisory Opinion to the ZBA. We are not supportive of a subdividing this property to create substandard lot. However, we are open to exploring other options for this parcel.

Ruth Horton made a motion in the matter of the DeVall Subdivision, 59 Franklin Street, that the Planning Board offers an Unfavorable Advisory Opinion to the ZBA with suggestions and opinions as noted by the Chair. Janet Casey seconded the motion.

Jamin Totino, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Jamin Totino, Vice Chairman, in favor; Janet Casey, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Amy Ryan, Alternate, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES 6-0

3. **17.081.1 ZIMMERMAN SUBDIVISION**, 139 Grand Avenue, Advisory Opinion to the ZBA within an Urban Residential-4 (SR-4) District.

SEQRA:

Action appears to be a Type I action due to its location within the Historic District. ZBA requested Lead Agency Status for SEQRA and the Planning Board deferred this on October 26.

BACKGROUND:

Applicant wishes to subdivide the property at the corner of Grand and Beekman into 2 lots. The first proposal required subdivision into 4,125 square feet for each lot where 6,600 minimum square feet is required. A 60-foot lot with is required the applicant is proposing 55'. Side yard setback for original structure on Lot 1.

The request for an Advisory Opinion from the Planning Board due to the fact that the lots as being proposed are substandard. The Planning Board issued an Unfavorable Advisory Opinion to the ZBA on October 26, 2017. The applicant submitted a revised layout plan and a response to the unfavorable opinion issued by the Planning Board. The Second proposal requires variances. The lot with the existing house 139 Grand Avenue would be 5,255 square feet and the new lot would be 5,355 square feet. Also, relief is requested for the new lot to be 55' wide. Variances may also be required for the existing house on its smaller lot and for any new single-family residence on the new lot.

Applicant: Mike Zimmerman

Mr. Zimmerman spoke regarding shifting the property line in dividing the property. There would still be two substandard lots, but one would be somewhat larger. One of the lots does sit on a corner lot giving it a larger lot appearance. Mr. Zimmerman spoke regarding lot sizes in the area and what they propose for the site. They are sensitive to the historic area where they live.

PUBLIC COMMENT:

Jamin Totino, Vice Chairman asked if anyone in the audience would like to comment on this application.

Jenna Egglestein, 135 Grand Avenue neighbor to the east. Bought the home a year ago and thought this was an established neighborhood. It feels like we are getting boxed in. Some concerns regarding the subdivision would make their home lose value. This could open the door for more subdivisions and substandard lots.

Pat Dancer, 135 Grand Avenue. We are also opposed, and we feel it is crowding the neighborhood and do not want to see substandard lots in this area.

Constance Comptomasis, Dublin Square Lane. A letter was sent from the 16 nearby neighbors against subdividing this lot into two substandard lots. One year ago, the Planning Board issued a Negative Advisory Opinion for subdivision of this property. The neighborhood is asking to once again provide a Negative Advisory Opinion to the ZBA.

Jamin Totino, Vice Chairman asked if the Board if there was any further discussion. None heard.

Jamin Totino, Vice Chairman stated last year the Board did offer a Negative Advisory Opinion on the subdividing of the Historic property. The following were concerns that were noted:

1. Relief proposed is substantial and would create two substandard lots.
2. Siting an additional residence on a substandard lot may be in appropriate to the existing neighborhood context.
3. The entire property is a contributing property to the West Side Historic District. The property has Historically consisted of the same parcel configuration and single structure. The Planning Board's Consensus is that the parcel should remain intact and not be subdivided.
4. The proposed additional curb cut onto Beekman Street is too close to the Beekman Street/Grand Avenue Intersection and could create a safety concern.
5. There is a contextually appropriate yet currently unmaintained brick sidewalk along the Beekman Street side of the property. A subdivision is not required for the owner to be able to properly refurbish this sidewalk.

Jamin Totino, Vice Chairman stated some of the concerns are still valid and remain concerns of the Board. Consistent with the previously issued unfavorable opinion, the Planning Board noted the following concerns with this application:

1. Relief proposed is substantial and would create two substandard lots.
2. Siting an additional residence on a substandard lot may be in appropriate to the existing neighborhood context.

3. The entire property (not just the structure) is a contributing property to the West Side Historic District and Listed on the NYS and National Historic registers of historic properties. The property has historically Consisted of the same parcel configuration and single structure. The Planning Board's consensus is that the parcel should remain intact and not be subdivided.

Mark Torpey, Chairman made a motion in the matter of the Zimmerman Subdivision, 139 Grand Avenue application that the Planning Board offer a Negative Advisory Opinion to the ZBA with concerns as noted by the Vice Chair. Janet Casey seconded the motion.

Jamin Totino, Vice Chairman asked if there was any further discussion. None heard.

VOTE:

Jamin Totino, Vice Chairman, in favor; Janet Casey, in favor; Ruth Horton, in favor; Todd Fabozzi, in favor; Amy Ryan, Alternate, in favor; Mark Torpey, Chairman, in favor

MOTION PASSES 6-0

APPROVAL OF MEETING MINUTES:

Approval of meeting minutes was deferred to the November 1, 2018 meeting.

MOTON TO ADJOURN:

There being no further business to discuss Jamin Totino, Vice Chairman adjourned the meeting at 8:45 P.M.

Respectfully submitted,

Diane M. Buzanowski
Recording Secretary

APPROVED 11-15-18