

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – May 17, 2018
PB 2018-5

Present: Casale, Conrad, Craft, Lilly, Taczak

Absent: Burg

Presiding: William Conrad, Chairman

Pledge of Allegiance

Conrad: I would like to welcome everyone out to the May meeting of the Town of Lewiston Planning Board.

Roll Call

A motion to approve the minutes of April 2018 was made by Taczak, seconded by Craft and carried.

The first item on the agenda was a site plan review for David Maries, Lower River Road, SBL# 73.18-1-36.

Kristin Savard, Advanced Design Group. We were retained by Dave Maries and his wife to assist with a site plan application and approval process for his proposed house on Lower River Road. The reason that the project has to come for site plan approval is that it is in the R-1 zone with the overlay district being on the shoreline. What you have in front of you and I have here tonight is a copy of the site plan which essentially is a grading plan and a layout plan with construction details and the applicable zoning information for the proposed house. What we're looking at is a house and a detached garage that would be constructed approximately 280' from River Road. The location is shown on your plans. The house itself would be a walk out basement with grading shown and it tapers off on the side of the house. The detached will be along the north property line. There is a circular driveway being proposed with a winding driveway coming up and a big circle in front of the house. The circle and the location of the driveway has been established to preserve some of the trees that are there. The site was cleared within the past year. The trees that are there now are the trees that will remain. We contracted with Glynn Geotechnical prior to making application to do a geotechnical investigation and to prepare the information that is necessary for a building permit and to evaluate the building location relative to the escarpment and edge of bank. I think that report was submitted. Their findings are in keeping with what we propose. We were before the Environmental Commission at their last meeting and received recommendation for a negative declaration. I believe there was a letter written by GHD with a couple of comments from the Town Engineer. One of the comments dealt with the proposed connection of the roof leaders for storm drainage discharge. What we've proposed and what we are currently discussing with Niagara and New York State DOT is to discharge the roof leaders from the 2 buildings to the existing

storm drainage system that runs along the north property line within that easement. There are 2 existing man holes that we located during our survey that we would tie those leaders directly in to. We have submitted the package to the DOT who is the coordinating agency. Because the line is owned by the DOT and it is maintained by the County so both of them will be involved. That's it in a nut shell. I'm here tonight with Dave. I can answer any questions that you may have.

Conrad: Any questions from the Board?

Taczak: Any ideas on the length of time it would take before we hear from the County or DOT?

Savard: Because of the 2 agencies they go back and forth. It's a simple project. They've had it for 2 weeks. I would think they would have to be signed off or secured before we pull a building permit.

Conrad: Is there a Plan B in case....

Savard: Yes, Plan B is to go out to the street or Plan C which we prefer not to do would be to go and down the embankment but that would introduce the DEC or others for the discharge. We actually have 3 plans for that. This is the simplest and makes the most sense environmentally.

Conrad: Those other 2 are viable as well.

Savard: Yes.

Conrad: Ryan, for tonight what motions do we need to make as far as do we need to make a recommendation for the neg. dec. to the Town Board as well?

Parisi: You are making a recommendation to the Town Board to approve, what else do you want to do?

Conrad: I just want to make a recommendation to the Town Board. It's pretty cut and dry as far as I can see unless anyone else has any other questions or concerns with it?

Parisi: Then you would just make your recommendation with conditions if you want.

Conrad: Does anyone want to make that motion either way?

A motion to recommend approval of the site plan based on the approval of Niagara County to allowing to take the roof leaders to the 30" drain pipe was made by Lilly, seconded by Taczak,

Savard: I would prefer not if possible to hinge the approval on that because that means I have to come back to you if they don't allow that. We do have a back-up plan. If there is a way to word it....

Conrad: Or could you say approval of the Town Engineer?

Savard: It is one of her comments.

Motion to accept Plan A and then Plan B,

Savard: I don't know if you were here when I said it, we submitted to the State 2 weeks ago because it's owned by the State and maintained by the County we have to talk to both. So far we are just waiting for the final blessing.

Motion seconded with Engineer approval, motion carried.

The next item on the agenda was a LMK Realty, Northridge Drive, SBL#

Dominic Massaro, Principal of LMK Realty. Since the last time we were here in front of the Planning Board we've been directed to finalize our site plan. There were certain items that were recommended by the Planning Board at the last review. In addition we've also been directed to inform and submit a.....SWPPP which has been sent in to the Town and has been reviewed by the Town Engineer. Comments have been provided. I don't know how much the Planning Board has seen. We provided responses today and we are prepared to meet whatever the requirements that the Town Engineer does mandate to move the project forward. Last week we were in front of the Zoning Board and we did receive approval on the front yard setback. Because of the conversion from R-1 to R-2 which was previously approved the setbacks needed to be amended as well to have continuity along Northridge Drive with the adjacent properties across the street and not to setback the properties so far that they infringe upon the Scovell Drive back yards which has been a subject we've been trying to avoid and to produce a buffer which has been designed and provided on the site plan. With that I have my engineer here tonight. We have the architect here as well. If there are any questions that we can answer or address we would be pleased to do so at this time.

Conrad: Any questions from the Board?

Lilly: I guess if you want to start out with the drawing comments and maybe one by one go through them and respond to the Town Engineer's letter.

Brennan Marks, Marks Engineering. We received a letter from GHD yesterday regarding site plan review. I will go down through each one. The first comment was regarding the drainage calculations and the SWPPP, the infiltration rate on the site, we are proposing infiltration trenches at the rear yard to....all the roof run off and rear yard run off will be directed to it. The Town will require an application infiltration testing and we acknowledge that. The best time to do that we feel is at the time they are actually going to install the trench. The site is now covered in brush; it's really hard to get back there. What we're proposing is we will do the infiltration test prior to the installation of the.....and verify the rates. We designed the system based on similar rates in this type of soil and this type of situation. There were some questions regarding the easements, the survey was done on the site by Millard, Mackay & Delles Land Survey.....the survey shows a 35' utility easement to the Town of Lewiston along the front of the

properties. It also shows a 10' wide drainage easement along the rear of the property and a few 10' wide drainage easements running along the side property lines to existing catch basins in the rear yard. It is our understanding that those are town easements.

Masters: Your front yard setback is 35' and my issue I guess with the 35' utility easement in the corridor is I can't have National Fuel Gas putting a 3" gas main 3' off the foundation. To me a 35' utility easement with a 35' front yard setback could cause a little bit of concern over there. Once it's done I don't have any control over National Fuel and National Grid.

Marks: The gas main is in right?

Masters: I don't know.

Marks: There is gas that runs across the front of the properties. It is set back a little bit from the easement line. I guess what you're suggesting is the opportunity for the houses to be in conflict with the utility?

Masters: The reason I say that is I've experienced that at Oak Run so I made them put the side yard 20' setback I had them put the gas main next to the house and I explained to National Fuel Gas which they were very reluctant to move their line until I told them that when the house blows up and Channel 2 comes to my office I'm throwing them off the cliff. Then they moved the line. I try to prevent all those things from happening.

Marks: I agree. There is international fuel code rights that's going to drive how far they can put gas mains from the house. We would expect them to maintain at least 5' off the line for maintenance and access to their utility.

Masters: Who is driving the 35' setback?

Marks: The 35' setback I understand is in place. There is water and sewer; this is from the survey that it's recorded.

Masters: Are you saying from years ago?

Marks: Yes. The sewer and water actually crosses over the right-of-way in several different locations because the alignment of the road is linear right, so when you run your water and sewers which they did straight. My assumption is they applied that 35' utility easement on to all the properties to straighten out the utilities which are in place.

Masters: I see what you're saying now. You're saying when they put the water and sewer in years ago and the road went in, that's when they imposed that 35' front yard setback?

Marks: That's what I understand by the survey as a recorded easement.

Masters: Ok.

Marks: Discussion about the easements will definitely be taking place with the town and land owners. We will also coordinate the engineering piece. I don't want it to hold up this process. I'll go down through the rest of the details about the response letter that we provided. A couple of typos. I mentioned that the roof run off will all be directed to the rear yard lots by 4" roof leaders and outlets to the rear yard swales which will undergo treatment and some detention and infiltration opportunities for the storm water gets to the sanitary sewer system of the Town of Lewiston. A little bit about the rear yard swales. All the piping in the rear yard swales is perforated pipe and encased in wash crushed gravel. What we're doing is perforated pipe with 6" of topsoil to grow grass over top. All storm water is diverted to the rear yards, it's allowed to collect in there and pond up to 6" before that over flows in to catch basins and out to the.....that little bit of ponding allows for filtration down through the top soil, in through the stone and also promotes the infiltration in to the side walls of the trench. There is also that perforated pipe that runs off the bottom of the infiltration trench which will equalize the whole infiltration system and then also take overflows for the larger.....

Conrad: Is there filtration fabric around?

Marks: Yes, we have lined this whole trench around the perimeter of the stone with a mi....140 which is a filtration fabric that doesn't allow the silt or sand to come in and blind out the gravel.

Masters: Are you saying in a rain event that rear yard trench will have 6" of water in it?

Marks: It will pond to 6" before it either infiltrates down the soil or if it's over 6" it actually goes in the catch basins.

Masters: Come spring time in a melt off situation how long do you think that water will pond there?

Marks: As long as it takes to go through 6" of top soil and down in to either the subsoil or collect in a pipe and travel off the site. It's similar to a peratorm that you put around your house.

Masters: I understand the concept. I'm just concerned about it being at the rear property line on Scovell.

Marks: I understand there are some ponding concerns there now right? This will only improve the situation by allowing and giving it a place to go through in to the soil and promote that infiltration and collection.....

Massaro: I think the transfer time would be extended. You're only going to have from what Brian 6 or 8" above the gravel and perforated pipe. Will there be ponded water there? Yes but I think the transfer time for it to go through would not significant.

Masters: All I'm wondering is about the perceived, all of a sudden we are going to develop that and right now all the water just goes on to your property so they don't actually see it. Now all of a sudden we are going to collect it at the property line and what are they going to perceive? They are going to say oh my goodness my back yard is flooding.

Marks: We're actually going to collect it just inside the property. All the pipe will be on his property. The big thing about it now is it collects back there and there is no drainage. It collects and ponds through there and doesn't go anywhere. There is no under drain system for it to infiltrate so it takes days. Top soil has an infiltration rate around an inch every half an hour, so 6" you're talking 3 hours. I did design quite a few of these similar situations, especially in residential lots like this with rear yard drainage. Also parking lots where you have curbs and islands. You do the same practice for water quality treatment. You enlarge the islands or you run the median where the curb breaks and then you would do the same situation. It's very effective for promoting infiltration and collecting that first flush volume. It works out really well. Going back to the right-of-way and the mains issue. We tried to locate clean outs and curb boxes and sanitary clean outs and the water boxes on the right-of-way where possible. However there is instances where the water main crosses over the right-of-way. We're just locating it as close as we can to the main. There is going to be some coordination between the utility provider of the Town and exact location of that final curb box when they are putting it in. You have to tap for it and a fitting before you can actually put a curb box in. I'm sure they want a length of pipe there just to get room to work on it. We kept it as close to the right-of-way as we possibly could. A couple typos on it. We will correct the typos in the storm water. That is my mistake, I will own it. There are some notes that will be added to the storm water that will outline some of the DEC requirements. We will make it a little more bullet proof for the contractors and the owner. We will provide some details. I'm going through this quickly if that's okay with you guys. I'll let Dominic actually answer the final responsibility of the storm water management facility by the, who is going to maintain it in the long run? I understand it's the HOA.

Massaro: We do it now. With regards to our other properties and anything that's not designatedright now over at Legacy behind some of the condominiums there, there is drainage back behind there that we maintain those drainage structures, catch basins and everything else. We also do so on our similar properties at Ridgeview and Historical Square which is in the village. There should not be an issue. I don't see this as anything major to maintain and we can as Brian had mentioned incorporate it in to the HOA provisions with the State with the offering plan to make a provision of the HOA to own it and maintain in

Marks: Just a couple of other things I want to outline that I know we are going to discuss here. The Scovell yard, rear yard lots are ponding. They do back up and drain on to this property and pond on to this property. One big thing I want to outline is that the plans will not create a levy along that back

property. It will not further pond the neighboring lots. We're actually accepting more water; we're improving the grades to accept more water under the subject properties here for the 15 lots. Then we are also promoting drainage of those lots. It's going to improve the situation for the Scovell Drive units. The other thing that we've provided for them because I know it's been an issue is we've provided evergreen screening along the entire back lot line between Northridge Drive and Scovell Drive. In addition we've provided street lighting along Northridge Drive. We've provided landscaping throughout the lots and all the utilities are existing and will remain in the front lots of the units.

Conrad: Just a few things on the plans when I reviewed them. On your first page your CO page, just a question, there is no salvageable trees that are back there. Is it all scrub?

Marks: Most of it is box elder, a little bit of buck thorn which are really small saplings that grow. They are very dense. The box elder is not a really good tree for anything. It uplifts really quickly and drops a lot of branches. We were talking about wiping the site and getting some evergreens in there and some good quality trees, some flowering trees.

Conrad: C-1, R-6 & R-7, there was some graphical, double lines.....

Marks: Good catch, what we were doing is we were working on that existing easement there and the 2nd line that is not labeled is an error.

Conrad: That is the one that's right up against the structure right?

Marks: Yes.

Conrad: Those lines should be, the ones that are vertical, those are property lines correct? Should they not be depicted as the.....

Marks: On the preliminary plat which is the first page here, this is 22 lots as recorded with the County. We are re-subdividing it, reconfiguring the lots to 15 lots. Each line shows the proposed subdivision line. It's a little bit different than the actual existing property line which is shown with a double dash line.

Conrad: At some point it will become....

Marks: As soon as we have approval we will then provide a final survey on this and that will be recorded with the County.

Conrad: This is sheet C-3, the grading between R-1 & R-2, the contour lines are shown on the upper left, and if you look at the contour lines you have 348 & 348 on those 2 contouring lines.

Marks: Yes, there is a drainage infiltration trench is off the back of the rear lot so it would look like this flat area....I can put a couple spots on there to outline that. It's draining to the center of the 348 area.

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Conrad: The temporary property line between there is 348.5 correct?

Marks: Yes it is. It is high and depressed but we have the under drain system which is....

Conrad: I just want to make sure the arrows are pointing one way and the grade is going another way.

Marks: We can do a better job outlining the spots on that.

Conrad: Thank you. Sheet L-1, the landscaping plan. I would like some clarification; you have 333 of these emerald arborvitaes?

Marks: It has changed since then. We have 152 Colorado spruce.

Conrad: Can you just make the key and that match? I don't want the quantities to become confusing, you see what I mean?

Marks: I can do that.

Masters: Is there going to be a problem with those in the swale with the ponding water?

Marks: No, actually we straddle the swale with those. They are .75' higher than the bottom of the swale.

Masters: They are okay being where all the drainage is coming to?

Marks: They are set up on either side of it. The blue spruce has a real shallow root system. It's more of a flat system so we're not worried about that going down and conflicting with the pipe system underneath.

Conrad: So basically the center of the swale goes down the center of the line of trees?

Marks: Exactly.

Conrad: You had your variance. Sheet C-6 when you are calling out the details on 6 parking lot fixture....

Marks: It's a poor representation.....

Conrad: You will match the height and everything?

Marks: Yes.

Masters: Private street lights?

Marks: We can either connect to the existing street that exists or we can connect privately.

Massaro: They will be in the Town's right-of-way; we'll have to work that out. We worked it out on the other side. Are you looking for the Homeowner's Association to maintain the lights and everything else instead of the Town?

Masters: That's the way we went at Northridge. I didn't know if it was a similar scenario you're proposing?

Massaro: We haven't really thought about it but we can do that the same way we did it at Northridge or on Legacy rather.

Masters: They will need to make a recommendation to the Board on it.

Massaro: We still have to get together and finalize all that stuff. At least the standard of the light that you have existing along Northridge Drive, you have that.

Masters: Somebody needs to make the decision is my point.

Conrad: Tonight?

Masters: When you guys recommend this to the Board you need to make a recommendation regarding the street lights.

Conrad: Any other questions?

Rob Morreale, Lewiston Council: When you do the evergreens you're saying you're putting them right on top of the drainage?

Marks: You have a 3' wide drainage ditch then the evergreens 2' off there and 2' off this side. They will be bordering it.

Morreale: If ever we needed to service then you're talking about digging them up.

Masters: Colorado blue spruce get to be 15' in diameter.

Conrad: Mine have been in for 15 years and they started at 3' and now they are 6'. It's a slow grower.

Marks: We try to account for everything. We have limited rear yard space. We have to get screening in once we get the swales back there.

Conrad: They are pretty slow. Any other questions from the Board? I have one more comment as part of the Engineer's review; the last sentence on the last page, the applicant must clarify and or address the above items. Therefore, this does not constitute our final comments on the preliminary plat. Camie I'm assuming you're going to want to see the changes and review it once again?

McGraw: The letter outlines the changes. It's a lot of will be provided, will be changed. They committed to it. We haven't seen that set of drawings or that revised storm water plan. Some of the items are drainage questions which I think we will still have to work out because although they have provided a response we may have a disagreement on some of the issues in regards to the drainage.

Conrad: As far as what we do with the preliminary plat, this is a preliminary plan with corrections before you would move forward?

McGraw: That would be our recommendation mostly because of the drainage concerns. We want to know that this is a workable drainage before it moves ahead. Minor changes, we don't mind that moving to the final plat, typos and things like that are not an issue. It's really the drainage concern would be our biggest issue.

Lilly: The developer knows how to address those to get this corrected?

McGraw: No, we are not on the same page and that's what we will have to work out. They've provided us; I saw this at 3:00 today. They've provided responses to our drainage comments but I can see at least 1 that I don't think we're on the same page at all on. I don't think he understood exactly what our comment was. We're going to recommend some changes that we disagree with.

Massaro: We can iron that out. We have to satisfy your office as the Town Engineer. We're prepared to do so. I'm looking for an approval tonight conditioned on our ability to satisfy the Town Engineer with the plat approval and your recommendation if I may suggest to the Town Board to allow this project continue based upon the satisfaction of the Building Dept. and Town Engineer with regard to the drainage issue.

McGraw: I do have one more item in regards to the first comment on infiltration tests because we only said that we recommend it's certainly not a requirement. All the drainage calculations, the 6" of ponding, the sizing of the pipes and what they anticipate what happened is based on an infiltration rate that they have established based on the soils. Our recommendation is for an infiltration test because the whole system does count. On infiltration his response is to do that before putting in the system so that would be after they've already received the approvals. That is a decision for the Board to make because should they find the infiltration doesn't meet that rate what do we do then?

Marks: In the past with infiltration projects, the ideal situation is closer to the developed condition so you've cleared lot, lawn, top soil, you've got your proper drainage, the testing can be done right now. Quite frankly every time it rains it ponds back there because all of the drainage on Scovell Drive is

conveyed to that area. We're going to get the most accurate rate when before we install the infiltrationand it's going to be the most representative of the project and the practice.

Conrad: Worse case?

Marks: Worse case if the rate comes lower we make a bigger trench or we go to an open chamber versus a pipe.

McGraw: At that point in time I don't know if that has to come back to the Board.

Masters: The problem is you can't go to an open chamber because the Town Code requires enclosed.....

Marks: I apologize, a storm type chamber which would basically be an upside down U, which would provide storage along the whole length of the pipe is still buried. This is a 3'-4' open bottom chamber.

Conrad: What is the pleasure of the Board here? We could do a couple of things. We could table it and wait until the Engineer approves it. We can approve it pending the Engineer's comments and satisfaction with the changes to the drawings.

Lilly: What is the biggest sticking point the drainage?

McGraw: Yes, there are a handful of drainage questions that we will need to look at which is the most important thing as far as we're concerned with the engineering to make sure the drainage will work.

Massaro: You have our commitment to do so and whatever we put back there is going to be better than what you have now. You have ponded water there now. We'll definitely comply with GHD.

Taczak: I know we discussed some of the old easements that are on the books on this property, your new setups are not going to match the old easements. What are you going to do with the old easements?

Marks: The red is....there is 3 tie-ins from the right-of-way at Northridge Drive to the rear yard lots. We're actually going to maintain 1; it's going to be our main outfalls point. The other 2 are going to be removed completely. There will not be a pipe. All the records show an easement on that property. I would assume that they would release the easement, the Town, there is no pipe there.

McGraw: Just for reference if the HOA has been maintaining all this drainage, you don't really need an easement. Usually a public drainage easement is kept for access for the Town maintenance.

Taczak: I just want to be sure what's going on. I know they are some questions we had earlier.

McGraw: I don't know if the Town wants to release.....

Massaro: You can consider the easement private like you're suggesting and then basically have them follow the Town provisions with the HOA to guarantee to the Town.

Masters: What we don't want to happen is the building permit to come in and I have an easement through the center of the property that was never taken away.

Conrad: The legal end of it has to be done as well, the maps and the description I guess would have to be....

McGraw: We can change the labeling on some of these easements to private as long as the Town feels they have no control over that easement.

Conrad: Brian do you agree with that?

Parisi: I'm running it through my head from the developer's perspective marketability is going to be affected by the fact there is an easement running through the middle of the house. What if the Town wants to exercise its rights with regard to that easement? You would have the right to knock the house down to get at whatever you need to get at. Obviously it's something that we need to figure out. I would agree that the Town doesn't need the easement if the HOA is taking responsibility for that drainage.

Taczak: Is there something that they have to do before we get to the approval?

Conrad: It's a paper chase really.

Marks: It will happen with the rezone. You will have to provide a re-subdivision map on the whole property. There will be some release of easement on the property by the Town.

Conrad: Your surveyor will probably file those.

Marks: We will make the map accordingly. There will be some legal work on his end, a little bit with the Town and then be recorded.

McGraw: The Town Code has a maintenance agreement for private storm water facilities that we typically do near the end before building permits that gives the Town a legal document that says that the owner is providing that

Conrad: We talked about a lot of things. We know that we need to have you comply to the satisfaction of the Engineer, all the items from their May 16, 2018 letter from the Engineer GHD. I mentioned a number of things that were fairly minor. The graphic on C1, R-6, R-7, you are going to work on the contour lines and make sure all the flows are graphically correct. Sheet C3 you will correct the

landscaping key and eliminate the 333 arborvitae that are written on that plan. The parking lot notice as a standard detail.

Masters: What about the street lights?

Conrad: Do you want a decision right now?

Masters: If you are silent on it then the Town Board will have to make it?

Conrad: What is your opinion on that Rob?

Morreale: As far as the cost of the lights? The power we are going to pay for.

Conrad: A couple hundred dollars a year right isn't that what we're finding it to be?

McGraw: There is no installation fee. It's just the power.

Morreale: The developer pays for the lights itself.

Conrad: The physical cost and installation. We are talking about 6.

Masters: The reason I want you to act now is when it comes to the Town Board then they will come in my office and say the Town Code says you only have to put a street light at T-intersections and dangerous curves. I'm trying to prevent all these things later. If you could make a recommendation.....

Conrad: Let me ask a question, what prompted you to have 6 street lights so we have an idea?

Marks: The Town Board and this Board like to see street lighting.

Conrad: What exactly is across the street?

Massaro: We have a light on the corner of Legacy and Northridge now and you have a light on the corner of East Eddy and Northridge. That's all you have. These are between Legacy, an existing light here andso that would be the stretch from East Eddy over Legacy Drive.

(discussion)

Massaro: You can leave it up to the Town Board's discretion if you want them to make the decision or basically we are already working with Lannon and Tim on Legacy Drive. If they want to add it in to there we can do the same.

Marks: The only recommendation I have since it does have to deal with financials is I would recommend the Town Board.

Conrad: The only other thing Rob is we're looking at what the code says, maybe just strategically place a few less or a few of the lights and not all 6.

Morreale: The residents biggest complaint when this development was going in was the traffic around the curve, speed, at night it's dark. More lighting would satisfy some of the residents. I still hear a little bit from it.

Lilly: So the developer would pay for the lighting if we put it down to 3 and the Town would agree to pay the electricity bill? Is that what we're recommending?

Conrad: That's up to the Town Board to pay it, whether or not they will.

Massaro: We can come to a reasonable amount of street lights.....

Lilly: There are 6 on the plan, would 3 be acceptable?

Taczak: I would go 4. Take every other one out, you end up with 4.

A motion to approve the Site Plan Review was made by Taczak, seconded by Craft with the following conditions: Approval of Site Plan Review

Compliance with the Engineer's letter of May 16, 2018

Graphics on C1 R-6,R-7

Grading, contour lines sheet C3

Correct landscaping legend, eliminate 333 arborvitae

Parking lot notice

Developer to pay for (4) LED lights

Masters: Bill can you talk about the subdivision law? You didn't quite like how it was worded?

Conrad: The letter that we had was just, as adopting the Town of Ithaca's sunset clause, the actual verbage in the law that was attached to that letter is fine. I know Ryan is working on adjusting it and making it fit and things like that. The question I have was about our letter, our internal letter but once I looked at the other page, that's where the language was it.

Masters: Are you saying you did not like the language of our letter?

Conrad: Our letter is not important because the language is in the actual law that was attached to that letter. So once I saw that, it was already time for the meeting.....I think we are good. Actually the Town Board was pretty happy with the idea of putting the sunset clause in there.

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The next meeting will be June 21, 2018, at 6:30 P.M.

A motion to adjourn was made by Taczak, seconded by Lilly and carried.

Respectfully submitted,

Sandra L. VanUden
Planning Secretary

William Conrad
Planning Chairman