

**TOWN OF CLINTON
PLANNING BOARD MEETING
FINAL MINUTES
August 1, 2023**

MEMBERS PRESENT

Paul Thomas, Chairman
Jack Auspitz
Tom Bonanno
Gerald Dolan

Gerry Thorpe

ALSO PRESENT

Secretary – Arlene Campbell

MEMBERS ABSENT

Justin Carroll
Alex Ferrini

Eliot Werner, Liaison Officer
Jeff Newman, MCEI

Chairman Thomas opened the meeting to order at 7:02 pm. He gave his opening remarks about the agenda items.

VARIANCE APPLICATION:

None

PUBLIC HEARING:

Levin Site Plan for Ground Mounted Solar Energy System – property owned by Richard and Kathleen Levin and located at 143 Browning Road, **Tax Grid No. 6366-00-517296.**

The applicants are seeking Site Plan Review to allow installation of Ground Mounted Solar Electric System.

Mr. Levin appeared and briefly explained his application. He indicated the setback variance that was approved by the ZBA dated July 27, 2023.

Gerry Thorpe joined the panel at 7:06 pm.

Chairman Thomas explained that the board first needs to declare itself lead agency and circulate the application. The board can just open the public hearing but cannot proceed with the approval yet. The public hearing will remain open.

Chair Thomas motioned to open the public hearing, seconded by Mr. Auspitz, all aye, Motion carried, 5-0.

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No one spoke from the public. The board closed the public hearing.

Chairman Thomas motioned to close the public hearing, seconded by Mr. Dolan, all Aye, Motion carried, 5-0.

The board discussed the agencies in regards to SEQRA.

Mr. Thomas motioned that the Planning Board approves the following resolution:

Be it Resolved, that the Town of Clinton Planning Board hereby declares itself lead agency for review of the project pursuant to Sections 617.6(2) and (3) of 6 NYCRR 617, in the matter of **Levin Site Plan for Ground Mounted SES Application** for the installation of Ground Mounted Solar Energy System on property located at 143 Browning Road **Tax Grid No. 6366-00-517296** for this unlisted and uncoordinated action with Short Form EAF.

BE IT FURTHER RESOLVED, the Planning Board hereby directs the copies of Site Plan Application, Short Form EAF and Site Plan be sent to the identified interested agencies (West Clinton Fire Department, DC Planning Department and Scenic Roads Committee).

Seconded by Mr. Bonanno.

Discussion. None.

All Aye, Motion carried, 5-0.

Public hearing remains open. On the agenda for August 15, 2023 meeting.

No other action taken.

Hurd and Ransbottom Site Plan for Ground Mounted Solar Energy System – property owned by Michael Hurd and Leslie Ransbottom and Grayson Ball, located at 204 Rynders Road, **Tax Grid No. 6367-00-675871.**

The applicants are seeking Site Plan approval to allow installation of Ground Mounted Solar Electric System.

Grayson ball, SunCommon Solar and the property owners all appeared for this application. Mr. Ball explained that they are proposing to install ground mounted SES in addition to the existing ground mounted SES. He added that they are also installing roof mounted SES.

Chairman Thomas motioned to open the public hearing, seconded by Mr. Auspitz, all Aye, Motion carried, 5-0.

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No one spoke, Chairman Thomas motioned to close the public hearing, seconded by Mr. Auspitz, All Aye, Motion carried, 5-0.

No correspondence received from any of the neighboring property owners.

Chairman Thomas confirmed with Mr. Newman that the total kW capacity of the solar energy system in terms of tier 1 and tier 2 are not combined. Mr. Newman agreed.

Chairman Thomas asked about the screening of the ground mounted SES. Mr. Hurd responded that there is existing natural screening. It does not need artificial screening.

The board reviewed the Short Form EAF and issued a Negative Declaration.

Chairman Thomas motioned the following resolution.

Mr. Thomas motioned that the Town of Clinton Planning Board approves the following resolution:

BE IT RESOLVED the Town of Clinton Planning Board has determined that the Hurd and Ransbottom Site Plan to expand an existing ground mounted solar electric system, **Tax Grid #132400-6367-00-675871** on property located 204 Rhynders Road will not have a significant impact on the environment; and

BE IT FURTHER RESOLVED the Town of Clinton Planning Board hereby issues a Negative Declaration pursuant to the requirements of the State Environmental Quality Review Act 6 NYCRR 617.6 (g) and in accordance with Article 8 of the Environmental Conservation Law.

Seconded by Mr. Dolan, all Aye, Motion carried, 5-0.

After all the reviews were made, the board passed another resolution.

Mr. Thomas motioned that the Town of Clinton Planning Board approves the following resolution in the matter of Hurd and Ransbottom Site Plan to expand and existing Ground Mounted Solar Energy System on property located at 204 Rhynders Road, **Tax Grid No. 6367-00-675871.**

WHEREAS, Leslie Ransbottom has applied for site plan approval to install a proposed ground mounted solar energy system (SES) to be constructed on a 3.25-acre site in an AR3 Zoning District at 204 Rhynders Road in the Town of Clinton, parcel number 132400-6367-00-675871, application and site plan prepared by Sun Common LLC, and

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WHEREAS, the applicant seeks to expand an existing ground mounted SES, as described in the submitted application, by adding eight (8) new panels generating up to 7.6 kW, which will service the residence and outbuildings and other structures on the referenced parcel; and

WHEREAS, Section 250-71.1 of the Town of Clinton Zoning Law provides that an applicant must submit for Planning Board review and approval a proposed site plan prior to installation or modification of a ground mounted SES; and

WHEREAS, applicant has submitted a site plan and the SES conforms to the minimum required setbacks in the Town of Clinton Zoning Law, and

WHEREAS, the Planning Board has concluded that, with respect to the specific facts of this application, the public health and safety will not be threatened by the proposed action; and

WHEREAS, a completed Short Form Environmental Assessment Form has been submitted, the Planning Board has declared itself lead agency for this unlisted, uncoordinated action, and the Planning Board issued a negative declaration for purposes of Article 8 of the Environmental Conservation Law on August 1, 2023; and

WHEREAS, the proposed modification to the ground mounted SES on the parcel complies with the size, height and capacity limitations set forth in Section 250-71.1 and the applicant has represented that the system capacity of the entire Tier 2 (ground mounted) SES will not exceed 25kW AC or generate more than 110% of the electricity consumed on the site over 12 months based on estimated future usage; and

WHEREAS, the proposed expansion of the ground mounted SES is otherwise in compliance with the requirements of the Town of Clinton Zoning Law and consistent with the Town of Clinton Comprehensive Plan; and

WHEREAS, applicant shall be required to obtain a building permit prior to construction and to comply with all applicable building and fire codes; and

WHEREAS, the additional ground mounted panels will be installed adjacent to an existing ground mounted SES and will be screened from view from the road and from neighboring properties, and accordingly the Planning Board has determined that additional screening is not necessary based on these facts and visual inspection:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants site plan approval for the Ransbottom Tier 2 Ground Mounted SES, conditioned upon payment of all fees.

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Seconded by Mr. Thorpe,

Discussion. Mr. Bonanno asked if the electric usage report was submitted. The applicant responded, "Yes. It was included with the initial submission."

Chairman Thomas asked if the total capacity of the ground mounted solar energy system is under 15 kW. Mr. Ball responded that the total KW for Tier 2 is 11,194. This includes the capacity for the original ground mounted SES. Chairman Thomas noted that the capacity for the roof mounted SES is not combined to the capacity of the ground mounted SES.

All Aye, Motion carried, 5-0.

Dutchess Reserve LLC aka Pumpkin 5 Lot Subdivision (Continuation of public hearing) – property located Pumpkin Lane, Tax Grid No. 6568-00-017281.

Applicant wishes to subdivide ±110.957-acre parcel of land to five residential lots: Lot 1 – 18.302 acres, Lot 2 – 21.528 acres, Lot 3 – 9.791 acres, Lot 4 - 34.678 acres and Lot 5 – 26.258 acres.

Mr. Graminski, PE and Land Surveyor along with the property owners Doug Maxwell and Christopher Diereg all appeared for this application.

Mr. Graminski made a presentation per his response/comments letter dated July 28, 2023. In regards to the application to the Department of Health, Mr. Graminski stated that there were no major changes from the plans per the Department of Health. The well and septic system designs have undergone initial review, and will be submitted for final review and approval pending preliminary subdivision approval by the Town of Clinton Planning Board. Mr. Graminski noted that the Department of Health requires that a test well meeting water quality and quantity standards be drilled on Lot 3 prior to final approval by their office.

Mr. Graminski indicated that he also got in touch with the East Clinton Fire Chief to look at the plans. He also met with the Highway Superintendent today and received a letter of sign off about the various driveway entrances including the common driveway entrance. As previously discussed, they need to have multiple access points for the lot creation. He acknowledged his conversation from the Highway Superintendent that they need to get a construction entrance permit from the highway department when they drill a well on lot 3. This will be coordinated with the town engineer. He added that they will also need a driveway permit for the construction of the common driveway entrance.

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Mr. Graminski continued his comments per his response letter dated July 28, 2023. He explained the map about the identification of the wetlands. They have field delineated all the wetlands on the property. He opined that these are accurately located. The entire property was examined in doing this. He's confident about the accuracy of the location of the wetlands on the property. Mr. Graminski stated that the wetlands shown on the Dutchess County parcel access comes from the national wetlands inventory map. These are merely indicators and based on photography.

With regards to steep slopes, Mr. Graminski indicated that they did submit a steep slope's permit application including steep slopes analysis. In most part, they avoided steep slopes in construction and design of the subdivision. There is a small section of steep slopes in the common driveway.

Mr. Graminski stated that they have retained an archeologist and noted that there was no archeological finding based on field testing conducted on the property. The reason why the town engineer mentioned this in his comment was -- part of the process when SWPPP was submitted and approved is that the application also goes to the NYSDEC. It's a requirement of DEC to have an archeological sign off. He noted that all disturbed areas were investigated for archeological field testing and analysis.

In regards to setbacks and other zoning requirements, Mr. Graminski said that the Zoning Administrator had reviewed the plans and had not indicated that any variances are required.

Mr. Auspitz asked if the Department of Health specifically chose and signed off on lot 3 to be the lot to do the drill and well testing. Who picks which lot to drill well?

Mr. Graminski indicated the discussion with the Department of Health. It was agreed that drilling of the well on lot 3 is adequate. They need to construct a roadway to do this.

Mr. Graminski stated that the town attorney reviewed the language of the Common Driveway and Maintenance Agreement. In regards to the comment in identifying the preservation areas, Mr. Graminski noted that a note has been added to the Preservation Area Boundary Plan (Sheet 3 of the plan set). This is delineation of fields about the preservation areas.

Chairman Thomas asked if there will be signs or flags to identify the preservation areas so that these areas don't get bulldozed when building a home. Mr. Graminski responded, "Yes."

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Mr. Graminski discussed the town engineer's comment about the construction of the common driveway prior to the final approval and filing of the final plat. Mr. Graminski reiterated their position in this matter.

Mr. Maxwell commented about the town engineer's suggestion about the restoration bond in the event of the developer's project abandonment and soil erosion and drainage issues are created. He asked if the common driveway can be done before the c of o is issued.

Chairman Thomas expressed his understanding about the applicant's position. He suggested discussing this matter with the town consultants during the workshop meeting. The board does not have the expertise to decide on this matter.

Mr. Graminski continued his presentation with his response comments. Email correspondence from Town of Clinton Fire Chief Estes has been enclosed with his submission in regards to the Fire Department sign off. In regards to the proposed box culvert, Mr. Graminski said that sealed box culvert drawings will be obtained from the precast concrete vendor. These will be submitted, and the box culvert detail will be updated on the Subdivision Plan Set prior to final approval.

Mr. Graminski explained his response to #9 of the Town Engineer comments regarding item 4 driveway surface to be stabilized, especially on steep slopes. He noted that they lowered the grading from 14% to 12.5% per the suggestion of the town engineer. He pointed on the map about the section of the grading that was lowered.

Mr. Graminski discussed the limit of disturbance that they modified on sheet 3. He pointed to the disturbance areas on the map. The preservation areas have been modified to accommodate the stormwater management practices. The stormwater practices are now shown on Sheet 3 along with the preservation area and limits of disturbance.

Mr. Graminski discussed SWPPP practice to be shown on sheet 3. Given the nature of this project, Mr. Graminski noted that the total disturbance is 13 acres out of 110 total acres. Per the NYSDEC requirement, in residential areas, any disturbance greater than 5 acres requires all different design methodology for the project. He explained the details of the Stormwater Pollution Prevention Plan (SWPPP) that was taken into account. He also explained the drainage engineering aspect of the project and noted that they are not increasing any water runoff downstream to any of the adjacent properties. He added that per the town engineer request, the common and individual driveway easements have been modified to encompass all proposed grading for the driveways. The

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Maintenance easements for stormwater management practices will be provided to the board.

Mr. Graminski said that given the depth of the stormwater ponds, fencing or other means of fall protection should be considered per the town consultant's comment. He noted that fall protection fencing for the ponds has been added to sheets 6 through 8, with a detail on sheet 15. He added that guiderail has been added on the North side of the lot 4/5 retention area as requested to protect vehicles from entering a depression. Guiderail has also been added at the culvert at about station 14+20 on the west side of the drive given the 4' drop off, as shown on sheets 4 through 8.

Mr. Graminski indicated the Stormwater Pollution Prevention Plan and details that they provided in response to the town consultant's comments. He noted that he went through the details with Mark Long from CPL about the SWPPP details and engineering concepts.

Mr. Graminski addressed the CAC comments per his letter dated July 28, 2023. There's been some questions with regards to the drainage swale per one of the neighbor's concerns. He explained Sheet 4, one of the neighbors has a concern about the drainage swale. There was a document produced by Hudsonia that called this area a stream. Mr. Graminski noted that this is clearly a drainage swale when you look at how clearly the contours are developed. This entire area was investigated by the wetland's delineator. He explained how the drainage swale on that area works.

Chairman Thomas asked about the structure by the road. Mr. Graminski said that these are depression contours. He pointed on the map and explained that water runoff enters here then be detained and outlet structure and water will build up and vegetated through here and it will discharge and enter through an existing culvert that goes underneath the driveway.

Mr. Thorpe asked if the swale was created or pre-existing. Mr. Graminski responded that it was pre-existing. The swale was cut in by previous farming activity. He underscored that it is not an intermittent stream.

Chairman Thomas asked Mr. Graminski what is to the left of that area. Mr. Graminski responded that it was the expansion area. He stated that the Health Department requires septic design. He underscored that there is no intention to build it but to just show the absorption field on that area.

Mr. Auspitz asked what he meant in "Comment noted" in his response letter. He asked, "Does it mean you agree with the comment?" Mr. Graminski responded, "Yes and that he addressed the comment."

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Mr. Graminski discussed drainage and box culvert per sheet 6 (drainage). The existing culvert is a clean, HDPE pipe in good condition, with adequate cover under the proposed driveway to allow for traffic loads. A 12-foot length of 24" HDPE culvert pipe has also been added to the existing culvert in order to extend past the common driveway grading.

Mr. Graminski discussed the comment from the CAC in regards to a house on Lot 3 that appears to be on the headwaters of the intermittent water. He stated that the "headwaters" are the collection point of the surrounding stormwater catchment areas draining to the beginning of the swales. The proposed building location will continue to allow drainage to the swales, with roof and driveway drainage being treated by the proposed stormwater planter before being discharged to the swale. Moving the house location to the west will encroach upon the existing woods and increase the disturbance area of the project. Mr. Graminski proposes that the house location for Lot 3 remains as shown on the plans. He noted that for each proposed residence location, DEC recommends one of the stormwater management through rainguard, so the roof water is now treated through rainguard and in this case will ultimately discharge to the swale.

Mr. Graminski noted that CPL agreed that wetlands delineated by qualified biologists are more accurate than online resources. He demonstrated the wetlands on the map. He stated that the idea is to stay and construct outside the wetlands. A permit from the Army Corps of Engineer will need to be filed if they have to disturb a bed or bank of the stream. Their methodology is to stay outside of the wetlands and not have to disturb the wetlands area.

Chairman Thomas asked, "How is that possible? That is basically a bridge!" Mr. Graminski said that it is actually a box culvert and foundation will be excavated outside the wetland area. He described how the work will be done.

Chairman Thomas asked if that is a precast concrete. Mr. Graminski responded, "Yes."

Chairman Thomas asked what triggers the Army Corps Engineer's permit? Do you have to be actually on the wetlands? Mr. Graminski responded that you need a permit from the Army Corps of Engineer if you are in the wetlands.

Mr. Graminski noted that stream is a B classification. You want to stay outside of the bed and banks. Not only do you need a permit from the Army Corps of Engineer, Mr. Graminski stated that you will also need water certification from the DEC.

Mr. Graminski explained and demonstrated the proposed driveways that will accommodate the emergency and utility vehicles.

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Chairman Thomas asked, "What is the common driveway material made of?" Mr. Graminski replied, "Gravel base (Item 4)." He explained the details and drainage on the map. He noted that they super elevated only one direction so that it goes into the drainage swale as far as the treatment of the stormwater.

Mr. Graminski addressed the issue on how they handle the steep slopes. He noted that they will stabilize those steep slopes. They also show the driveway turn out section that allows passing for emergency vehicles or another vehicle. These are all shown on the common and all the individual driveways.

Mr. Graminski stated that they added a silt fence per the request of the CAC. They showed the drainage and the swales on the driveways as shown on sheets 6 to 8.

With regards to stormwater ponds, Mr. Graminski stated that fencing for fall protection has been added as shown to sheets 6 through 8. Guiderail has been added on the North side of the lot 4/5 retention and is shown on sheets 4 to 8.

Mr. Graminski also discussed soil erosion and control plan, environmental comments, steep slopes analysis plan, and preservation areas.

Mr. Graminski read #2 of Page 9 and explained his response "Comment noted". The proposed location of the residences and the driveways are intended to protect the viewshed and the privacy of the residences of this project and the neighboring properties.

Mr. Bonanno asked about Lot 3. It looks like they had to cross a bridge when they were walking out there. He asked, "Is the ditch staying? Is there a bridge there too?"

Mr. Graminski responded that there is an existing culvert there. They are upgrading it to 15 inches. He explained that it all collects into one location and there is a culvert underneath for discharge.

Mr. Bonanno asked if this interferes with the building envelope? Mr. Graminski responded that they are staying on the south end of the swale. He explained the details and noted that there is an existing driveway and there is a steel gate there and they will be using that location. He underscored that all the runoffs will continue to go to the northwest end of the property. They are not touching those.

Mr. Auspitz asked if all the house sites other than Lot 3 be visible on Pumpkin Lane road. Mr. Graminski responded, "No."

Chairman Thomas indicated that one of the concerns on Lot 3 is about the no preservation area. The owners explained the preservation of this area. The

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driveway will be cut through the left. There will be no clear cutting trees in that area.

Chairman Thomas explained that the next step on this process is preliminary approval. It is a question of – “Do they have everything that they need to issue preliminary approval?” A lot of this depends on the town consultants. There’s a lot of technical detail on this and the board needs guidance from the town consultants. One of the major conditions that was recommended was about the construction of part of the common driveway before they get the final approval. This will be one of the conditions that the board needs to make. He discussed the procedural process of the approval.

Chairman Thomas indicated the latest comments received that afternoon from the town planner (NPV letter dated August 1, 2023) such as lighting. He feels that this can be addressed by other notes on the plan. He noted that the big comments have to do with the wetland mappings and delineation and whether other permits are needed.

Mr. Graminski stated that the EAF that he prepared was done via EAF mapper on NYSDEC website. They list all the environmental concerns that they have if you use the DEC mapper when filling out the EAF. They have the stream classification and it shows the extension and the location of the stream. He showed the wetland delineation and the change in the contour that goes 30 feet on the short distance and also shows a stone wall. Mr. Graminski opined that the wetlands and the stream boundary are one and the same. He noted that he will have the discussion about this issue with the town consultants.

Chairman Thomas stated that there were no comments received from CPL in response to Mr. Graminski’s latest comments. The town engineer needs to sign off on these comments before they can move forward.

Mr. Graminski said that he will reach out to the town consultants on how to proceed. Chairman Thomas asked Mr. Graminski to also check the lighting issue. The applicant agreed.

Mr. Newman commented about the setbacks. Typically, there is no front setback for the rear lot. He explained how the front yard setback is measured on rear lots. “The building line so established must meet the minimum building setback and must be at least 50 feet farther from the point at which the lot achieves the minimum lot width.” The front building line is parallel to the road and 50 feet in will be the setback.

Mr. Newman commented about the preservation area. He suggested creating a setback envelope so that the setback envelope could reflect other conditions like steep slopes. He is not sure whether this is the intention of the preservation area.

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Chairman Thomas commented that it is also a question of what it really means by the preservation area. Does it mean, “No cutting trees! No buildings!”

Mr. Newman said that if the goal is truly to preserve these areas, and this is a setback envelope that follows the preservation areas then that’s the only buildable area on that lot. He will then look into this setback envelope based on the town code since town code refers to that setback envelope. He opined that this will be a more clear delineation and protects preservation areas from future development.

The panel discussed the preservation areas. Mr. Newman explained the setback envelope that contains all the buildings on the property. The preservation area agreement will contain plans on tree cutting, etc.

Mr. Dierig stated that they already crafted the language of the preservation areas and this was submitted to the board. The board agreed to look into this.

Chairman Thomas asked if they need preliminary approval to move forward with the Department of Health. Mr. Graminski responded that he was able to get the DOH to look into it before the preliminary approval. He noted that they generally need preliminary approval before the Department of Health will look into it.

It was noted that this is non realty subdivision.

Mr. Speaker from the audience asked if there will be restrictions on the type of houses that will be built on these lots. Mr. Maxwell responded that they will be designing the houses. They will be selling these lots as a house and lot package.

After a very lengthy discussion, the board agreed to leave the public hearing open. Mr. Graminski to get in touch with the town consultants on how to move forward.

No action taken.

Upstate Modern Non-Hosted STR – property located at 722 Slate Quarry Road,
Tax Grid No. 6469-00-262542.

Applicant wishes to operate Non-Hosted Short-Term Rental pursuant to
Sec. 250-69.1 of the Town of Clinton zoning law.

Mr. Maxwell and Mr. Dierig, also owners of Upstate Modernist LLC, appeared for this application. Mr. Maxwell briefly explained that they recently bought this 3-bedroom, 2-bathroom property and is hoping to do short term rental when not in

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use. This is a 5.69-acre property in the C Zone District. They're proposing 6 lodgers and 6 daytime guests.

Chairman Thomas solicited questions and comments from the board.

Mr. Dolan commented that the septic tank inspection report dated 4-24-2023 seems expired. Mr. Newman stated that the septic tank inspection report requires 90 days from the date of application and not from the meeting date per the regulation.

The board discussed the application and agreed 6 daytime lodgers, 6 overnight and 4 parking spaces.

The board passed a resolution.

Mr. Dolan motioned that the Town of Clinton Planning Board approves the following resolution, to wit:

Whereas, the Town of Clinton Planning Board has received an application for a Special Use Permit from Upstate Modernist LLC for the purpose of utilizing a principal residence located at 722 Slate Quarry Road in the Town of Clinton as Non-Hosted Short-Term Rentals pursuant to Section 250-69.1 of the Zoning Law; and

Whereas, the subject property is identified as tax parcel number 6469-00-262542 and is located in the C Zoning District; and

Whereas, a Short Form EAF, Part 1, has been received; and

Whereas, the applicants have submitted an inspection report, dated within ninety days of the date of the application, which shall be supplemented with a statement confirming the size of the septic tank and that the existing sewage disposal system serving the principal dwelling was adequately functioning for the intended use at the time of inspection; and

Whereas, the Zoning Administrator has inspected the property and certified that it is otherwise in compliance with the permitting requirements set forth in Section 250-69.1 for the use of the parcel as a Non-Hosted Short-Term Rental within the Town of Clinton; and

Whereas, all applicable fees have been paid:

Now, Therefore Be It Resolved, that the Planning Board has determined the proposed project is a Type II action and that no further SEQRA review will be required; and

Be It Further Resolved, that the Planning Board directs that the application and related documents be sent to the following interested agencies: West Clinton Fire

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District; Town of Clinton Highway Department and Dutchess County Department of Planning and Development; and

Be It Further Resolved, that the Planning Board will hold a public hearing on this application at its meeting scheduled for August 15, 2023 contingent on issuance of C of O for the current renovation.

Seconded by Mr. Auspitz.

Discussion. Mr. Bonanno asked if they will be doing another Short-Term Rental. Mr. Maxwell responded, "No."

All Aye, Motion carried, 5-0.

No other action taken.

OTHER MATTERS:

Mr. Werner indicated the public hearing for the Farm Operations Proposed Local Law at the next Town Board meeting (August 8, 2023).

Mr. Newmann discussed more details about the proposed Farm Operation Local Law.

APPROVAL OF MINUTES:

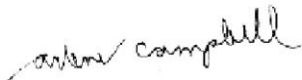
Mr. Dolan motioned to approve the minutes of June 4, 2023, seconded by Mr. Bonanno, all Aye, Motion carried, 5-0.

Mr. Dolan motioned to approve the minutes of July 18, 2023, seconded by Mr. Thorpe, all Aye, Motion carried, 5-0.

ADJOURNMENT:

Mr. Dolan motioned to adjourn the meeting at 9:35 pm, seconded by Mr. Auspitz, All Aye, Motion carried, 5-0.

Respectfully Submitted,



Arlene A. Campbell, Clerk
Planning & Zoning Board of Appeals