

Planning Board Meeting Minutes – June 24, 2019

A meeting of the Planning Board, Town of Yorktown, was held on **Monday, June 24, 2019 at 7:00 p.m.** in the Albert A. Capellini Community & Cultural Center located at 1974 Commerce Street, Yorktown Heights, NY 10598.

John Kincart called the meeting to order at 7:00 p.m. with the following Board members present:

- Bill LaScala
- Aaron Bock

Also present were:

- John Tegeder, Director of Planning
 - Robyn Steinberg, Town Planner
 - Tom D'Agostino, Assistant Planner
 - Nancy Calicchia, Secretary
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Correspondence / Liaison Reports

- There were no liaison reports.
- The Board reviewed all correspondence.
 - Clean Energy Collective correspondence was noted. Mr. Kincart stated that there will be a public hearing with the Town Board for the Solar Law on July 9th. Joe Shanahan of Clean Energy Collective was present. Mr. Shanahan stated that he has submitted correspondence to Supervisor Gilbert, the Town Board and the Planning Board regarding the proposed Solar Law. He stated that he appeared before the Planning Board initially with his counsel, the late Al Capellini in 2018 to start the discussion of adopting a local solar law and the two solar projects they are proposing. He highlighted the benefits of solar in terms of environmental, aesthetics, financial and cultural as detailed in his correspondence. The PILOT program alone would generate a million dollar revenue to the town. He said that when the Board met on May 20th, it appeared that they were good with this type of facility in residential areas, however, two weeks later there was a complete reversal. He noted that he has been conversing with the Town and Mr. Tegeder for the past 18 months. He stated that he has written and adopted local laws in a few other municipalities. Both of his projects will end if this law is not adopted. He said that other municipalities allow solar facilities in a number of residential zones and if you prohibit this, you will encourage it in the commercial zone. A company will come into this town and look for a commercially zoned site which may difficult or impossible to screen (*i.e. – a property owned by Stateland Corp. on Route 202 as noted at previous Board meetings*). Mr. Shanahan stated that this is a great town and they would not put a project in a location that would impact the view sheds. He also stated that in addition to the PILOT program, they would be making a donation to the Tree Bank fund; replacement of trees at the Library and donations to the Town for misc. tree plantings as well as a donation to the Albert A. Capellini Community and Cultural Center in memory of Mr. Capellini. This would be in addition to the landscaping plans necessary to screen each project. Mr. LaScala stated that a large solar project in the middle of a residential area causes hot spots and traffic. Mr. Shanahan replied that hot spots are a fallacy and the only traffic generated will be from the service men a few times a year. Mr. Shanahan urged the Board to re-visit these projects and the proposed solar law.

Motion to Approve Meeting Minutes

- The Board could not review the May 6, 2019 meeting minutes because there was not a quorum of members that attended the meeting present.
- Upon a motion by Bill LaScala and seconded by Aaron Bock and with all those present voting aye, the Board approved the meeting minutes of June 10, 2019 with a correction as noted.

Motion to Open Regular Session

Upon a motion by Bill LaScala and seconded by Aaron Bock and with all those present voting aye, the Board opened the Regular Session.

REGULAR SESSION

Village Traditions

SBL: 15.16-1-32

Discussion: Request – First 1 Year Time Extension

Location: 1821 East Main Street

Contact: Timothy Mallon

Description: Approved site plan by Planning Board resolution #18-05, dated May 21, 2018.

Comments:

Timothy Mallon was present. Mr. Mallon is requesting a first one year time extension for the application. Mr. Kincart asked the Board and public if there were any comments of which there were none.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board approved the request for a first one year time extension.

Gallinelli Minor Subdivision

SBL: 27.13-1-49

Discussion: Request – First and Second 90 Day Time Extensions

Location: 2777 Quinlan Street

Contact: Site Design Consultants

Description: Approved 2-lot subdivision on 1.48 acres in the R1-20 zone by Planning Board resolution #18-16, dated September 17, 2018.

Comments:

Joseph Riina, P.E. was present. Mr. Riina is requesting a first and second 90 day time extension for the application. He stated that they are waiting to get the financing in place in order to move forward. Mr. Kincart asked the Board and public if there were any comments of which there were none.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board approved the request for first and second 90 day time extensions.

Prestige Renovations

SBL: 16.10-4-8

Discussion: Request – First and Second 90 Day Time Extensions

Location: 3511 Buckhorn Street

Contact: Site Design Consultants

Description: Approved 2-lot subdivision on 0.95 acres in the R1-20 zone by Planning Board resolution #18-15, dated September 17, 2018.

Comments:

Joseph Riina, P.E. was present. Mr. Riina is requesting a first and second 90 day time extension for the application. He stated that as of now they are only waiting on the boundary description and conservation easement language. The Department of Health approval is in place. Mr. Kincart asked the Board and public if there were any comments of which there were none.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board approved the request for first and second 90 day time extensions.

Colangelo Major Subdivision

SBL: 35.16-1-4
Discussion: Request – First 90 Day Time Extension
Location: 1805 Jacob Road
Contact: Site Design Consultants
Description: Approved 6-lot subdivision in the R1-160 zone by Planning Board resolution #18-23 dated November 19, 2018.

Comments:

Joseph Riina, P.E. was present. Mr. Riina is requesting a first 90 day time extension for the application. He stated that they are currently working with the DEP to finalize the plat. Mr. Kincart asked the Board and public if there were any comments of which there were none.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board approved the request for a first 90 day time extension.

Faith Bible Church

SBL: 15.16-2-9, 10, 50, 53, & 54
Discussion: Request – Second 1 Year Time Extension
Location: Mohegan Avenue and Sagamore Avenue
Contact: Site Design Consultants
Description: Approved Special Use Permit, Site/Parking Plan, Stormwater Pollution Prevention Plan Permit, Wetland Permit, and Tree Removal Permit for an 8,000 sf, two-story church and parking granted by Resolution #14-08 dated May 5, 2014.

Comments:

Joseph Riina, P.E. was present. Mr. Riina is requesting a second one year time extension. Mr. Kincart noted the e-mail received from Evan Bray dated June 24, 2019 with respect to this application and the extension request. Mr. Bray states that the Planning Board cannot approve a time extension after an approval has expired. Mr. Tegeder stated that the procedure for time extension requests is stated in the Town Code, however, it has been a long standing practice of the Board to also approve time extensions retroactively as several were just approved tonight. Not doing this would actually be a change in Board policy. After discussion, the Board decided to table this discussion and place this item on the next agenda when all Board members and the Planning Board attorney are present.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board voted to table this discussion to the following Board meeting.

Envirogreen Associates

SBL: 15.16-1-30
Discussion: Decision - Negative Declaration
Location: 1851, 1867, 1875 East Main Street
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.

Comments:

Joseph Riina, P.E. was present. Mr. Riina stated that he is here as a follow up to the June 10, 2019 meeting with respect to the Negative Declaration required by the NYS DEC as noted in their letter of May 3, 2019 to Mr. Cipriani. Mr. Kincart gave a brief history of the application with respect to the plans and the NYS DEC comments. The DEC will not approve the submitted plan with the interconnection to both parking lots because, in their opinion, the plan significantly impacts the state wetlands. The former Planning Board attorney, Mark Blanchard responded to the NYS DEC on December 20, 2018 stating that all requirements have been satisfied.

Mr. Tegeder stated that two iterations of plans were before the Planning Board and both have no significant adverse environmental impacts. Mr. Riina said that the plans were also approved by the Army Corp of Engineers.

Mr. Bock questioned if SEQR was considered in the Board's review. Mr. Tegeder stated that essentially the NYS DEC did not communicate directly with the Board, who is the Lead Agency. The communication was coming from the applicant. As a result, the Board had Mark Blanchard, the prior Planning Board attorney send a letter to the DEC addressing all the items listed in the DEC letter. Mr. Bock stated the Negative Declaration should be more detailed and items should be cited from Mr. Blanchard's letter. The Board decided to table this item until the next Board meeting for further discussion.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board voted to table this discussion to the following Board meeting.

Hearthstone Minor Subdivision

SBL: 17.18-1-8
Discussion: Request for Reapproval
Location: 3138 Hearthstone Street
Contact: William Besharat
Description: Approved 2-lot subdivision on 0.98 acres in the R1-20 zone by Planning Board resolution #18-10, dated July 16, 2018.

Comments:

William Besharat was present as a follow up to the June 10, 2019 meeting. Mr. Besharat stated that he is currently working on the paperwork and is on the Zoning Board agenda to request the 280-a variance for the second lot as discussed at the prior meeting. The Board reviewed the resolution. Mr. Kincart noted that under the "Resolved" section, language is to be added to note that the building permit for the second lot will not be issued until the second 280-a variance has been obtained.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board approved the request for reapproval for the Hearthstone Minor Subdivision as amended.

Lowe's Home Center

SBL: 26.18-1-17, 18, 19, 26.19-1-1, & 26.18-1-28
Discussion: Decision Statement - Renewal Special Use Permit
Location: 3200 Cropmond Road
Contact: David Koerner
Description: Request for renewal of a Special Use Permit approved by Planning Board resolution #17-08 on June 12, 2017.

Comments:

David Koerner was present. Mr. Koerner is requesting a renewal of the special use permit for outdoor sales and services at the Lowe's Home Center. He stated that they have two special use permits - one for a 5-year term and another for a 2-year term. He is here to request renewal for the 2-year term which has expired. Mr. Kincart noted that the Board is retroactively renewing the special use permit for the 2-year term for this location. Mr. Kincart asked the Board and public if there were any comments of which there were none.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board approved the renewal for a special use permit for the Lowe's Home Center.

Southern NY Beagle Club

SBL: 46.12-1-1, 2 & 47.09-1-25

Discussion: Decision Statement – Special Use Permit

Location: 1875 Hunterbrook Road

Contact: Vince DiCarlo Home Improvements

Description: Request for a Special Use Permit to construct a new garage for tractor storage.

Comments:

No representative was present. The Board reviewed the request as a follow up to the June 10, 2019 meeting with respect to the request for a special use permit to construct a new garage for the purpose of storing maintenance equipment. The application meets all the setback requirements. Robyn Steinberg noted that there is reference in the original resolution for the Beagle Club to a prior special use permit. As a result, the Board would be amending this resolution and there would be no renewal period. Discussion followed regarding a renewal period and if it was necessary. Mr. Kincart mentioned that the language should state that the special use permit will be revoked if a problem should arise.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board approved a resolution approving an amended special use permit pursuant to Town Code §300-54 for the Southern New York Beagle Club.

Motion to Close Regular Session

Upon a motion by Bill LaScala and seconded by Aaron Bock and with all those present voting aye, the Board closed the Regular Session.

Motion to Open Work Session

Upon a motion by Bill LaScala and seconded by Aaron Bock and with all those present voting aye, the Board opened the Work Session.

WORK SESSION

Pied Piper Preschool Addition

SBL: 37.14-2-8

Discussion: Site Plan

Location: 2090 Crompond Road

Contact: Site Design Consultants

Description: Proposed 3,019 square foot addition to the existing 3,730 square foot preschool. The building is proposed to be a total square footage 6,749 square feet, on 0.68 acres in the R1-10 zone.

Comments:

Joseph Riina, P.E., Kathleen Dineen-Carey and Minnie Dineen-Carey, Esq. were present. Ms. Carey stated that the building has been scaled down to one-story since they were last before the Board in 2018. They had conversations with the adjacent church regarding the shared parking agreement. They reached an agreement with the church and the easement was sent to the Town Attorney Rich Abbate and he was fine with it. The church is working on the paperwork. This is the exact same easement that was in place 18 years ago but was never filed appropriately. Mr. Kincart requested that a copy of the easement be provided to the Planning Board.

Ms. Carey stated that there will be two 2-year old programs, three 3-year old programs and three 4-year old programs. There will be a before and after school session program for working parents. They currently have 124 families on the waiting list. Currently they have 66 students enrolled and are looking to house 104 students which would be an increase of 38 students. They have 12 staff members currently and plan to increase to 17 which would be an increase of 5 staff members.

Mr. Riina showed the original plans to the Board as a comparison to the proposed current plan. Initially, the proposal was for two-stories and has now been reduced to one-story. The building will increase from 3,730 sf to 6,740 sf. Other than the building size change, the most significant change now is that they are paving the whole side parking area and

driveway and expanding the stormwater. The traffic pattern is the same including getting the emergency vehicles in and out. The points of evacuation are the same.

The Board reviewed all comments made within the Town Engineer's memo dated June 20, 2019 with Mr. Riina. Mr. Riina will provide a response in writing and all required information. Mr. Riina noted that the Conservation Board memo dated June 20, 2019 stated that they see no adverse environmental impacts and have no further comments. Mr. Bock asked about a variance for the school as it is a daycare as well. Mr. Riina responded that there is an open hearing in front of the Zoning Board which is tabled pending the Planning Board's approval of a site plan.

Mr. Kincart stated that he liked the design of the original building but did not think it would fit the location and thanked the applicant for coming back with a revised plan that fits the site much better. The Board requested that a public hearing be held for the August 12, 2019 Board meeting.

Roberta - Front Street

SBL: 48.07-2-11, 13, 15, & 17

Discussion: Site Plan

Location: Front Street

Contact: Site Design Consultants

Description: Approved rezone and site plan by Town Board by Resolution #485, dated December 19, 2017, with conditions for approvals by the Planning Board. This property has been rezoned from R1-20 to the Transition Zone to construct two mixed use buildings consisting of commercial space and residential units on 0.8 acres.

Comments:

Joseph Riina, P.E. and Chris Roberta were present. Mr. Riina showed the plans to all. He stated that the survey has been updated. The testing has been performed with the DEP. The Town Board approved the transitional zone for this property. He said that the site plan shown this evening is what was approved by the Town Board. The applicant is proposing to construct two buildings. One building will be two stories and will have 5,400 sf of commercial space on the first floor and five residential units on the second floor. The second building will be a one story 2,100 sf commercial building. Parking will be provided on site for both buildings. The buildings will be set close to Front Street with a landscaped plaza feature at the front of the building. There will be two way traffic in the main aisle. The parking spaces and loading area were shown on the plans. The loading area and trash containers will be for both buildings. Mr. Riina stated that the process is moving forward with the DEP.

Mr. Riina stated that the Planning Department's memo noted that the proposed one way access behind the southern building is 16 feet wide where 17 feet is the minimum requirement for one way access in commercial zones. Mr. Riina stated that he can change this but would prefer to leave it at 16 feet. The contour lines will be labeled on the plan set as requested.

The Board reviewed all comments made within the Town Engineer's memo dated June 20, 2019 with Mr. Riina. Mr. Riina will provide a response in writing and all required information. Supervisor Gilbert stated that with respect to the water usage (item #8) in the memo, the Town will need to confirm there is available capacity in the collection and treatment system. Mr. Riina noted that it was not an issue when the project was approved. Item #10 suggests a 10 foot buffer between the proposed development and residential lots. Mr. Riina stated that they do not have a full 10 feet but enough to provide landscaped screening. They have spent a lot of time on the screening aspect and have cooperation from the neighbors to allow the screening. The landscaping plan shows all the proposed plants. Item #11 questions whether the loading area is appropriate for both buildings. Mr. Riina stated that it is appropriate as it is not a high intensity development. However, they do have the ability to eliminate two parking spaces if necessary but would prefer to keep the spaces.

Mr. Kincart asked Mr. Riina what happens next with the DEP. Mr. Riina replied that they are moving forward with the design and the SWPPP is complete. The DEP may come back and say they don't need to be involved if the requirements change.

Crystal Court Subdivision

SBL: 27.11-2-43
Discussion: Minor Subdivision
Location: Crystal Court
Contact: PANBAR Realty
Description: Proposed 4-lot subdivision on 5.07 acres in the R1-20 zone.

Comments:

John Barile and Lou Panny were present. The plans were shown to the Board with the changed lot lines and conservation easement. Mr. Panny asked if the Board has made any decisions with respect to the land donation of the 4th lot located at the rear of the property to the Town for recreational use.

Mr. Bock asked who determines the recreational requirement. Mr. Tegeder responded that the Planning Board determines the requirements. Any offer of land donation would be placed on the plat as an offer of dedication for recreational purposes. The fee in lieu of the recreational requirement is \$10,000 per lot. Discussion followed with respect to the land donation and beach access. Supervisor Gilbert stated that the Town is not interested in acquiring any more property. Highway Superintendent Dave Paganelli’s e-mail of May 9, 2019 notes that that he does not believe it would be in the Town’s best interest to acquire more property. Discussion followed regarding various options for this land such as a conversation easement, reaching out to the Land Trust and the Trail Committee. Susan Siegel, resident, stated that the Trail Committee did look at it and did not think it was of any value, however, maybe they should take another look. Mr. Kincart mentioned that there might be a homeowner’s association on Evergreen Street that may be interested as this could be green space to the original neighborhood. The recreational fee was discussed with the applicant.

Mr. Bock questioned what the 50 foot easement was and if there was any language. Mr. Kincart asked about the drainage easement that is adjacent to the back of the property and stated that he would like to see it continue to this property.

The Board requested that the applicant be placed on the July 15th meeting agenda to discuss the land donation further. A public hearing is to be scheduled for the August 12, 2019 Board meeting.

1961 Commerce Street

SBL: 37.14-2-63
Discussion: Preliminary Application
Location: 1961 Commerce Street
Contact: Axis Architectural Group
Description: Proposed façade improvements to the existing building on the site. There are no proposed changes to the building footprint.

Comments:

Steven Lazarus from the Axis Architectural Group was present on behalf of his client, John Hutchinson. Mr. Lazarus showed the drawings to the Board. The overall property will receive a complete cleanup including garbage, weeding and planting. They will remove all roofing materials and non-working roof mounted HVAC equipment. A new HVAC unit and roofing will be installed. The building will have a brick face. The new façade and parapets will screen the roof top equipment from view. All new exterior doors, windows and wall finishes will also be installed as shown in the drawings. Mr. Tegeder stated that there is not much to be done with the parking lot. The drainage situation on the sidewalk, catch basin overflow and street scape needs to be addressed.

Mr. Kincart asked Mr. Lazarus if the applicant would be willing to add an additional floor to the building possibly creating 4 one-bedroom residential units. It would also help with the rooftop HVAC unit as it would not need to be screened if there was a second story. Mr. Kincart stated that this would be a great addition to the heart of the town and would also help with promoting a village type hamlet area and the concept of a walkable town.

McDonalds

SBL: 36.05-1-10

Discussion: Preliminary Site Plan

Location: 3481 Crompond Road

Contact: Keith Brown, Esq.

Description: Proposed to construct a two lane drive-thru on 1.05 acres in the C-4 zone.

Comments:

David Pernick, Esq. from Brown & Altman LLP; Tiago Duarte, P.E. from Dynamic Engineering and Janette Colon from SWA Architecture were present. The applicant is proposing to remodel the existing building with a new façade, interior renovation (*excluding kitchen*), construction of side by side drive thru lanes, ADA access improvements and associated site improvements. They have applied for the wetlands permit. Mr. Pernick stated that they are seeking site plan approval in order to move forward with a public hearing. The plans were shown to the Board.

Mr. Duarte stated that there will be a total of 52 parking spaces. Mr. Tegeder stated that the parking calculation needs to be provided on the site plan.

The loading area was shown on the plans. Mr. Duarte stated that the deliveries will be during off-peak hours. Mr. Tegeder mentioned that deliveries should be limited to when the restaurant is closed.

The refuse area is located in the corner and will be screened. Mr. Tegeder asked how the trucks will service the refuse enclosure. The response was that they will back in. Mr. Tegeder stated that a plan needs to be provided that shows the circulation, how many dumpsters, and their size.

Mr. Kincart asked if the dining area was smaller. Mr. Duarte responded that there will be less seating, currently there are 60 seats which will be reduced to 53.

Mr. Tegeder asked about the cross over drive aisle proposed at the front of the site. He was concerned it may conflict with vehicles entering the site.

Mr. Kincart noted that the rear border should be screened with a chain-link fence and shrubs. He noted that Chairman Fon had a strong concern with regards to screening commercial properties from the neighborhoods on Old Crompond Road. Mr. Kincart requested that the applicant provide photos of the existing fence. He also requested to see the proposed landscaping in this area. He mentioned that the chain-link fence could have a green weave in order to blend in with the landscaping.

Mr. Tegeder asked if they were adding impervious surface and the response was that they were reducing it. Discussion followed regarding the lighting plan, double drive-through and landscaping. Mr. Tegeder noted that safety is a primary concern.

The Board requested that a Public Informational Hearing be scheduled for the July 15, 2019 meeting. The applicant will send out the mailings on or before July 5th (*10 days prior to hearing*) and provide an affidavit of mailings to the Planning Department. Should there be no additional issues, the Board could then schedule a Public Hearing for the August 12, 2019 meeting.

Landmarks Presentation

Contact: Lynn Briggs, Chairperson

Description: Discussion of the Landmarks Preservation Commission and preserving the architectural legacy and history of the Town.

Comments:

Lynn Briggs and Terry Nauman were present. Ms. Briggs discussed the role and goal of the Landmarks Commission with the Board. Ms. Briggs stated that they are before the Board as a result of a conversation with Mr. Bock at the Yorktown Landmarks Preservation Commission symposium - "*Preserving Our Architectural Legacy: A Call to Action*" held in May and it became clear that there should and could be an opportunity to work together.

This discussion led to the Planning Department and SEQR process with respect to historic places and the referral routing process. As a result, she has since met with the Planning Department to review the application process and discuss how landmarks could tie into this process. She noted the Weyant property as an example of finding out too late that there was a home of historic distinction on this property. She also noted that the Zino Barn was saved and relocated. The 2006 Larson Fisher report was cited as coming up with 90 buildings of which the Weyant was one of them. Ms. Briggs stated that there are 700 entities that they need to pay attention to and 14 landmarks. The comprehensive plan of 2010 had a number of other structures such as trees, stone walls, etc. that need to be included in their historic preservation list. She is requesting that the Landmarks Commission be added to referral routing list. She stated that she spoke to John Landi in the Building Department regarding their process and plans to meet with the Engineering Department and the Highway Department with respect to trails.

Mr. LaScala asked Ms. Briggs if, for example, a structure or property is designated as a historic landmark, will it restrict the homeowner or developer in any way. Ms. Briggs replied that it would not. Mr. LaScala disagreed and cited an example of property he owned that was historic and it took a year for it to be worked out before he could do anything with the property. Mr. LaScala stated that if the Town wants to tell you what to do with your property then it's a taking. Mr. Bock stated that these properties, etc. cannot be involuntarily designated. There would need to be a partner and collaboration. The purpose for this meeting is to open the lines of communication. Ms. Briggs stated that they believe that every structure can be saved or should be either through re-cycle, re-purpose or adaptive re-use, however, there may be a possibility that this may not be feasible.

Mr. Tegeder pointed out that given the resources, it would be good to keep the Landmarks Preservation Committee in the know of what is happening, however, he does not feel that the Town should wait for their response, potentially delaying an application. He mentioned that Ms. Briggs and the Landmarks committee may want to compile a list of properties that are targeted for preservation to circulate to the Town Board and Planning Department so that when an application comes in they would know ahead of time. Mr. Tegeder stated that the request to be an interested agency in the referral process should also go to the Town Board. Ms. Briggs responded that she will work on the list as suggested and send a request to the Town Board. Mr. Kincart stated that generally speaking, the Board is mindful of these things, however, it would be helpful if she worked on this list and kept the Board informed.

Town Board Referral – Tree Ordinance

Description: Proposed Town legislation to amend the current Town Tree Ordinance, Town Code Chapter 270.

Comments:

Supervisor Gilbert was present. Mr. Kincart stated his concern with respect to the thresholds, definition of protected woodlands and mitigation. He questioned why a Tree Ordinance was even necessary as the Town Code covers this area. This could become a problem for small homeowners. Discussion followed.

Mr. Bock suggested that the Board hold a special meeting on July 8th to discuss the proposed Tree Ordinance and proposed Solar Law in more detail.

Motion to Close Meeting

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board closed the meeting at 10:30 p.m.