

Appendix C

PUBLIC HEARING TRANSCRIPTS

TOWN OF YORKTOWN

PLANNING BOARD

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Yorktown Farms, Section 17.06 Block 2 Lot 32
Public Hearing for DEIS and Subdivision.

- - - - -X

May 9, 2005

9:15 p.m.

363 Underhill Avenue

Yorktown Heights, New York

B E F O R E :

Jeremiah Dineen, III, Chairman (Absent)

John Flynn, Board Member

David Klaus, Board Member

Robert Giordano, Board Member

ALSO PRESENT:

John Econom, Deputy Town Engineer

Linda Grant, Deputy Town Attorney

Robyn Prestamo, Secretary to the Planning Board

PLANNING BOARD PROCEEDINGS

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A P P E A R A N C E S :

FOR THE APPLICANT:

ZARIN & STEINMETZ

81 Main Street, Suite 415

White Plains, New York 10601

BY: DAVID STEINMETZ, ESQ.

ALSO PRESENT:

Joshua Moreinis, Tim Miller Associates

Dan Ciarcia, Ralph Mastromonaco Engineering

oOo

MR. KLAUS: Item nine, Yorktown Farms DEIS and subdivision.

MR. STEINMETZ: Good evening.

MR. KLAUS: Okay. Good evening.

MR. STEINMETZ: Mr. Chairman, members of the board, David Steinmetz from the law firm of Zarin and Steinmetz, for the applicant, BS Construction.

Mr. Chairman, we're here tonight in connection with the proposed Yorktown Farms subdivision. With me is Joshua Moreinis from Tim Miller Associates, Dan Ciarcia from Ralph Mastromonaco Engineering. We're here tonight in connection with a public hearing, both on Draft Environmental Impact Statement that we presented to your board, as well as the preliminary subdivision approval.

Briefly, we are dealing with a 34-acre site in northeast Yorktown right on the Somers border. We have frontage along Route 6 to the north, as well as at the end of Gay Ridge Road where it comes off of Perry Street, which provides us with some access

1 point along the westerly side of the
2 property.

3 The proposal before your board is a
4 34-lot, single-family residential subdivision
5 presently in the R-20 zone. We also
6 contemplate dedication of a two-acre parcel
7 containing a soccer field as well as
8 approximately seven and a half acres of
9 additional open space area in our
10 environmentally sensitive areas for
11 conservation purposes.

12 This site, unlike other sites that have
13 been before the board this evening, does have
14 public sewer and public water, and what we
15 would deem to be adequate infrastructure to
16 support a subdivision of 34 homes.

17 Josh Moreinis is going to take you
18 through briefly some of the issues we dealt
19 with in the Environmental Impact Statement.
20 Dan will talk briefly about stormwater design
21 and how we believe we can handle the runoff
22 that will be generated from this particular
23 project.

24 The purpose of tonight's hearing, as you

1 know, is for us to receive comments from your
2 board as well as members of the public. We
3 do have a stenographer with us this evening
4 taking down all of the comments, and we will
5 respond to the comments that are presented in
6 our Final Environmental Impact Statement.

7 So, with that, I'm going to let Josh take
8 us through some of the environmental
9 component.

10 MR. MOREINIS: Thank you. Josh Moreinis,
11 Tim Miller Associates. We prepared the Draft
12 Environmental Impact Statement, or the DEIS,
13 for the project. The DEIS reviews a range of
14 effects of the project, both direct impacts
15 of construction on the site as well as
16 indirect impacts on the surrounding community
17 and the areas surrounding the site. We've
18 also looked at nine alternatives to the
19 project in the DEIS as is required for SEQ
20 law. The alternatives were defined in the
21 scoping document and the town has asked us to
22 examine a few additional alternatives since
23 we initially submitted our DEIS in February
24 of 2004.

1 The DEIS in terms of land use impacts
2 with 34 homes on 43 acres, we have
3 demonstrated that the project is consistent
4 with the density of homes in the surrounding
5 area. We have approximately eight-tenths of
6 an acre average per lot, with many of the
7 lots ranging much higher in terms of their
8 size.

9 In terms of community services, we have
10 looked at the tax benefits of the project, we
11 have look at school enrollment impacts. The
12 soccer field that's proposed has been
13 included at the request of the recreation
14 commission. This would address a very strong
15 need in the Town of Yorktown for soccer
16 facilities.

17 we looked at the population,
18 approximately 125 people would be residing
19 here, 30 of whom would be probably school age
20 children. The alternatives that we looked at
21 range around those numbers, with several of
22 them having up to 39 homes. We looked at
23 several cluster layout alternatives, we
24 looked at several lower density alternatives,

1 we looked at alternatives that have
2 alternative road access connections to
3 Stonewall Court or to Jefferson Court. We
4 also looked at office complex alternatives
5 for the project site.

6 In terms of impacts on land, this would
7 increase impervious surfaces, the road and
8 the buildings on the project, by
9 approximately six acres, lower than
10 alternative five that we looked at. We found
11 that with some of the lower density
12 alternatives that we examined, there the
13 impacts on wetlands, for example, were not
14 significantly decreased. And that's due to
15 the presence of a central strip of wetland
16 that needs to be crossed to access the rest
17 of the site.

18 We've looked -- we have included in the
19 DEIS a wetland functional analysis that
20 includes detailed analysis of wetlands on the
21 site and measures to expand some of the
22 existing wetlands to compensate for direct
23 impacts to approximately three-quarters of an
24 acre of wetland on the site.

1 The DEIS also looks at impacts such as
2 traffic. We're expecting that the project
3 would generate 33 trips in the a.m. peak
4 hour, 41 trips in the p.m. peak hour. This
5 will not change the level disturbance on
6 surrounding intersection that we examined.
7 For example, in terms of -- I think the
8 office complex alternative stands out above
9 the other alternatives in this respect, it
10 would generate up to about eight times as
11 much traffic as the alternative that we
12 looked at for this proposed action of 34
13 homes.

14 Dan Ciarcia from Ralph Mastromonaco
15 Engineering, he's going to take you through
16 some of the engineering aspects of the
17 project. We look forward to your comments
18 this evening and responding to them in the
19 Final Environmental Impact Statement this
20 summer. Dan.

21 MR. CIARCIA: As Josh mentioned, there
22 were nine alternatives that were looked at.
23 And, actually, through the genesis of this
24 application it was even more than that. This

1 evening there's nine that we're focusing in
2 on and now represent an elimination of some
3 of the alternatives previously looked at.

4 The two key elements this layout has that
5 were important in the design were, first off,
6 maintain two points of access to the
7 subdivision. The board had indicated early
8 on that that was a very important element.
9 There were other proposed connections, such
10 as the Jefferson Court connection, which we
11 could provide access to in the future, in
12 that our client does not have control over
13 that right-of-way. Therefore, they would be
14 unable to guarantee when that project would
15 be completed. We do, however, within this
16 plan now provide a right-of-way should some
17 day in the future that access be realized.

18 The other important element being the
19 recreational soccer field which is contiguous
20 to the existing town owned land that's part
21 of the town park over in this area. The
22 stormwater management of the site is
23 accomplished through three systems, the back
24 third over here of the project is actually a

1 tributary to the New York City Watershed and
2 is -- therefore, we're required to meet their
3 design requirements in this area.

4 The rest of the site flows generally
5 northerly across Route 6 in three locations
6 and to a tributary to the Peekskill Hollow
7 Brook. There is stormwater practices over on
8 that side of the site that comply with the
9 New York State DEC regulations.

10 As Josh mentioned, we have facilities
11 available in that we are in the Peekskill
12 Sewer District and we are in the -- we're in
13 the district and the plant has adequate
14 capacity to take the flows proposed. There's
15 two existing force mains on Route 6 that were
16 constructed as part of the reserve in Somers.
17 We're proposing to pump effluent from our
18 site into that existing system.

19 We're solving the public water, it's
20 readily solvable, in that there is a dead end
21 water main at Gay Ridge Road, as well as, a
22 water main out at Route 6. So, connecting
23 these at the existing dead end and looping
24 the water through our site. And, basically,

1 that's the fundamentals for the engineering.
2 Thank you.

3 MR. KLAUS: Your proposal, before you
4 sit down, the proposals are that you're going
5 to treat and manage all your stormwater on
6 site?

7 MR. CIARCIA: That's correct.

8 MR. KLAUS: Pre and post conditions?

9 MR. CIARCIA: That's correct.

10 MR. KLAUS: Okay. Could you point out
11 on the map just -- well, I guess the areas
12 will vary depending on what the layouts are
13 -- but can you give a general concept of
14 where you're proposing to do some of your
15 stormwater treatment on site?

16 MR. CIARCIA: Well, what the proposed
17 plan is, there is two basins back here that
18 handle roughly this portion of the site.
19 This is approximately a third of the site.
20 Flows down to here, and basically, there is
21 two basins that flow in series here to
22 accomplish that. Then you have these two
23 systems which basically split up, flows that
24 lead to the north and a portion that flows

1 through this corridor over here and end up in
2 this basin. And this road and some of the
3 stuff through the back here ends up in this
4 basin.

5 MR. KLAUS: Okay. Thank you. Anybody
6 from the board have any comments?

7 MR. GIORDANO: You mentioned the
8 Peekskill plant has capacity?

9 MR. CIARCIA: Yes.

10 MR. GIORDANO: And that doesn't
11 necessarily mean you get the connection for
12 the asking, it means --

13 MR. CIARCIA: Oh, no, we don't have to go
14 to Westchester County. We're already in the
15 sewer system. We don't have to go to the
16 Board of Legislatures. We're in and we have
17 -- basically, what we need to do is get the
18 approval of the town and go to the
19 Westchester County Planning Department. But
20 it's all local facilities we're dealing with.

21 MR. GIORDANO: Thank you.

22 MR. KLAUS: As you stated, you guys
23 submitted quite a few alternatives. We were
24 able to whittle them down. The one that you

1 have up on the board now is your preferred
2 alternative?

3 MR. STEINMETZ: Correct.

4 MR. KLAUS: Which is a 34-lot
5 subdivision, half acre zoning.

6 MR. STEINMETZ: With connection to Gay
7 Ridge.

8 MR. KLAUS: With a connection to Gay
9 Ridge. We don't have any comments from staff
10 on this yet. We have an e-mail submission.
11 Anybody from the engineering or planning
12 department have anything they want to ask of
13 the applicant right now? We're still waiting
14 for their written comment on environmental
15 planning and engineering. Why don't we just
16 open it up to the public. Anyone have any
17 questions on the Yorktown Farms subdivision?
18 Yes, sir.

19 MR. KIELY: My name is Dan Kiely,
20 K-I-E-L-Y. I live at 71 Stonewall Court. I
21 sort of had maybe three areas that, in a
22 quick review of the draft, seem to jump out
23 at me. First, was the statistical analysis
24 that they used or basis that they used to

3.11-2

3.11-2

1 project financial impact on the community was
 2 based on 1994 study on 1987 data. In
 3 essence, data that's 20 years old by the time
 4 this project is finished. I would submit,
 5 that if the plans -- the plans from the
 6 planning board or the town board were
 7 20 years ago, the likelihood of them
 8 appearing to be accurate today would be slim
 9 indeed.

3.10-1

10 The traffic study that they did, I would
 11 also submit that if we were -- it happens to
 12 be around Route 6, but 202 on August 12th
 13 will also be pretty light. They chose
 14 August 12th to do the traffic studies during
 15 the summer, perhaps, if not the lightest, one
 16 of the lightest days of the year.

3.6-1

17 The third is, when the engineer just
 18 described where the water flows were going,
 19 he described up here and he described over
 20 here. Over here is nothing except backyards
 21 of the -- of the houses there, and the water
 22 does flow down. And removal of the trees,
 23 putting in driveways and houses, things
 24 pooping up back there is going to increase

3.6-1
1 it. A neighbor a couple houses down, from
2 those rains we had a few weeks ago had -- the
3 fire department was pumping out the basement.
4 More water in there. And I had three sump
5 pumps going here. So, we really can't afford
6 to have any more water coming back in there.

7 MR. KLAUS: Okay. That's the southwest.

8 MR. KIELY: Southwest. Let me see, 31,
9 30, 29, those are the ones that are -- well,
10 maybe it's 30, 29, 28, those right behind
11 there.

12 MR. KLAUS: Okay.

13 MR. KIELY: And there doesn't appear to
14 be anything that's there.

15 MR. KLAUS: We'll take a look at the
16 topo and see. Okay. Thank you.

17 MR. KIELY: Thank you.

18 MR. KLAUS: Anyone else from the public
19 have any comments on this?

3.6-2
20 SPEAKER FROM PUBLIC: I just have a
21 general comment here. I really haven't
22 looked at the development carefully. There
23 has been some pressure by administrative
24 groups to increase the amount of impervious

3.6-2

1 surface in the town. Basically, there is
2 concern that there is too much water flow
3 into basins which is causing, basically, too
4 much pressure in lower lying areas. which,
5 in a sense, is resulting in very, very high
6 increase in water table for short periods of
7 time, especially in the town.

8 In the spirit of that study, which I
9 can't recall right now, because I wouldn't --
10 I didn't come prepared, will the developer
11 put in impervious surfaces in the driveways?

12 MR. KLAUS: We can ask him. We can ask
13 him. Anyone else from the public? Yes, sir.

14 MR. BARRETT: My name is Lou Barrett
15 from 79 Stonewall Court.

16 MR. KLAUS: Excuse me, repeat your name,
17 please.

18 MR. BARRETT: Lou Barrett.

19 MR. KLAUS: Go ahead, sir.

3.6-1

20 MR. BARRETT: Yes, I wish to complain.
21 Every time there is a rain or even a large
22 runoff, my backyard is more or less inundated
23 with water. On many occasions there is --
24 it's been in the basement. I have a sump

3.6-1

1 pump put in and it still comes in. Boy,
 2 anymore is -- I'm right on the back where
 3 they're planning to build. If they begin
 4 taking down trees, I don't know if that's
 5 going to start the water from increasing.

6 MR. KLAUS: Okay. They're charged with
 7 -- they have to demonstrate that they're not
 8 going to -- they can't make the situation any
 9 worse. We can't necessarily mandate that
 10 they improve it, we can ask them to, in most
 11 instances they do. We'll make a note of your
 12 concerns. We'll take that into
 13 consideration. Thank you. Anyone else from
 14 the public wish to comment on this project?
 15 Yes, sir.

3.6-1

16 MR. MONTELLO: My name is Jack Montello.
 17 I reside 85 Stonewall Court. And I was the
 18 gentleman that they were referring to earlier
 19 by having their basement pumped out by the
 20 fire department. My concern, again, that's
 21 been stated before is, I'm going to be living
 22 adjacent to this development and it does push
 23 back towards my house. And I haven't seen
 24 anything, what's in the plans to direct the

3,6-1

1 [water away from my house? And I have water
 2 in my basement, I'm afraid I'm going to have
 3 a swimming pool, and I don't want that.

4 MR. KLAUS: Okay. Thank you. Anyone
 5 else have a comment on this subdivision? All
 6 right. You have a couple written comments
 7 tonight. Clearly, what we're hearing from
 8 the public, the biggest issue right now is
 9 water, and primarily across that southwest
 10 section -- yeah, southwestern corner. Take a
 11 look at the topo. What I would like to do is
 12 adjourn the hearing and we'll adjourn it to
 13 -- wrong book. May or June?

14 MR. STEINMETZ: Mr. Chairman, can the
 15 applicant be heard on that?

16 MR. KLAUS: Sure.

17 MR. STEINMETZ: We had a noticed public
 18 hearing. We heard from the members of the
 19 public that spoke this evening loud and
 20 clear. Our development team is certainly
 21 going to endeavor to answer the questions on
 22 drainage and any other issues that are raised
 23 by your board or by your professional staff.
 24 You know that SEQR allows you to have a

1 ten-day written comment period. We would
2 certainly recommend that the board close the
3 public hearing this evening, leave the public
4 comment period open. If anyone did not have
5 a full and fair opportunity to appear this
6 evening, they can certainly submit written
7 questions and comments in the next ten days.
8 And we look forward to getting comments from
9 the staff. I would ask though, Mr. Chairman,
10 that you close the public hearing tonight in
11 light of the fact that we only had four
12 speakers.

13 MR. KLAUS: I'm inclined to keep it open
14 for two weeks, the public comment period.
15 What I also -- my concern is that our staff
16 is going to be able to adequately review this
17 within two weeks. So, I would ask -- what I
18 would like to propose is that we close, and
19 actually, we have to sort of ask this
20 question to Kevin. I would entertain a
21 motion to close the public hearing, public
22 portion, public comment period, hold it open
23 for two weeks for written comments. But in
24 the event our staff is going to need more

1 time for review, it may not necessarily be
2 able complete it in two weeks. That would --
3 can we then extend the period of time for
4 staff review at that point or should we --
5 should I close the public portion, public
6 comment portion tonight and hold it open for
7 a month?

8 MR. TREGEDER: The public comment, you
9 mean the actual hearing?

10 MR. KLAUS: The actual hearing, yes, to
11 allow public comment for two weeks. My
12 concern is I don't want to lock staff out.
13 This is a fairly large subdivision.

14 MR. TEFEDER: If the applicants were to
15 consent to allowing additional time without
16 raising any statutory time limits, that would
17 make the situation easier.

18 MR. KLAUS: Yeah, I'm just concerned
19 about that meeting. As David said, there is
20 a huge amount of public here and that one --
21 how would you feel about if we closed the
22 public portion tonight, left it open for
23 comments for two weeks for the public and
24 staff. But, in the event that we need more

1 time to gather information from staff, you
2 would be able to hold it open until June.

3 MR. STEINMETZ: Do we have a realistic
4 expectation from staff that we think we can
5 make that goal? And the only reason I ask
6 that, you will recall that we, I think, had
7 this DEIS accepted in March.

8 MR. KLAUS: Yeah.

9 MR. STEINMETZ: And we asked -- and
10 ordinarily SEQR would have us in front of
11 your board for public hearing during the
12 month of April. Because of scheduling, and
13 it didn't work, we agreed to --

14 MR. KLAUS: Yeah.

15 MR. STEINMETZ: -- the May date in
16 cooperative fashion. And we want to continue
17 to work, Mr. Chairman, with you and your
18 board and the town in a cooperative fashion.
19 If I know that staff is going to endeavor to
20 meet that two-week deadline and thinks it
21 can, you know, I think my client is willing
22 to continue to cooperate.

23 MR. KLAUS: They will. We have two
24 major -- more than two major -- projects.

1 And as you know, the comp plan review and
2 everything else is going on.

3 MR. STEINMETZ: I'm aware.

4 MR. KLAUS: These guys are pretty
5 stressed out right now. That's, as you can
6 see, there's only three people here tonight.
7 So, would that be agreeable then?

8 MR. STEINMETZ: Yes, my client indicates
9 yes.

10 MR. KLAUS: Do I have a motion to do,
11 you know, what I just said, close the public
12 portion of the hearing tonight and we hold
13 open for comment for two weeks with the
14 possibility to extend for staff review beyond
15 that?

16 MR. GIORDANO: So moved.

17 MR. FLYNN: Second.

18 MR. STEINMETZ: Thank you. We
19 appreciate it.

20 MR. KLAUS: Public comment in two weeks.
21 However, if staff needs more time for review
22 and comment --

23 MR. STEINMETZ: Robyn will call Josh or
24 myself and we'll deal with it.

1 MR. KLAUS: Yeah, we should have a
2 pretty good feel. Bottom line is, sort of
3 the May 23rd date. Hold it open until June
4 3rd for staff comment.

5 MR. STEINMETZ: Thank you.

6 MR. KLAUS: That concludes the public
7 hearing.

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9 (Time noted: 9:40 p.m.)

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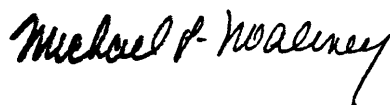
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C E R T I F I C A T E

I, Michael McAliney, Court Reporter and
Notary Public of the State of New York, do hereby
certify that the transcript of the foregoing
proceedings, taken at the time and place
aforesaid, is a true and correct transcription of
my shorthand notes.



Michael McAliney,
Court Reporter

**Yorktown Farms Major Subdivision
Section 17.06 Block 2 Lot 32**

June 25, 2007

Adjourned Public Hearing on Supplement to Environmental Impact Statement

Location: Route 6 & Somers town line, Jefferson Valley
Contact: Ralph Mastro Monaco, PE, PC & Tim Miller Associates
Description: Proposed 22-lot subdivision on 43.5 acres in the R1-40 zone.

Following are the minutes from the June 11, 2007 public hearing.

David Steinmetz, project attorney, and Dan Ciarcia, project engineer, were present with applicant Val Santucci. Steinmetz stated this application has been before the Board in the past. This is a proposal for a 22-lot subdivision. Steinmetz stated the Board reviewed and accepted a DEIS. The applicant has been involved with a series of mitigation measures. Additionally, the Board is aware of the applicant's involvement with the community. Prior proposals included a 37-lot subdivision, 34-lots, 28-lots and now a 22-lot subdivision. Steinmetz stated the current proposal has been before the Town Board and the public. Steinmetz felt the NYS DEC letter will take everyone through another bureaucratic circle as it encouraging access to Route 6. We are, however, all aware that NYS DOT will not allow this connection. Klaus stated tonight's discussion regards the Addendum to the Impact Statement. Steiniger stated there were previous submissions which included active recreation and this element has changed. The applicant is also discussing sewing the 22 lots of the subdivision and the 67 adjacent lots. Klaus stated the applicant will need to indicate the limit of disturbance and address the Planning Department memo which recommendation changing the position some of the interior lots. Klaus opened the meeting to the public.

315-2
Mr. J. Montello, 85 Stonewall Ct. Mr. Montello was concerned with the 67 homes that were to be sewerred. He explained he had received a letter about sewerred although his property was already connected to sewers. Mr. Montello asked why the applicant did not know we were on sewers. Additionally, Mr. Montello stated the area had a watertable issue. Mr. Montello explained he had spent a great deal of money on his property, and contacted a lawyer to ensure this proposal would not cause him additional problems. Klaus explained that the Board studied the drainage issues, and the applicant was obliged not to make the situation worse. Klaus stated what the Board has found, at times, a well engineered subdivision, will reduce run-off. Sometimes the applicant's drainage problems help neighbors solve their drainage issues. Ciarcia explained the Montellos were adjacent property owners, but not one of the 67 lots to be sewerred.

Marie Panella, 105 Jennifer Ct. I have been part of the discussions for 18 months. The Town Board eliminated the soccer fields and suggested a \$225,000 fee in lieu. One of the other compromises was the reduction in lots with access to Route 6. The Town Board felt if there could not be direct access, there should be no access to Route 6.

Klaus there will be more public hearings as tonight's discussion regards only the environmental issues. There will be additional meetings to review the proposed layout.

Jean Schenck 3702 Curry St. Ms Schenck stated she has been working with the neighborhood community and feels frustrated at how long this process takes.

Larry Armstrong, 95 Gay Ridge Rd. Mr. Armstrong understands the frustration his neighbors were voicing.

Roxanne Johnson, 3845 Gomer St Ms. Johnson stated she has paid sewer taxes for 25-years, and could speak for herself. She informed the Board that 87 people signed a petition requesting the approval of this subdivision.

Flynn explained the Planning Board is a review body that reviews the technical details of a proposal, and must take the necessary time to ensure proper building plans.

Klaus stated that due to an error in the public notice the public hearing would be adjourned, however, the applicant could move forward with the DEIS.

Upon motion by Flynn, seconded by Crispi, and with all present voting aye, the public hearing was adjourned until June 25, 2007.

Following are the minutes from the adjourned public hearing on June 25, 2007

Klaus explained this was an adjourned public hearing on the Supplement to Environment Impact Statement that was noticed incorrectly and adjourned until tonight. Klaus asked if there's anyone present that did not speak at the previous meeting.

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3.11-2
Dan Kiely, 71 Stonewall Court. Kiely brought up the issue of water and runoff. He said plans indicate some temporary barrier during construction but what happens once this is removed. Klaus said someone spoke of this at the last meeting and the applicant cannot discharge water onto your property. In many instances, they have to contain runoff. Applicant will have to install curtain drains and calculate runoff. Kiely said, the SEIS states reduction in number of homes but no impact in fiscal impacts but this doesn't make sense. Number of school age children - 13% reduction with public vs. private. This number is incorrect. Kiely claims he won't have any knowledge of number of kids attending the public school. Kiely asked after the final review, can there still be an impact after that? Klaus said there shouldn't be since the FEIS gives the Board the technical documentation: the facts and figures. What the impacts are and how they are going to solve those problems such as stormwater, traffic. Flynn added it's a very complex process. Steiniger added the FEIS boils it down to whether the Planning Board should go ahead with the project, make a determination on which way to proceed. DEC, DOT, DEP, many agencies are involved.

Larry Armstrong - 95 Gay Ridge Road asked what are the next steps? Timeline? Klaus said there is no estimated time. It's up to them to come back to us. When we get the FEIS, it's circulated to other departments for any comments, any other questions. Once we accept it as complete, we have 30 days to make a decision. Then we look at the design stages, physical layout of the subdivision, preliminary approval, then final approval.

Upon motion by Steiniger, seconded by Giordano, and with all those present voting aye, the adjourned public hearing on the Supplement to Environmental Impact Statement was closed.

Upon motion by Giordano, seconded by Steiniger, and with all those present voting aye, the Special Session was closed.