

TOWN OF MILAN PLANNING BOARD MEETING MINUTES - FINAL  
WEDNESDAY, MARCH 6, 2013

MEMBERS PRESENT:

Joan Wyant, Chairman  
Charles Godfrey  
James Jeffreys  
Kim Koehler

MEMBERS ABSENT:

Jeffrey Anagnos  
John Mautone  
Radford West

ALSO PRESENT:

Jack Campisi, Town Board Liaison  
Robert Egan, Town Board Member  
Jack Grumet, Town Board Member

Chairman Wyant called the meeting to order at 7:00 p.m.

**Public Hearings:** None

**Administrative Items:**

- **Approval of Minutes:** Mr. Jeffreys motioned that the Planning Board approve the minutes of February 6, 2013 as presented. Mr. Godfrey seconded.

Joan Wyant, Chairman	Aye	Kim Koehler	Aye
Jeffrey Anagnos	Absent	John Mautone	Absent
Charles Godfrey, Jr.	Aye	Radford West	Absent
James Jeffreys	Aye		

Motion carried 4-0.

- **Correspondence:** Chairman Wyant read a letter submitted by Evelyn Bartin dated February 8, 2013. Mr. Jeffreys commented that Cobble Pond of Milan has been working with the Planning Board for their site plan approval and will not be seeking a variance for parking in the front of the building. He said that both proposed gas stations, Chestnut Mart of Milan and Cobble Pond of Milan will both sell fuel and fall within the permitted zoning code of the Town. It appears that Chestnut Mart would appeal more to the commuting traveler while Cobble Pond will also sell convenience and grocery items appropriate for the community.

**Applications:**

1. **Barrett Two Lot Subdivision** – Charles Boolukos, L.S., appeared on behalf of the property owner, Pat Barrett, seeking a variance recommendation for minimum lot width at the building line for lots 1 and 2 of the proposed two lot subdivision of property located on Barrett Lane, tax grid number 6573-00-023892. Mr. Boolukos said he added the zoning table to the map which reflects the need for the variances for minimum lot width for each lot. The

zoning code requires 300 feet at the building line; lot 1 is proposed to have 138.18 feet and lot 2 is proposed to have 187.29 feet. Both lots are developed with a one family dwelling, well, and septic. Mr. Jeffreys asked about the status of removing the mobile home that straddles the line between lot 2 and lands belonging to Caswell. The mobile home is in violation and will need to be removed before any variances can be granted. Mr. Boolukos said he believes money is the issue. There was a fire in the dwelling and they are waiting for insurance money. Mr. Jeffreys asked about the outstanding building permit for an addition to the dwelling on lot 1. Mr. Boolukos did not know where that stood. Mr. Jeffreys suggested that instead of juggling all of these issues, the applicant should close out the open permit, get rid of the trailer, and then come back to this board for the variance recommendation. The Board members agreed that would be the cleanest way to proceed. There was no action taken at this meeting.

2. **Oja Site Plan Amendment** – Marya Oja appeared before the Board to discuss a minor shift of the proposed house and driveway location at her property located at 340 Fitzsimmons Road, tax grid number 6474-00-782166. This lot was created as part of the McFadden subdivision. A building envelope was identified at that time. Ms. Oja said she would like to move the building envelope slightly further up the hill for aesthetic and practical reasons. The area is the largest flat spot on the property and the space around it is quite flat. She said she shifted the driveway to get the easiest way up approaching from the north so the south side won't be taken up by the garage as Ms. Oja is proposing a house with a lot of light and glass. The current building envelope is close to another house where the two houses would be in view of each other but where she is proposing to put the house, it is out of sight from the neighbors and has a gorgeous view. The proposed spot is not at the highest point of the property; the property goes to about 600 elevation, she is proposing between 550 and 570 with the center of the house at approximately 560. The lot is 18 plus acres. Mr. Jeffreys said while he appreciates the concept of creating building envelopes when subdividing, he is confident that on 18.7 acres, one would be able to locate a decent building site outside the building envelope. The maps do show that a big area of this lot is on the national wetland inventory map but that does not make sense as the elevations go from 600 to 475. Ms. Oja said there are no DEC wetlands; she called them and got a letter because she needs to put a culvert in. The DEC said the wetlands on this property are not DEC or Army Corp. of Engineer controlled wetlands. Ms. Oja said originally, she was hoping to have one driveway entrance which splits off to the other lot that was created but the owner does not want to do that. Mr. Jeffreys asked if there were any streams on the property and Ms. Oja said there are seasonal wet areas but no stream. Mr. Jeffreys said he has been on that property for other reasons and did not see anything that would indicate a wetland problem. Mr. Jeffreys asked about the length of the driveway. Ms. Oja said it is under 1,200 feet – she had it measured with a wheel. She added that she is planning on moving as little soil

as possible. Mr. Jeffreys said he thinks this is an acceptable proposed location for the house and driveway and that the Planning Board can send this referral to the Building Inspector; the Board members agreed. The Clerk will forward the referral to the Building Inspector.

3. **Cobble Pond of Milan** – Ray Nelson, Project Architect, and George Carrothers, Project Contact, appeared regarding the site plan/special use permit application for a gas station and convenience store on property located at 1165 Route 199, tax grid number 6471-00-904454. Mr. Nelson said they think they will be going with a metal roof for longevity. They would prefer not to paint it since once a surface is painted, it becomes a maintenance issue. Mr. Jeffreys said that material comes in different colors. Mr. Nelson said the metal won't stay the same color, it won't stay shiny; it will get a Bettina if you don't paint it. He prefers not painting it. Mr. Jeffreys asked about the warranty and Mr. Nelson said there is no maintenance required up to 20 years but they prefer up to 60 years which they believe they can get without painting it. Mr. Nelson said he does not see a problem with a metal roof. They have not decided on the roof for the canopy yet. He will take some pictures of some additional canopy roofs. He said the applicant is still waiting on the bank decision. He said they have not hired an engineer yet but they are leaning towards Rich Renia. Mr. Nelson has sent the plans to the DOT. He has not talked with the biodiversity specialist yet. Mr. Jeffreys said these elements will take time in the process. Mr. Nelson agreed but he said the driving force at this time is money. Mr. Nelson showed the Board a sample of the stone they are considering using and said it is from a quarry in Kingston. Mr. Nelson said regarding the truck radius, he changed the truck size to a regular cab truck. They dispense off of the passenger side of the truck which works well for traffic flow. The truck sits inside the lot and does not have to back up to get in and out of the site. Anyone coming off the highway has access. Mr. Nelson said they want to make the site aesthetically pleasing and functional. He will present the idea of a painted roof to the owners. Mr. Jeffreys said ultimately, though, it will be a decision of the Board. They have not gone to the Board of health yet but do not anticipate having to drill another well. Mr. Carrothers said the well there now is a good well.

Mr. Nelson said they are hoping to come back to the April meeting with more progress. He said he has added some trim and another window to the building and will eliminate the mechanical space on the second floor. There will be light coming in from all four gable ends. There was no action taken.

4. **Verizon Wireless** – Scott Olson, Attorney, was present representing the site plan/special use permit application from Verizon Wireless along with Mike Orchard, Tectonic Engineer, and Rich Andras, Verizon Wireless in house RF Engineer to install a telecommunications tower on property located on Academy Hill Road, tax grid number 6572-00-862990. Mr. Olson said there

are significant gaps in this area along the Taconic State Parkway and Jackson Corners Road and some smaller roads. We are looking to fill those gaps with a new facility. Before we propose a new tower, we look at existing towers and opportunities to put antennas on existing structures. The existing towers will not provide the coverage we need per the radio frequency analysis which has a comprehensive description of what we are doing and illustrates the lack of coverage. The blue area is acceptable, the white area is not which does not mean there is no coverage just below standard coverage. Mr. Jeffreys said Independent Wireless proposed a tower at the top of North Road to cover that gap. There was no tower in Columbia County at the time. They were trying to extend the signal from South Road to over the hill. The gap is in that valley and Jackson Corners. Their study indicated the Town's tower on Woody Row is too far away. Mr. Olson said we would prefer to co-locate due to expenses but can't do it. We want better coverage in Jackson Corners and to build on the existing coverage so we don't create islands. Mr. Jeffreys asked if the signal from the site in Columbia County gets to Jackson Corners. Mr. Olson said that is attachment 6 and that color is green. You get coverage from that tower but there are gaps on the Taconic. Mr. Jeffreys asked if the propagation is based on high foliage. Mr. Andras said it is full foliage, worst case scenario. Mr. Olson said Rick has plotted these different options and he understands the terrain. Waves don't bend. That is why we need another site. The terrain creates havoc in this area. The difference between us and other providers is we are the service provider. If we are proposing a tower, we intend to build it and use it. An independent tower has to get it approved and get carriers. We are here and have a license. Mr. Jeffreys said the tower height seems kind of low. We like collocation and don't want to put up another tower. We want enough room on this tower for at least two carriers. The trees are about 80 feet. Mr. Olson said there should be plenty of room but Verizon shouldn't get upset if we go a little higher. We are at the top and we show two co-locators on the tower. Mr. Jeffreys asked if a carrier such as AT&T were to come in, would they be able to talk to the J&S tower at the lower height. Mr. Andras said we try to install a higher tower to accommodate additional users, but we've gotten beat up in the past for that so we go for the least height. As other carriers come on, they will get impacted by terrain due to peaks and valleys. Mr. Jeffreys said the separation of antennas is 10 feet, the height is 150 feet – if you went to 160, other antennas would have the same propagation you have. Mr. Olson said if we were at 160 and they were at 150, they would have similar to what we have. We can only tell you what it does for our sites. If they are not on the same sites we are, that would affect their situation but it should be similar. Mr. Olson said we have no problem with raising the tower. Mr. Olson said this is a large site, too large to show on a scaled map. There is a long access road with underground utilities as the code requires it. Mr. Orchard said it is a very wooded area. The lease area is about 10,000 square feet and the access road runs to Academy Hill Road. Mr. Olson said within that 100 x 100 lease area, there is a 75 x 75 fence to secure the facility, and within the fence is a 12 x 30

equipment shelter, 10 feet high, that houses the equipment that is the brains of the facility. Mr. Jeffreys asked how long they will be able to operate in the event of a power failure. Mr. Olson said the FCC will go to back up requirement. We use a generator. The equipment shelter is 12 x 30 because we install a generator in it which runs on diesel fuel. There is a tertiary system built so that the generator holds a 225 gallon tank with a concrete basin below it lined with poly plastic which will hold one and a half times the capacity in case it leaks. If there is any moisture in that space, it is hard wired to our system so we will know immediately and will dispatch someone. Mr. Jeffreys asked about the run time on 225 gallons and Mr. Olson said he would get that information to the Board. Mr. Jeffreys said it is not uncommon for areas here to be out of power in excess of 2 or 4 days. If we can get to the 3 or 4 day range, that would be great. Mr. Olson said when these emergencies occur, Verizon knows how long the generator runs and they will dispatch people to refuel when necessary. They make every effort not to let it go dry. Mr. Olson said we did not include a visual analysis; per the zoning code, we have 30 days to provide that. We will arrange for the balloon test. He asked if the Board had any preference for locations. He said we float three balloons, the marker balloon, the second balloon on top of the tower, and a lower balloon to line up with the wind blowing. Then, we have people drive around, look back, and take pictures. We identify any historical places and we would take pictures from there. We have to provide notice between 7 and 14 days and provide an alternate date. We prefer to do it sooner rather than later. We won't do the test if there are high winds, anything over 12 mph, and we typically do them in the early morning. Mr. Jeffreys suggested they amend the application to 160 feet. Mr. Olson said he wanted to advise the Board that there are new federal requirements by the FCC called the shot clock put in place to make sure towns don't delay these types of applications. Verizon takes the timing very seriously. For a new tower, a town is given about 150 days to process and approve. There are provisions to extend the time as long as we are working together with no clear delays we need to follow the rule too. Mr. Olson said he will get a copy of the ruling to the Board. Part of the requirement is that if the application is incomplete, the Town tells us within 30 days. We want to make sure what the requirements are. Mr. Jeffreys asked about the fall zone. Mr. Olson said normally, these towers don't fall over. We have a three leg lattice tower. Once you are at 150 or over, a lattice tower is best. It is designed to the latest industry standards which takes into account localized wind loading and is designed to worst case conditions based on where we are. Mr. Jeffreys asked about the impact to the tower if there were frequent winds over 90 mph. Mr. Andras said the towers are built to break into halves or thirds – the whole tower won't fall over. Mr. Jeffreys said based on the code, if it is a 150 foot tower, you will need a fall zone at a 300 foot radius so you should keep that in mind. You should also include information relative to the structure integrity of the tower and what happens should it fall. Mr. Olson said they create a weak point in the tower so that is where it would break. Mr. Olson said their last issue is the height variance

requirement. Mr. Jeffreys said a variance may also be required for the fall zone; if so, both variances can be applied for simultaneously.

Mr. Jeffreys said once the modifications are complete, come back to the Planning Board and the Planning Board will make a recommendation to the Zoning Board of Appeals for whatever variances you will need. Mr. Olson said he will revise the application to reflect 160 feet and will include photos. There was no action taken at this meeting.

5. **Chestnut Mart of Milan** – **Ciro Interrante**, Project Architect and **Chris Jenkins**, Project Coordinator, appeared on behalf of Chestnut Petroleum Distributors regarding their application for site plan/special use permit for a gas station and convenience store on property located at 1445 Route 199, tax grid number 6570-00-536267. Mr. Interrante said the Board of Health has finally approved the septic and water system on March 5<sup>th</sup>. He provided a stamped portion of the material and will get a copy to Mr. Paggi, Town Engineer. The DOT cancelled out our old permit and will be issuing a new permit. Mr. Interrante previously met with Mr. Paggi who suggested they recalculate the lighting as the current trend is LED type lighting which is much more efficient and different from the proposed light in 2009. Mr. Interrante said he has shown all the lighting on one page including the LED's. This is our current plan of record and what we are proposing. The readings around the property lines are zero or less. The readings under the canopy are small so he magnified them. Under the soffits of the buildings they are at 7 candle or less, under the canopy 5 or less, and within the site 7 or less which are all acceptable ranges. They are showing the light fixtures. There is pole lighting around the perimeter of the parking area. The soffit lighting is flat, flushed with the canopy, and around the perimeter of the building is recessed lighting, commercial grade fixture. There are three different styles of lights, canopy, building, and poles. Mr. Jenkins said these are brand new pages, 100 percent LED's. Mr. Paggi also said a Soils Management Plan needs to be completed. Mr. Interrante said their consultant explained how the management plan will work and produced an update on the monitoring system which is the subsurface investigation report. They have been staying current with monitoring the site. Mr. Jeffreys said he understood there was some questionable material in first sampling. Mr. Interrante said they just took another sample which came back clean – they think the first sample may have been due to field contamination which is common. Mr. Paggi said the soil management plan is prepared to give the workers guidance on how to handle the excavated materials as they dig for footings and tanks. Mr. Jenkins said the consultant will be on site as they dig and will continuously test. Mr. Interrante said CPD presently has a site under construction in Gardiner. It is an old gas station that was built in 1948 and they recently got approval to demolish the site and build the new building. The tanks will be going in. He suggested if any Planning Board members are out that way, they should stop and take a look at how the process works. Mr. Jenkins said the site

remediation has been done. There may possibly be one section over eight feet they may have to deal with but other than that, everything has been remediated. The workers will dig until the consultant says stop. Mr. Paggi also said the applicant needs to demonstrate the potential for queuing off the site onto Route 199 by showing on a map the number of vehicles that can be queued. Mr. Interrante submitted a drawing showing a queuing line of 25 cars before it reaches 199 so there is lots of room to queue up. Some of that section has been curbed up to create some grass area as we did not want to impact the previous soil management report or the storm water report. We have demonstrated the delivery trucks being able to get in and out of site. Also, chances are, fuel deliveries will not be scheduled as the same time as the busiest time at the drive through. Mr. Paggi said it looks like the tank on the westerly side will be the most limited one and asked if Mr. Interrante ran that one. Mr. Interrante said he did not but he is sure it will work. Mr. Jenkins said they can rotate the tanks 90 deg and make it easy to fill. Mr. Jeffreys said the plan is showing the drive through, the truck area, and the waste disposal areas all together. Can a garbage truck get in there if there are cars in the driving lane and is there adequate room to maneuver if the site is active with vehicles? Mr. Interrante said he thinks it will all work but he can rotate the dumpster location slightly to right so that when the refuse truck comes in, he will be nose first, he will pick up the dumpster, then back up slightly and travel out. Mr. Jeffreys thought that would be ideal so Mr. Interrante will do that. Mr. Paggi said the current groundwater investigative report needs to be approved by the DEC in order to close. Mr. Interrante said they are working on that but they do have the DEC permit. Mr. Jeffreys asked when does the ground water monitoring end? Mr. Paggi said they did the last sampling on October 12, 2012, and after that, their environmental consultant recommended closure. That is, however, at the discretion of the DEC. They will give that approval at the same time they approve the ground water report. The October report needs to be submitted to the DEC. Once the DEC concurs with closure, there will be no more monitoring. Mr. Jeffreys said so Mr. Interrante needs to notify the DEC that there are currently two reports that need their review and approval. Mr. Jeffreys then addressed canopy design. He said he has read all previous minutes regarding the canopy design and understands that a lot of time and effort went into the aesthetics of the building but not the canopy. Mr. Jenkins printed out samples of mansard style canopies. He said we wanted this design to hide the fire suppression system. If you go with a peaked roof, you have to put the red cans on the columns and we don't want that. Mr. Interrante said at the Hess station on Route 9, you can see the red containers which is the fire suppression. Mr. Interrante said to look at the canopy on page A2 of the map set – it is not a flat, square foot. He said also, there is a satellite dish that goes on the canopy and it tends to be more hidden on a mansard canopy. Mr. Jeffreys agreed that this picture is a much better representation of the canopy. Mr. Jeffreys asked about the materials that will be closest to the ground on the building and Mr. Interrante said he will send a picture. Mr. Jeffreys said since so much time and effort was spent on the

building, we would like to see a little more aesthetics applied to the canopy as that is what people will be staring at. He said if the columns will be steel, how are they maintained as the salt and such will wear away at them. Mr. Jenkins said they do the steel columns because inside are the conduits for the fire suppression system and communication. There is an access panel which we do not want to cover up. You can clad them, but it is a logistics nightmare due to everything they are housing. That is why they are big and almost rectangular. Mr. Jeffreys said he has seen where they have been covered. Mr. Interrante asked what did he have in mind and Mr. Jeffreys said some sort of cultured stone, leaving the design up to them. He thinks it would add an element of ruralness. Mr. Interrante said if we had cultured stone somewhere else in the design, we could apply it there but we don't. We are keeping the design traditional with clapboard appeal. We don't have any stone anywhere else. It is a crisp building. We would rather not introduce that element at the pump area to cover up the columns. When we were doing the Gardiner site, that same issue came up and we ended up with painted columns. They had a couple of buildings that were real stone and we told them we would rather do the whole building in hardy and not use cultured stone which is artificial and they agreed with that. Mr. Jeffreys just asked them to kick around the idea. Mr. Jenkins said Mobile is real particular about their canopy and their brand. We have more leeway on the building. This canopy is a standard that is purchased. Mr. Interrante said it is fabricated by a company that builds canopies but builds to Mobile's specs. Mr. Jeffreys asked about the concrete pedestal for the pumps – is it a continuous island? Mr. Interrante said that is built based on standards which change so it is built to the most current design. It is a corporate standard. The base is done out of steel and certain shapes to accommodate dispensers. The outside form is steel. Mr. Jenkins said they are allowed to have stainless steel if its brand new. The bollards are stainless steel or a specific color. Our plan is stainless steel as it is brand new. Mr. Interrante said they are showing a small base per pump as opposed to a long base to accommodate all pumps. Mr. Jenkins said the station in Hyde Park on 9G and Crum Elbow just did that canopy if you want to take a look. Mr. Paggi said there are two sets of pump islands. There is a separate canopy and pumps for diesel. Mr. Jeffreys said the newer sites seem to combine gas and diesel. Mr. Interrante agreed but said if the site is large enough, they want to accommodate people in trucks and who use just diesel. Mr. Jeffreys asked if they have mentioned the drive through to the DOT. Mr. Interrante said he did not mention it as he doesn't think it's a problem. Their concern is ingress and egress at the front of the site from the main highway. The drive through is at the back of the site. The DOT only gets involved as the site relates to the highway. However, Mr. Interrante said he will send an email to Chuck Walters and will copy Mr. Jeffreys on it. Mr. Jeffreys said he would like to spend some time going over the lighting plan. Mr. Interrante asked, going forward, what is the process? Mr. Jeffreys said you will need your approvals from the outside agencies and the Board will decide if this needs to be re-sent to Dutchess County Planning due to the drive through. Mr. Interrante said it

has already been sent to them and this plan is a result of all that discussion. Mr. Jeffreys said we need to schedule public hearing. Mr. Interrante asked what is needed to schedule the hearing? These are the official approved plans and specifications. Does the Board of Health need to be part of the package to the Planning Board? Mr. Paggi said yes, the Planning Board needs to make sure the plan that the Board of Health approved plan is the same as what the Board has. Mr. Interrante will send a copy of the Board of Health, the DOT, and the DEC permit. That will be proof we got approval from these three agencies and that the site plan that was approved is the same as is on the table. Mr. Paggi said the Board needs to review the lighting plan. The Board of Health has not seen the drive through option. Mr. Interrante said the drive through does not change the DEC retention areas and work permit, septic, water supply, or the DOT information. Mr. Paggi said for the sake of completeness, the DOT and Board of Health should be given a set of complete plans which shows the drive through. Mr. Jeffreys said the process has been so long, we want it to be complete. Mr. Interrante said he will email the drive through option to the DOT, DEC, and Board of Health letting them know that we may implement this option and asking them whether this will have effect on the water system, SDS, curb cuts, or DEC permit. He will send sheet SP1 only. Mr. Interrante said we would like to get approval as quickly as possible. Mr. Jeffreys said the drive through option is still in question; it is before the Town Board now for the zoning change. Mr. Paggi needs to review the lighting plan. Mr. Jeffreys will do a review and then get back to Mr. Interrante with any questions.

6. **Bruce Gardom Discussion** – Mr. Gardom appeared before the Board for a discussion regarding converting an existing structure on the property into an accessory apartment. His property is located at E 76 Lake Road, tax grid number 6473-00-2299843 and is 4 acres. Mr. Gardom said he has an existing dwelling on the property now and has an accessory apartment, a lake front cottage, that he rents out for a vacation rental. He has a small studio on the property now that he would like to convert into a small apartment, initially for his daughter to use while she is going to college and then possibly for a rental. He is requesting a special permit for a conversion as that would allow two accessory apartments on the same property. It would be a simple studio apartment with a full bathroom. They would put in an additional septic tank for that. The workshop sits back into the woods and is very private; it is not by any other homes. There is no insulation now, it is basically just a shell. Mr. Gardom said he has had a couple of contractors look at it and they said it would be no problem to convert this into an apartment and bring it up to the building code. This was built with heavy duty construction, 2 x 4's, with a 16" center. Mr. Jeffreys said the issue is the size of the lot. He has maxed out what is permitted in the A3A zoning district on 4 acres. If Mr. Gardom had 6 acres, it would be permitted to convert an existing structure into an accessory apartment. So, the size of the lot is one issue. The second issue is the structural issues. Traffic is an issue on that road. When another dwelling unit

is added in, the daily traffic trips will be increased, i.e., Fed Ex, UPS, etc. Mr. Jeffreys asked about utilities and Mr. Gardom said he will tie into the existing house so there will not be an additional pole. We would use the existing well. We have one buried propane tank that facilitates the cottage and house so would facilitate this building as well. Mr. Jeffreys said unfortunately, he does not think this is a good idea. There is already one accessory apartment on the property and Mr. Gardom does not have enough acreage to have a second; he would have to apply for a variance. Mr. Gardom said he did not think his neighbors would object and he would convert this building as it stands, he would not make it bigger. Ms. Koehler did not think it would be a problem. He would need a building permit for the alterations. Mr. Jeffreys said maybe it would be possible to consider this for a limited use accessory apartment. Mr. Jeffreys said he would like a letter from the building inspector stating this building could be converted to meet the building code. Mr. Gardom said this structure was built by Custom Forest Products and is very solid. Mr. Jeffreys said Mr. Gardom should come back with the letter and then the Board can discuss the convertibility and the continued use beyond his daughter using it for college.

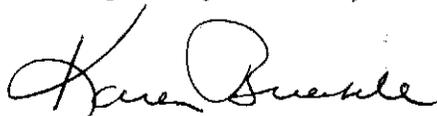
Mr. Jeffreys motioned to adjourn the meeting at 9:30 p.m. Ms. Koehler seconded.

Joan Wyant, Chairman	Aye	Kim Koehler	Aye
Jeffrey Anagnos	Absent	John Mautone	Absent
Charles Godfrey, Jr.	Aye	Radford West	Absent
James Jeffreys	Aye		

Motion carried 4-0.

The next meeting will be held on Wednesday, April 3, 2013 at 7:00 p.m.

Respectfully submitted,



Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board