



# Planning Board

Regular Meeting

<http://www.townofdovery.ny.us/>

~ Minutes ~

Monday, December 2, 2013

7:00 PM

Town Hall

The Town of Dover Planning Board held a Regular Meeting at 7:00 PM on Monday, December 2, 2013 at the Town Hall, 126 East Duncan Hill Road, Dover Plains, NY 12522 with the following members present:

Attendee Name	Organization	Title	Status	Arrived
David Wylock	Town of Dover	Chairman	Present	
Valerie LaRobardier	Town of Dover	Board Member	Present	
Peter Muroski	Town of Dover	Board Member	Absent	
William Sedor	Town of Dover	Board Member	Present	
Michael Villano	Town of Dover	Board Member	Present	

## I. Call to Order

Chairman David Wylock called the meeting to order at 7:11 PM. Everyone stood for the Pledge of Allegiance to the flag.

## II. Pledge of Allegiance

## III. Public Hearings:

### a. O'Mara Subdivision 7059-00-917529

APPLICANT: O'Mara Realty Corp. PLANS PREPARED BY: Harry Nichols, P.E.

PROPERTY LOCATION: Coleman Lane and Johnson Road, Wingdale

APPLICATION FOR SUBDIVISION - to create 1 new lot on 2.93 acre parcel in the SR district

### Motion to Open the O'Mara Public Hearing

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** William Sedor, Board Member

**SECONDER:** Valerie LaRobardier, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

There were no additional review comments from the Planning Board Consultants

There were no additional review comments from the Planning Board Members

There were no Public Comments on this application

### Motion to Continue the O'Mara Public Hearing

This Public Hearing was continued to the January 15, 2014 Planning Board Meeting

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** Michael Villano, Board Member  
**SECONDER:** William Sedor, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano  
**ABSENT:** Peter Muroski

**b. Reagans Mill Water Company Lot Line Change 7160-00-190630 & 7160-01-235625**

**APPLICANT:** Anthony Pisarri for Reagans Mill Water Company & Westchester Modular Homes

**PLANS PREPARED BY:** Terry Bergendorf-Collins, Surveyor

**PROPERTY LOCATION:** 24 & 30 Reagan's Mill Road, Wingdale in the CO district.

**APPLICATION FOR SUBDIVISION -** An exchange of land between the Water Company parcel and the Modular homes Factory in order to abandon existing wells and activate of another set of wells and include them on the Water Company parcel

**Motion to Open the Public Hearing for the Reagans Mill Water Company Lot Line Change**

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** Michael Villano, Board Member  
**SECONDER:** Valerie LaRobardier, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano  
**ABSENT:** Peter Muroski

Attorney for Mrs. Diane Flood - Dan Seymour stated the concerns of his client have not yet been resolved and understands it was the board intent to continue this hearing to the February 2014 meeting

Planning Board Chair David Wylock agreed - that was the Reagans Mill Water Company understanding as well

\*\*

There were no additional review comments from the Planning Board Consultants

There were no additional review comments from the Planning Board Members

There were no additional Public Comments on this application

**Motion to Continue the Public Hearing for the Reagans Mill Water Company Lot Line Change**

This Public Hearing was continued to the February 3, 2014 Planning Board Meeting

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** Valerie LaRobardier, Board Member  
**SECONDER:** Michael Villano, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano  
**ABSENT:** Peter Muroski

**c. Cantele Subdivision Lot Line Change- 7063- 00- 980119,968109 &980100**

**APPLICANT:** PATRICIA CANTELE      **PLANS PREPARED BY:** JOHN Decker

**PROPERTY LOCATION:** 125 Lime Kiln Road, Dover Plains

**APPLICATION FOR SUBDIVISION -** (Lot line Change) to correct lot lines between Cantele/ Keller, McEnroe/ Falcon, Temple/Carrazzone

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

**Motion to Open the Public Hearing for the Cantele Lot Line Change**

There were no additional review comments from the Planning Board Consultants

There were no additional review comments from the Planning Board Members

There were no Public Comments on this application

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member

**SECONDER:** William Sedor, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

**Motion to Close the Public Hearing for the Cantele Lot Line Change**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member

**SECONDER:** Michael Villano, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

**RESOLUTION GRANTING PRELIMINARY LAYOUT AND CONDITIONAL FINAL PLAT  
APPROVAL**

**CANTELE SUBDIVISION**

December 2, 2013

Property Address: 125, 135 & 139 Limekiln Road, Dover Plains

WHEREAS, the applicants, John and Patricia Cantele, have submitted an application for subdivision approval to alter the lot lines of three adjacent parcels of land to correct two existing conditions, as shown on the plan entitled, "Lot Line Revision, Lands of McEnroe & Falcon, Lands of Temple & Carrazzone, Lands of Cantele and Keller," prepared by Decker Surveying, and dated October 19, 2013 (the "project"); and

WHEREAS, the parcels involved in this permit application are identified as tax parcel numbers 7063-00-980119 (125 Lime Kiln Road), 7063-00-965109 (135 Lime Kiln Road), and 7063-00-980100 (139 Lime Kiln Road)(the "site"), and are located in the RU Zoning District; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF"), dated October 29, 2013; and

WHEREAS, no new lots are being created, nor will the development potential of the existing lots change; and

WHEREAS, by letter dated November 7, 2013, the Building Inspector determined that the proposal to alter the lot lines did not require any area variances since the lots would be made more conforming; and

WHEREAS, on November 13, 2013 the Planning Board adopted a determination of non-significance, finding that the project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, a duly noticed public hearing was held on December 2, 2013 during which all those who wished to speak were heard.

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board hereby grants preliminary layout and final plat approval to the plat entitled, "Lot Line Revision, Lands of McEnroe & Falcon, Lands of Temple & Carrazzone, Lands of Cantele & Keller" prepared by John H. Decker, L.S. #050572, dated October 19, 2013, and authorizes the Chair or his authorized designee to sign the plat after compliance with the following conditions:

1. **Payment of all fees and escrow.**
2. **Approval by the Planning Board Attorney of the driveway easement over lands of Temple and Carrazzone.**
3. **Revision of the plat to depict the existing driveway to lands of Temple & Carrazzone. If the driveway encroaches on Lands of Cantele & Keller, an easement for the encroachment will need to be approved by the Planning Board Attorney.**
4. **Revision of the plat to contain a zoning table indicating the required, existing and new dimensions of each lot.**
5. **Revision of the plat to contain a note indicating that the driveway easement providing access to Lands of Falcon is at least 25 feet wide.**
6. **Approval by the Planning Board attorney of merger deeds for lands of Falcon & McEnroe, Cantele & Keller and Temple & Carrazzone.**

**BE IT FURTHER RESOLVED**, that no building permits may be issued for any improvements to any existing structures or for any proposed new structures on the lots which are affected by this subdivision plat unless proof of recordation of the required easements and merger deeds in the Office of the Dutchess County Clerk has been provided to the Land Use Coordinator.

<p><b>RESULT: ADOPTED [UNANIMOUS]</b> <b>MOVER:</b> David Wylock, Chairman <b>SECONDER:</b> William Sedor, Board Member <b>AYES:</b> David Wylock, Valerie LaRobardier, William Sedor, Michael Villano <b>ABSENT:</b> Peter Muroski</p>
---

#### **IV. Old Business:**

**a. John Quartararo Subdivision 6962-00-310797 & 6962-00-377644**

**APPLICANT:** John Quartararo      **PLANS PREPARED BY:** Rich Rennia

**PROPERTY LOCATION:** 560 Chestnut Ridge Road

**APPLICATION FOR SUBDIVISION** - Applicant seeks to create 2 new lots from 2 existing lots in the RC district

This application is now complete

\*

A Habitat Assessment Report for this site has been received (12/2/13)- *This document will be included in the circulation packet*

\*

The Short EAF was reviewed - *this will be circulated with application* - no vote was taken- pending responses from circulation

This application is also before the Town Board for the possible conveyance of Old Chestnut Ridge Road

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

**Engineer Rennia has requested waivers of Sections:**

§ 125-17. Preliminary layout.

C. Topography at a contour interval of not more than five feet, unless waived by the Planning Board, and referred to a datum satisfactory to the Board.

And

G. The location of pertinent natural features that may influence the design of the subdivision, such as watercourses, swamps, rock outcrops and single trees eight or more inches in diameter.

**Justification for Waivers:**

125-17- C- USGS Contours of 10' were used

125-17- G- Although rock out cropping may be important to (rattle) snakes, there were none significant noted in the Habitat Assessment Report for this site

*\*\* The Habitat Assessment Report for this site will be reviewed and this will be discussed at the next Planning Board meeting \*\**

**Motion to Set a Public Hearing for the John Quartararo Subdivision**

This Public Hearing was set for Wednesday January 15, 2014

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member

**SECONDER:** Michael Villano, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

**RESOLUTION DECLARING INTENT TO SERVE AS LEAD AGENCY IN A COORDINATED  
REVIEW**

**QUARTARARO SUBDIVISION**

December 2, 2013

Property Address: Chestnut Ridge Road

WHEREAS, the applicant, John Quartararo, has submitted an application for subdivision approval to create two new lots from two existing parcels of land (three existing tax parcels) and to make other associated lot line modifications, as shown on the plan entitled, "Lands of Quartararo" prepared by Rennia Engineering Design, PLLC, and dated October 9, 2013 (the "project"); and

WHEREAS, the parcels involved in this application are identified as tax parcel numbers 6962-00-12800; 6962-00-310797 and 6962-00-377644 (the "site"), and are located in the RC District and AQ and SC Overlay Districts in the Towns of Dover and Pawling; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF"), dated November 13, 2013; and

WHEREAS, the project includes the abandonment of Old Chestnut Ridge Road, which bisects a lot; and

WHEREAS, the applicant has indicated that this will be a non-realty subdivision; and

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

WHEREAS, the Planning Board of the Town of Dover has reviewed the EAF and other application materials; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed action.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the project as an unlisted action under SEQRA.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby declares its intent to serve as lead agency in a coordinated SEQRA review and directs its Secretary to send notice of its intent to all other involved agencies, along with a copy of the subdivision plat, habitat assessment and EAF.**

Involved and Interested Agencies

Town of Dover Town Board

Town of Union Vale Planning Board

Department of Environmental Conservation

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Valerie LaRobardier, Board Member

**SECONDER:** Michael Villano, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

**b. DiPasqua Cottage ESC 7159-00-447416**

**APPLICANT:** Michael DiPasqua      **PLANS PREPARED BY** John Watson of Insite Engineering

**PROPERTY LOCATION:** 165 Duell Hollow Road, Wingdale

**APPLICATION FOR AN** Erosion & Sediment Control Permit for a Cottage & relocated driveway

There were no additional review comments from the Planning Board Consultants

There were no additional review comments from the Planning Board Members

\*

There were no changes required for this Erosion Control Plan

The Short EAF was reviewed and adopted

The Environmental Assessment Form was adopted after review

**Motion to Adopt the Short EAF**

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

**RESULT: ADOPTED [UNANIMOUS]**  
**MOVER:** Michael Villano, Board Member  
**SECONDER:** William Sedor, Board Member  
**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano  
**ABSENT:** Peter Muroski

**RESOLUTION GRANTING EROSION AND SEDIMENT CONTROL PERMIT  
DIPASQUA PROPOSED GUEST COTTAGE**

December 02, 2013

Property Address: 165 Duell Hollow Road, Dover

WHEREAS, the applicants, Michael and Martina DiPasqua, have submitted an application for erosion and sediment control permit approval to construct a guest cottage with relocated driveway, water line connection, subsurface sewage disposal system, and related improvements on property located at 165 Duell Hollow Road, Dover, NY, as shown on the plan entitled, "DiPasqua Property," prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated October 22, 2013 (the "project"); and

WHEREAS, the parcel involved in this permit application is identified as tax parcel number 7159-00-447416 (the "site"), and is located in the RC Zoning District; and

WHEREAS, the application was accompanied by a Short Environmental Assessment Form ("EAF"), dated October 22, 2013; and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the EAF and other application materials and declared its intent to serve as lead agency in a coordinated review of the application, to which no other agency has objected; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby waives the requirements of Section 65-9A(8), (9), (10), (11) and C(6) as the information required in those sections is not necessary for the Board's review of the action; and**

**BE IT FURTHER RESOLVED, that the Planning Board has reviewed pertinent available information submitted by the applicant and gathered by the Board and hereby determines that there are no potential significant adverse impacts related to this action and that a Draft Environmental Impact Statement will not be prepared.**

**BE IT FURTHER RESOLVED, that the Board hereby grants the applicant an erosion and sediment control permit for disturbance as shown on the plan entitled, "DiPasqua Property," prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated October 22, 2013, subject to the following conditions:**

- 1. Payment of all fees and escrow.**
- 2. Submission of \$500.00 to be placed into escrow to cover the cost of site inspections by the Planning Board Engineer or Planner.**

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

3. **Submission of a performance guaranty in the amount of \$11,400.00, in form, substance, and matter of execution satisfactory to the Town Attorney.**

**BE IT FURTHER RESOLVED, that before the authorized official may issue a Certificate of Compliance, the Planning Board Engineer or Planner shall provide the authorized official with a written statement indicating that all work authorized under the permit has been completed in accordance with the approved permit.**

<p><b>RESULT: ADOPTED [UNANIMOUS]</b> <b>MOVER:</b> Michael Villano, Board Member <b>SECONDER:</b> William Sedor, Board Member <b>AYES:</b> David Wylock, Valerie LaRobardier, William Sedor, Michael Villano <b>ABSENT:</b> Peter Muroski</p>
--

**V. New Business**

- a. **None**

**VI. Entertain Request for Extensions**

- a. **Dover Estates 7060-00-788552 & 7060-16-779491**

**APPLICANT:** Peter Rusciano

**PLANS PREPARED BY:** Richard Pearson of Meyer Consulting

**PROPERTY LOCATED at:** Rt22 and Rural Avenue, Dover, NY RU district

**APPLICATION FOR SUBDIVISION -** TO subdivide 16.64 acres to create 6 new lots

**RESOLUTION GRANTING 180-DAY EXTENSION OF CONDITIONAL FINAL  
SUBDIVISION APPROVAL**

**DOVER ESTATES SUBDIVISION**

December 2, 2013

Tax Parcels. 7060-00-788552 & 7060-16-779491

WHEREAS, on August 1, 2011, the Planning Board granted conditional final approval to the subdivision plat entitled "Dover Estates, Town of Dover", Sheets 1-14, dated 10/21/04, last revised 6/11, prepared by Northern Westchester Civil Engineering, PC and granted an erosion and sediment control permit for disturbance shown thereon; and

WHEREAS, pursuant to 6 NYCRR § 617.5(26), renewals of approvals are Type II actions where there will be no material change in permit conditions of the scope of permitted activities; and

WHEREAS, pursuant to Section 276(7)(c) of the Town Law, conditional approval of the final plat shall expire within 180 days after the resolution granting such approval unless all conditions of approval have been certified as completed; and

WHEREAS, pursuant to Section 276(7)(c) of the NYS Town Law, a planning board may extend for periods of 90 days the time in which a conditionally approved plat must be submitted for signature if, in the planning board's opinion, such extension is warranted; and

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

WHEREAS, on May 30, 2012, Local Law No. 3 was adopted which authorizes the Planning Board to grant eight extensions of up to 180 days each; and

WHEREAS, on December 19, 2011, the Planning Board granted the applicant a 90-day extension of time to complete the conditions of final plat approval to April 30, 2012; and

WHEREAS, on December 19, 2011, the Planning Board granted the applicant a 6-month extension of time to February 1, 2013 to complete the work contemplated under the erosion and sediment control permit granted on August 1, 2011; and

WHEREAS, on March 5, 2012, the Planning Board granted the applicant a second 90-day extension of time to complete the conditions of final plat approval to July 30, 2012; and

WHEREAS, on May 21, 2012, the Planning Board granted the applicant a third 90-day extension of time to complete the conditions of final plat approval to October 29, 2012; and

WHEREAS, on August 20, 2012, the Planning Board granted the applicant the fourth and fifth 90-day extensions of time to complete the conditions of final plat approval to April 29, 2013.

WHEREAS, on March 4, 2013, the Planning Board granted the applicant an additional extension of time to complete the conditions of final plat approval to and including October 28, 2013, constituting the six and seventh 90-day extensions or the third and a half 180-day extension; and

WHEREAS, on August 5, 2013, the Planning Board granted the applicant an additional extension of time to complete the conditions of final plat approval to and including April 28, 2014, constituting the eighth and ninth 90-day extensions, or the fourth and a half 180-day extension; and

WHEREAS, by letter dated November 13, 2013, the applicant has requested an additional 180-day extension of time to complete the conditions of final subdivision approval; and

WHEREAS, the Planning Board has considered the particular circumstances of the applicant which warrant an extension thereof.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board grants the applicant a seventh extension of time to complete the conditions of final plat approval to and including October 27, 2014. This extension constitutes the tenth and eleventh 90-day extensions, or the fifth and a half 180-day extension under the revised Code.**

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** David Wylock, Chairman

**SECONDER:** Valerie LaRobardier, Board Member

**AYES:** David Wylock, Valerie LaRobardier, William Sedor, Michael Villano

**ABSENT:** Peter Muroski

**b. Rusciano ESC 7060-00-850712 &7060-00-891744**

**APPLICANT:** Peter Rusciano

**PLANS PREPARED BY** Richard Pearson of John Meyer Consulting

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

PROPERTY LOCATED at 236 & 246 Cricket Hill Road on 12.95 acres in the RU district

APPLICATION FOR EROSION CONTROL PERMIT - Extension of Erosion Control Permit to fill and level property

**RESOLUTION GRANTING SEVENTH EXTENSION OF EROSION AND SEDIMENT CONTROL  
PERMIT**

**RUSCIANO EROSION AND SEDIMENT CONTROL PERMIT**

**December 2, 2013**

**Property Address: 236 & 246 Cricket Hill Road**

WHEREAS, on February 1, 2010, the Planning Board granted the applicant, Peter Rusciano, an erosion and sediment control permit for disturbance as shown on the plan entitled "Proposed Fill Plan, Rusciano Property", prepared by John Meyer Consulting, P.C., dated 07/07/2009, last revised 01/06/2010, to expire on February 2, 2011, subject to several conditions including submission of a performance guaranty in the amount of \$3,000.000; and

WHEREAS, on October 4, 2010, the Planning Board granted the applicant a six-month extension of time to August 2, 2011, to complete the work contemplated under the permit; and

WHEREAS, on May 16, 2011, the Planning Board granted the applicant a second six-month extension of time to February 2, 2012, to complete the work contemplated under the permit; and

WHEREAS on December 19, 2011, the Planning Board granted the applicant a third six-month extension of time to August 2, 2012, to complete the work contemplated under the permit; and

WHEREAS on May 21, 2012, the Planning Board granted the applicant a fourth six-month extension of time to February 2, 2013, to complete the work contemplated under the permit; and

WHEREAS, on December 3, 2012, the Planning Board granted the applicant a fifth six-month extension of time to August 2, 2013, to complete the work contemplated under the permit; and

WHEREAS, on June 3, 2013, the Planning Board granted the applicant a sixth six-month extension of time to February 2, 2014 to complete the work contemplated under the permit; and

WHEREAS, by letter dated November 12, 2013, the applicant has requested an additional extension of time to complete the work; and

WHEREAS, pursuant to Section 65-8K of the Code, the Planning Board may grant an extension of time to complete the work contemplated under an erosion and sediment control permit if, in its discretion, the Planning Board finds that such extension was warranted; and

WHEREAS, permit renewals are Type II actions under SEQRA; and

WHEREAS, the Planning Board has considered the particular circumstances of the applicant which warrant an extension thereof.

---

**TOWN OF DOVER PLANNING BOARD REGULAR MEETING  
MONDAY, DECEMBER 2, 2013**

---

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board hereby grants the applicant a six-month extension of time to August 2, 2014, to complete the work contemplated under the erosion and sediment control permit, as shown on the approved plan entitled "Proposed Fill Plan, Rusciano Property", prepared by John Meyer Consulting, P.C., dated 07/07/2009, as last revised, subject to the following conditions:

1. **Payment of all fees and escrow.**
2. **Proof that the required performance guaranty will remain in full force and effect until at least August 2, 2014.**

**BE IT FURTHER RESOLVED**, that before the authorized official may issue a certificate of compliance, the Planning Board Engineer shall provide the authorized official with a written statement indicating that all work authorized under the permit has been completed in accordance with the approved permit.

<p><b>RESULT: ADOPTED [UNANIMOUS]</b> <b>MOVER:</b> Valerie LaRobardier, Board Member <b>SECONDER:</b> Michael Villano, Board Member <b>AYES:</b> David Wylock, Valerie LaRobardier, William Sedor, Michael Villano <b>ABSENT:</b> Peter Muroski</p>
--

**VII. Minutes:**

a. **Minutes of November 13, 2013**

**Motion to Adopt the Minutes of the November 13, 2013 Planning Board Meeting**

<p><b>RESULT: ADOPTED [UNANIMOUS]</b> <b>MOVER:</b> Valerie LaRobardier, Board Member <b>SECONDER:</b> William Sedor, Board Member <b>AYES:</b> David Wylock, Valerie LaRobardier, William Sedor, Michael Villano <b>ABSENT:</b> Peter Muroski</p>
--

**VIII. Adjournment**

The meeting was closed at 7:43 PM

**Motion to Adjourn**

<p><b>RESULT: ADOPTED [UNANIMOUS]</b> <b>MOVER:</b> William Sedor, Board Member <b>SECONDER:</b> Michael Villano, Board Member <b>AYES:</b> David Wylock, Valerie LaRobardier, William Sedor, Michael Villano <b>ABSENT:</b> Peter Muroski</p>
--

---

Betty-Ann Sherer, Recorder