

Meeting of the Planning Board of the Town of Lewisboro held at the Town Offices at Orchard Square, 20 Cross River Plaza, Lower Level, Cross River, New York on Tuesday, June 16, 2015 at 7:30 p.m.

Present: Jerome Kerner, Chairman
Robert Goett
John O'Donnell
Ron Tetelman
Judson Siebert, Esq., Keane & Beane P.C., Planning Board Counsel
Greg Monteleone, Esq., Special Counsel
Joseph Cermele, PE, Kellard Sessions Consulting, Town Engineer
Jan Johannessen, AICP, Kellard Sessions Consulting, Town Planner/Wetland Consultant
Lisa Pisera, Planning Board Secretary

Also in Attendance: Janet Andersen, Conservation Advisory Council (CAC).

Mr. Kerner called the meeting to order at 7:30 p.m. and noted the exit.

I. PUBLIC HEARING

Cal# 4-15PB and Cal# 6-15WP

New York American Water/Wild Oaks Water System, Nash Road, South Salem– Sheet 0008, Block 11137, Lot 123 - Application for Wetland Activity Permit to convert previously drilled groundwater test wells into active supply wells and tying them into the currently existing pump house via cut and cover trenching

The Chairman announced the commencement of the public hearing. There were no objections to the time, place or advertisement of the public hearing.

Kristen Barrett and Ross Diamond, Hazen & Sawyer, were present on behalf of the applicant. Richard Ruge, New York American Water, was also present.

Ms. Barrett reviewed the project.

Mr. Johannessen stated that all outstanding comments had been addressed. Mr. Johannessen reviewed the resolution.

On a motion made by Mr. Tetelman, seconded by Mr. Goett, the Public Hearing for New York American Water/Wild Oaks Water System, Nash Road, South Salem was closed.

In Favor: Mr. Goett, Mr. Kerner, Mr. O'Donnell, Mr. Tetelman.

Absent: Mr. LaSorsa.

On a motion made by Mr. O'Donnell, seconded by Mr. Tetelman, the resolution dated June 16, 2015 granting Site Development Plan Approval/Wetland Activity Permit Approval to New York American Water/Wild Oaks Water System, Nash Road, South Salem was adopted

In Favor: Mr. Goett, Mr. Kerner, Mr. O'Donnell, Mr. Tetelman.

Absent: Mr. LaSorsa.

II. WETLAND VIOLATION

Cal # 1-15WV

Steven H. & Kim Woodstead, 18 Birch Spring Road, South Salem, Sheet 042A, Block 10545, Lot 22 - Wetland Violation issued for regulated activity conducted without benefit of a written Wetland Activity Permit

Mr. and Mrs. Woodstead, owners, were present.

Mr. Monteleone stated that Mr. and Mrs. Woodstead entered a guilty plea for the placement of fill within the Town's 150-foot wetland buffer without a Wetland Activity Permit.

Mr. Monteleone stated that the applicant has had numerous conversations with Kellard Sessions. Mr. and Mrs. Woodstead agreed to hire an engineer, submit a plan, and file for a Wetland Activity Permit. In addition to the application fee, an escrow is to be established, with an initial deposit of \$2,000.

Mr. and Mrs. Woodstead were instructed to make a full submission to the Planning Board. After review of the plan by the Planning Board, a determination would be made as to whether the application for Wetland Activity Permit Approval would be handled administratively.

III. PROJECT REVIEW

Cal# 14-15WP and 3-15SW

Brodoff, Alison and David – 1 Dogwood Lane, Pound Ridge - Sheet 0041, Block 10265, Lot 001 – Application for Wetland Activity Permit Approval and Town Stormwater Permit Approval to construct an in-ground concrete swimming pool with pool fence enclosure and pool patio

John De Feo, Studer Designs, was present on behalf of the applicant.

Mr. De Feo reviewed the project.

Mr. De Feo stated that the property had been subject to a wetland violation by the previous owner.

Mr. De Feo stated that the applicant is still waiting for the corrected metes and bounds for the restricted area.

An application has been submitted to the New York State Department of Environmental Conservation (DEC). The DEC has signed off on the survey.

Mr. Johannessen reviewed the June 10, 2015 Kellard Sessions memo.

Ms. Andersen stated that the CAC did not prepare a memo on the project, however, the CAC did have concerns regarding chlorinated water being released close to a wetland during drawdown of a the pool. Mr. Tetelman suggested that a note be added to the plan no chlorine is to be added to the pool seven (7) days prior to the drawdown of the pool. Mr. DeFeo agreed.

In response to Mr. Tetelman, Mr. Cermele clarified that in the Town of Lewisboro, the surface water of the pool does not count as impervious surface.

Mr. O'Donnell expressed concern as to whether the applicant was in contract for the property at the time of the previous violation. This issue has not yet been resolved. The plantings required as mitigation for the previous violation were either never planted, or had not been maintained. Mr. Studer stated that the plantings were required of the previous owner and that he applicant purchased the property with no knowledge of the issue until the current project was being planned. The Board requested a legal opinion regarding this issue.

Mr. Johannessen stated that the wetland line shown on the plan is what the DEC signed off on and that Kellard Sessions has reviewed the line and is in agreement.

Prior to the Planning Board making a determination as to whether the application would be handled administratively, the applicant must submit the metes and bounds description for review by Keane & Beane. The issue of the prior violation's effect on the current application must also be determined.

Cal# 3-15 PB

Orchard Square – North Salem Road, Cross River - Sheet 0017, Block 10533, Lot 089 (EK Cross River, LLC, owner of record) – Application for Waiver of Site Development Plan Procedures for restoration of shopping plaza courtyard

Frank Giuliano, architect, was present on behalf of the applicant.

Mr. Guiliano reviewed the project.

Mr. Giuliano submitted the drawing, "Orchard Square at Cross River", and photos of the benches, tables, and trash cans proposed. These documents are in the Planning Board file for the project.

In response to the CAC memo dated May 11, 2015, Mr. Giuliano stated that all proposed trees and plantings are native.

Mr. Guiliano stated that the applicant is agreeable to changing the caliber of the trees to 4 ½ inches.

Discussion of the material to be used in crosswalks took place.

Mr. Guiliano stated that a survey is being prepared which will address the existing and proposed parking.

Discussion of handicapped parking on the site took place. Mr. Kerner noted that the existing handicapped parking spaces along the one way are not ADA approved because of the cross slope. Mr. Kerner stated that safety and handicapped accessibility should be a priority over aesthetics.

The flow of traffic was discussed, with focus on cars going to the back of the shopping center, to the Town Offices and other offices in the back of the building.

Lighting was discussed. The applicant was requested to revise the lighting.

Mr. O'Donnell suggested that at least one of the trash cans be for recycled items. Unloading of (DiCiccio's) trucks was discussed.

The applicant was instructed to submit more detailed plans, including parking detail.

Mr. Guiliano stated that a proposed 8' x 8' shed was added to the plan next to the existing dumpster. This is where the salt spreaders would be kept.

Mr. Johannessen stated that Kellard Sessions is working with the School District regarding the installation of cross country trails on the school property and Michelle Estates. Mr. Johannessen requested that Mr. Guiliano discuss with the owner the possibility of a trail easement in an area near the existing dumpster in order to avoid the need for a stream crossing for the trails.

Upon submission of the survey and updated plans to the Planning Board, the project will be referred to ACARC.

Cal# 1-15PB

Copia Garden Center, 475 Smith Ridge Road, South Salem, Sheet 0053, Block 09834, Lots 035 & 048, (Organic Choice, Inc., owner of record) & Peter and Jennifer Cipriano, 5 East Street Sheet 0053, Block 09834, Lot 036, - Application for Sketch Plan Review/Site Development Plan for improvements to the existing Copia Garden Center including modification to curb cuts along East Street and expansion of the existing use onto adjacent tax parcel 09834-036-0053

David Coffin, architect, and Michael Sirignano, Esq., represented the applicant.

Mr. Coffin reviewed the response to Kellard Sessions comments dated June 10, 2015.

Mr. Coffin reviewed the revised plans. The plan shows the relationship of the applicant's property to the leased neighboring property (garden).

Mr. Coffin submitted gate and fence details which are available in the Planning Board file for the project.

The leased garden area shown on the plan was discussed. Mr. Sirignano stated that the leased area is under a separate LLC. The area is designated as a private garden; Mr. Sirignano stated that Mr. Copia will not be selling produce from the garden. Mr. Siebert stated that if the garden is not associated with the operation or use on the Copia Garden Center, the lease is a stand-alone arrangement on a separate parcel. Mr. Johannessen stated that the garden will be connected to the site with a pathway; Mr. Johannessen was satisfied with the way the garden was shown on the plan.

Mr. Johannessen stated that he had met with the Building Inspector earlier in the week. The Building Inspector was in agreement with the Planning Board's opinion that the garden should be shown on the site plan.

The Board briefly discussed the letter submitted to the Town Board from Valley View Nursery. Mr. Johannessen stated his belief that the Town Board responded to the letter.

The Planning Board Secretary confirmed that the referral to Westchester County had been sent.

Mr. Johannessen stated that Part 2 of the EAF must be submitted.

The CAC had no additional comments.

Mr. Coffin stated that a letter from the adjacent property owner is pending.

A public hearing on the site plan and wetland permit was scheduled for July 21, 2015.

IV. DISCUSSION

Septic Compliance Administration

The Board discussed the recommendation letter prepared by Mr. Monteleone dated April 15, 2015.

Mr. O'Donnell provided the following comments/suggestions:

- That the recommendation include the designation of the party who will be responsible for reviewing the required inspection report once it is submitted.
- That the submission date for the required inspection report be uniformly changed to July 31st, as opposed to December 31st as stated in the recommendation letter.
- That a decision must be made as to whether these matters be prosecuted in Justice Court, or appear before the Planning Board. Mr. O'Donnell stated his opinion that this decision be left to the discretion of Mr. Monteleone.
- With regard to an "en masse" modification, Mr. O'Donnell stated his belief that every home owner should receive an individual notice.
- That the "friendly" reminder letter be sent prior to the expiration date. If the owner does not comply, a reminder letter would be sent, followed by a Notice to Cure (Remedy). The need for a tight time frame was stressed.
- That a determination must be made as to whether the Wetland Inspector or Building Inspector would send the Notice to Remedy.

Mr. O'Donnell stated that he had reviewed the Kellard Sessions memo dated December 10, 2014, which noted similar concerns. Mr. O'Donnell expressed his willingness to work with Mr. Monteleone to address these issues.

Discussion took place regarding a uniform inspection date.

Mr. O'Donnell suggested that issues of non-compliance not go to the Justice Court. However, it was the sense of the other Board members that homeowners who are not in compliance be sent to Justice Court, rather than appear before the Planning Board.

The Planning Board Secretary stated that letters had been received from homeowners requesting relief from their pumping/inspection requirements. The Planning Board Secretary was instructed to acknowledge these requests, informing the homeowners who are current with their requirement that the Planning Board is reviewing Septic Compliance Administration procedures and that the homeowner would be contacted again in September, once the procedures are finalized. For any homeowner who is behind in their requirement, the homeowner should be instructed to comply.

It was the sense of the Board that Mr. Monteleone prepare a document to be circulated to the Planning Board members for review. Upon agreement by the Planning Board members, Mr. Monteleone will send the recommendation to the Town Board on his and the Planning Board's behalf.

V. MINUTES OF May 19, 2015 and June 9, 2015

On a motion made by Mr. Tetelman, seconded by Mr. O'Donnell, the minutes of May 19, 2015 were adopted.

In favor: Mr. Goett, Mr. Kerner, Mr. O'Donnell, Mr. Tetelman.

Absent: Mr. LaSorsa.

On a motion made by Mr. Tetelman, seconded by Mr. Goett, the minutes of June 9, 2015 were adopted.

In favor: Mr. Goett, Mr. Kerner, Mr. Tetelman.

Abstain: Mr. O'Donnell.

Absent: Mr. LaSorsa.

VIII. ADJOURNMENT

On a motion made by Mr. Tetelman, seconded by Mr. Mr. Goett, the meeting was adjourned at 9:05 p.m.

In favor: Mr. Goett, Mr. Kerner, Mr. O'Donnell, Mr. Tetelman.

Absent: Mr. LaSorsa.

Respectfully Submitted,



Lisa M. Pisera
Planning Board Secretary

RESOLUTIONS

**RESOLUTION
LEWISBORO PLANNING BOARD**

**SITE DEVELOPMENT PLAN APPROVAL
WETLAND ACTIVITY PERMIT APPROVAL**

**NEW YORK AMERICAN WATER
WILD OAKS WATER SYSTEM
NASH ROAD**

Sheet 8, Block 11137, Lot 123
Cal. #4-15 P.B. and Cal. #6-15 W.P.

June 16, 2015

WHEREAS, the subject property consists of ±1.8 acres of land, is located off of Nash Road within the R-4A Zoning District, and is identified on the Town Tax Maps as Sheet 8, Block 11137, Lot 123 (“the subject property”); and

WHEREAS, New York American Water (“the owner/applicant”) operates the Wild Oaks Water System on the subject property, a drinking water system composed of sand and gravel groundwater supply wells and on-site treatment which serves approximately 600 customers within the Town of Lewisboro; and

WHEREAS, the subject property is accessed via an existing gravel road off of Nash Road and contains an existing pump house, which receives water from the two (2) currently existing sand and gravel wells and treats the water with chlorine and UV light before distributing it into the larger system; and

WHEREAS, the subject property contains a series of ponds, watercourses and wetlands which are jurisdictional to the Town of Lewisboro under Chapter 217, Wetlands and Watercourses, of the Town Code; and

WHEREAS, on September 25, 2014, following review by the Planning Board and referral to the Wetland Inspector for administrative approval, the owner/applicant received a Wetland Permit (Wetland Permit #51-14 W.P.) associated with the drilling of two (2) bedrock test wells (Test Well #4 and #5) on the subject property and within the Town of Lewisboro 150-foot wetland buffer; and

WHEREAS, Test Wells #4 and #5 have been installed and the owner/applicant is now proposing to convert these two (2) test wells into active bedrock supply wells and connect them to the existing treatment and distribution system (“the proposed action”); and

WHEREAS, the proposed action will involve installing a pump into each of the two (2) test wells, capping the well and tying the new well into the existing pump house via a 4-inch diameter restrained-joint ductile iron pipe; and

WHEREAS, additional water supply wells are needed within the Wild Oaks Water System to replace the existing sand and gravel wells, which are directly influenced by surface water and runoff; and

WHEREAS, replacement of the existing sand and gravel wells with bedrock wells will reduce the influence of surface water on the water supply and increase the raw water quality in the system; and

WHEREAS, both test wells are located within the Town's regulated wetland buffer area and the proposed action will result in ± 0.056 acres of wetland buffer disturbance and ± 0.041 acres of disturbance to the wetland proper; and

WHEREAS, the proposed disturbance to the wetland and wetland buffer is temporary in nature and disturbed areas will be restored to the existing condition via the installation of a native wetland seed mix following construction; and

WHEREAS, the owner/applicant has developed an erosion and sediment control plan which will be implemented prior and during construction in accordance with Town and New York State Department of Environmental Conservation (NYSDEC) standards; and

WHEREAS, on-site wetlands were delineated by Hazen and Sawyer Environmental Engineers and Scientists ("Hazen and Sawyer") and reference is made to a Wetland Delineation Report, dated July 2014; and

WHEREAS, reference is made to a letter from the Army Corps of Engineers, dated April 28, 2015, which states that the proposed action can be accomplished under the Army Nationwide General Permit Number 12; and

WHEREAS, the proposed public water supply requires approval from the Westchester County Department of Health (WCDH); and

WHEREAS, the owner/applicant has made application to the WCDH and the permit application is currently under review; and

WHEREAS, the application was referred to and reviewed by the Conservation Advisory Council (CAC); and

WHEREAS, the proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the public hearing on the Site Development Plan and Wetland Activity Permit was opened and closed on June 16, 2015, at which time all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Planning Board is familiar with the subject property and the general surrounding area; and

WHEREAS, the Planning Board has considered the submitted Wetland Activity Permit Application, Site Development Plan Application, other materials submitted by the owner/applicant in support of its proposal, the written and verbal comments from the Board's professional consultants, written and verbal comments provided by the CAC, testimony of the owner/applicant, and verbal comments made during Planning Board meetings.

NOW THEREFORE BE IT RESOLVED THAT, the Planning Board hereby grants Site Development Plan Approval, subject to the below conditions; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby approves the following drawings, hereafter referred to as "the approved Site Development Plans", prepared by Hazen and Sawyer and dated (last revised) May 2015, subject to the below conditions:

- Pipeline Project Civil Site Plan (Sheet C-1)
- Pipeline Project Civil Landscape Plan (Sheet C-2)
- Pipeline Project Erosion and Sediment Control Details (Sheet C-3)
- Pipeline Project Civil Details (Sheet C-4)

BE IT FURTHER RESOLVED THAT, Site Development Plan Approval, defined as the signing of the approved Site Development Plans by the Planning Board Chairman, shall expire unless a Building Permit is applied for within one (1) year of the date of the signing of the plans or if all required improvements are not completed within three (3) years of the signing of the plans or if the construction or use shall cease for more than one (1) year; and

BE IT FURTHER RESOLVED THAT, the Planning Board may extend conditional approval and approval of the Site Development Plans by not more than two (2) additional periods of 90 days each if, in the Planning Board's opinion, such extension is warranted by the particular circumstances; and

BE IT FURTHER RESOLVED THAT, any subsequent alterations, modifications, additions or changes to the approved and/or constructed improvements shall require the prior review and written approval by the Planning Board as a new, modified and/or amended application for Site Development Plan Approval; and

BE IT FURTHER RESOLVED THAT, failure to comply with the approved Site Development Plans or any of the conditions set forth herein shall be deemed a violation of Site Development Plan Approval, which may lead to the revocation of said approval or the revocation by the Building Inspector of any issued Building Permit or Certificate of Occupancy; and

BE IT FURTHER RESOLVED THAT, in comparing the magnitude of the proposed action and impacts to the wetland and wetland buffer, the Planning Board has determined that the proposed action will not result in an adverse impact to on or off-site wetlands and watercourses; and

BE IT FURTHER RESOLVED THAT, in the granting of this Wetland Activity Permit, the Planning Board has considered/evaluated wetland and wetland buffer functions and the role of

the wetland and wetland buffer areas in the hydrologic and ecological system and has determined that the impact of the proposed action upon the public health and safety; special concern, rare, threatened and endangered species; water quality and wetland and wetland buffer functions has been avoided or minimized to the maximum extent practicable. In this determination, the Planning Board has taken into account the factors listed under Section 217-8A of the Wetland and Watercourse Law; and

BE IT FURTHER RESOLVED THAT, the Planning Board has reviewed the criteria listed under Section 217-8B of the Wetland and Watercourse Law and has determined that any impacts to the affected wetland buffer are necessary and unavoidable and have been minimized to the maximum extent practicable; and

BE IT FURTHER RESOLVED THAT, the Planning Board hereby finds that the Wetland Activity Permit Application pertaining to the proposed action is consistent with the provisions and policies of Chapter 217 of the Code of the Town of Lewisboro and said permit is hereby approved, subject to the conditions set forth below; and

BE IT FURTHER RESOLVED THAT, all work associated with this Wetland Activity Permit shall be conducted in strict compliance with the Site Development Plans approved herein; and

BE IT FURTHER RESOLVED THAT, this Wetland Activity Permit shall expire without further written notice if the requirements of this Resolution are not completed, as set forth herein. As provided pursuant to the Town's Wetlands and Watercourses Law, this Wetland Activity Permit is subject to revocation should the owner/applicant not comply with the terms and conditions of this Resolution; and

BE IT FURTHER RESOLVED THAT, this Wetland Activity Permit shall expire two (2) years from the date of this Resolution, unless an extension is granted by the Planning Board in accordance with Section 217-9F(5) of the Town's Wetland and Watercourses Law; and

BE IT FURTHER RESOLVED THAT, the time frames set forth in this Resolution of Approval may only be amended or extended by the Planning Board. Any request for extension shall be made in writing and shall state the circumstances for the requested extension. In considering any such requests, the Planning Board may require an Amendment review and may require a public hearing; and

BE IT FURTHER RESOLVED THAT, this approval shall be deemed to authorize only the particular use(s) and improvements specified herein and illustrated on the approved Site Development Plans referenced above; and

BE IT FURTHER RESOLVED THAT, Conditions 1-10 must be completed within six (6) months of the date of this Resolution or as extended by the Planning Board. Should the below-listed conditions not be completed within the allotted time frame, this Resolution shall become null and void unless an extension is requested by the owner/applicant (in writing) within said six (6) month period and granted by the Planning Board.

Conditions to be Satisfied Prior to the Signing of the Site Development Plans by the Secretary and Chairman:

1. Each and every sheet of the approved Site Development Plans shall contain a common revision date with notation stating "Planning Board Approval", shall contain an original seal and signature of the design professional and shall contain an original signature of the owner(s).
2. The owner/applicant shall submit to the Planning Board Secretary an engineering/inspection fee equal to 5% of the estimated cost of construction; said estimate shall be provided by the owner/applicant, in writing, and approved by the Town Engineer.
3. The owner/applicant shall obtain and submit all necessary permits from the WCDH.
4. The 72-hour pump test results shall be submitted and reviewed by the Town Engineer.
5. The owner/applicant shall address any outstanding written comments from the Town's consultants.
6. The owner/applicant shall submit a "check set" (2 copies) of the approved Site Development Plans, prepared in final form and in accordance with the conditions of this Resolution, for review by the Planning Board's consultants.
7. Following review and revision (if necessary) of the final plans, the owner/applicant shall furnish the Planning Board with two (2) complete mylar sets of the approved Site Development Plans for final review by the Town's consultants and endorsement by the Town Engineer, Planning Board Chairman and Secretary.
8. The owner/applicant shall obtain a Wetland Implementation Permit, as issued by the Town Wetland Inspector.
9. The owner/applicant shall provide a written statement to the Planning Board Secretary acknowledging that they have read and will abide by all conditions of this Resolution.
10. The owner/applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

Conditions to be Satisfied Prior to the Issuance of a Building Permit:

11. Following the endorsement of the Final Site Development Plans by the Town Engineer, Planning Board Chairman and Secretary, one (1) mylar set will be returned to the owner/applicant for copying and the second mylar set will be retained by the Planning Board as a record copy.

12. Within 10 days after endorsement of the Final Site Development Plans by the Town Engineer, Planning Board Chairman and Planning Board Secretary, the owner/applicant shall deliver to the Planning Board Secretary nine printed sets of the plans, collated and folded.

Conditions to be Satisfied Prior to Commencement of Work:

13. Forty-eight (48) hours advance notice must be given to the Town Engineer prior to commencement of work.

Conditions to be Satisfied During Construction:

14. During construction, the Town's consultants may conduct site inspections, as necessary, to determine compliance with the provisions of this Resolution and the approved Site Development Plans.
15. A copy of this Resolution and the approved Site Development Plans shall be kept on site at all times.

Conditions to be Satisfied Prior to the Issuance of a Building Department or Wetland Certificate of Compliance

16. An as-built survey prepared by a NYS Licensed Land Surveyor demonstrating compliance with the approved Site Development Plans shall be submitted to the Building Inspector and Planning Board.
17. The Building Inspector and Town's consultants shall conduct a final site visit to determine conformance with the approved plans.
18. The owner/applicant shall obtain a Wetland Certificate of Compliance from the Town of Lewisboro Wetland Inspector.
19. The owner/applicant shall pay to the Town of Lewisboro, by certified check, all outstanding professional review fees.

ADOPTION OF RESOLUTION

WHEREUPON, the Resolution herein was declared adopted by the Planning Board of the Town of Lewisboro as follows:

The motion was moved by: Mr. O'Donnell

The motion was seconded by: Mr. Tetelman

The vote was as follows:

JEROME KERNER	<u>Aye</u>
JOHN O'DONNELL	<u>Aye</u>
RON TETELMAN	<u>Aye</u>
ROBERT GOETT	<u>Aye</u>
GREG LASORSA	<u>Absent</u>


Jerome Kerner, Chairman / June 16, 2015

**STATE OF NEW YORK
COUNTY OF WESTCHESTER
TOWN OF LEWISBORO**

I, Lisa M. Pisera, Secretary to the Planning Board of the Town of Lewisboro, County of Westchester, State of New York, do hereby certify that I have compared the preceding copy of a resolution adopted by the Planning Board of the Town Lewisboro, County Westchester at a meeting held on the 16th day of June, 2015 and that the same is a true and correct copy of said original and of the whole thereof.


Lisa M. Pisera
Planning Board Secretary

Dated at Cross River, New York
This 17th day of June, 2015