

**North Salem Planning Board Minutes**

**August 14, 2013**

**7:30 PM – Annex**

**PRESENT:** Cynthia Curtis, Chairwoman  
Charlotte Harris, Board Member  
Gary Jacobi, Board Member  
Bernard Sweeney, Board Member  
Robert Tompkins, Board Member  
William Agresta, AICP

**ABSENT:** Roland A. Baroni, Town Attorney – not required to attend  
Gary Jacobi, Board Member

**ATTENDANTS:** Highgate/Woodlands: Brad Schwartz, Esq.  
Pam Pooley, CAC

Chairwoman Cynthia Curtis calls the August 14, 2013 North Salem Planning Board Meeting to order.

**REGULAR MEETING:**

1. **Monomoy Farm:** (owner – Monomoy Farm, LLC)  
**Amended Wetland Permit** (location – 806 Peach Lake Road)

- Consider Extension Request From John Arons for Resolution of Approval Dated May 1, 2013.

Cynthia states that Monomoy Farm has not yet heard from the Army Corp of Engineers so they are going to need an extension. We set this up for a 90-day extension. Cynthia asks the Board whether they have any questions. They do not.

**Chairwoman motions that the Planning Board Grant a 90-day Extension of the Amended Wetland Permit Resolution dated May 1, 2013 for Monomoy Farm per Written Request from John Arons. Robert Tompkins seconds. All in favor. No opposed.**

2. **Financial Report:**

- July, 2013

**Chairwoman motions that the Planning Board Approve the July, 2013 Financial Report. Charlotte Harris seconds. All in favor. No opposed.**

3. **Bridleside/Salem Hunt:** (owner – June Road Properties, LLC)  
**Site Development Plan** (location – June Road & Starlea Road)

- Retaining Wall Reduction Request

Cynthia states that Building 1 is up. Cynthia shows on the Plan where June Road and the access road coming in are located. Cynthia states the first thing the Applicant did was build the stormwater detention. Cynthia states that behind Building 1 is a retaining wall, which is two feet, by three feet, by four feet, with a fence on

the side. Cynthia states the Applicant has been working with Bruce and has stated that it is no longer necessary, due to the way the grading has come out, to put a longer wall in. The Applicant would like to put a smaller section of wall in and then grade the land. Cynthia asks the Board whether they are comfortable with delegating this Field Change review to Bruce to handle. Charlotte and Robert state they are comfortable with Bruce handling this change. Charlotte states that Bruce knows what he is doing.

**Chairwoman motions that the Planning Board Consents to the Building Inspector Bruce Thompson Handling the Proposed Field Change for the Retaining Wall Behind Building Number 1, Including the Re-grading of the Land, the Reduction in the Length of the Wall, and the Addition of the Fencing. All of these Field Changes will be Reflected in Either the Next Submission of Amended Site Plan, or an As-Built. Robert Tompkins seconds. All in favor. No opposed.**

**4. Old Salem Farm:** (owner – Old Salem Farm Acquisition Corp.)  
**Amended Site Development Plan** (location – 190 June Road)

- Amended Site Development Plan

Cynthia states that Old Salem Farm came before the Board in 2007 and 2008 with an Amended Site Plan for all of the non-horse related activities, such as the tents. Cynthia states the last approved Amended Site Plan only had one set of tents in between the riding rings in the front. Cynthia states that when the Applicant went to obtain their Building Permit this year with Bruce they requested to change the footing for one of their tents. Cynthia states that is when Bruce discovered the tent was not on the Amended Site Plan. Cynthia states she told the Applicant they needed to do an Amended Site Development Plan very similar to what was done in 2007 and 2008. Cynthia states she also noted that the parking lot was not constructed in accordance with the Amended Site Plan. Cynthia states the Applicant told her the parking lot was done under the supervision of Bruce Thompson and Frank Annunziata. Cynthia states she requested that when the Applicant makes the submittal in regards to the tents, they should verify the parking so the Board's Site Plan will look the same as the Applicant's Site Plan. Cynthia states this submittal will be coming in this Friday, and will be on our September 4<sup>th</sup> Agenda. Charlotte states the World Cup will be held at the farm in September. Charlotte states it is a big deal for them to have the World Cup there. Cynthia states she asked whether there will be any changes in stormwater and she was told her that all of the stormwater from the tents that have been up for the past two years is going into the existing stormwater system already built between the rings. Cynthia states she asked has requested supporting details. Bernard asks if the tents are permanent. Charlotte states no, they are set up for the competitions and then they are taken down.

**5. Executive Session:**

**Chairwoman motions that the Board go into Executive Session at the end of the Meeting in Order to Discuss Pending Litigation. Bernard Sweeney seconds. All in favor. No opposed.**

**WORK SESSION:**

**6. Highgate/Woodlands:** Jon Dahlgren (owner – JoFlo of North Salem)  
**Site Dev. Plan and DSEIS** (location – Reed Road)

- Continuation of Discussion of Substantive Issues (SEQR)

Cynthia states the Board has until August 26<sup>th</sup> to get their comments on the Draft Supplemental Environmental Impact Statement (DSEIS) in. Cynthia states the Board has been working with an Outline. Cynthia states she

has a Draft for the Board to consider. Charlotte confirms that August 8<sup>th</sup> is the date of the last Draft. Cynthia states that Charlotte was kind to work on the different Plans and Patterns. Charlotte refers to the Plans and Patterns and states it is important not to be too repetitive. Cynthia states the good news is that yes it is repetitive because we are following the document, but she is 99% sure that when Tim Miller's office takes the comments from everyone, they will pool them all together in order to respond to each specific comment. Cynthia states the comment may be the same, but it is related to a different function. Charlotte states that a lot of the comments she made in regards to the Comprehensive Plan were very similar to Westchester 2025 and the other Plans. Charlotte states there is a strong underlying theme for all of these.

Cynthia states the Board should go through the Draft page by page. Cynthia refers to the Stipulation of Settlement in regards to the inconsistencies and states the one document which hasn't been found is Exhibit B which is not included in the Appendix. Cynthia talks about requesting a copy. Cynthia thanks Charlotte again for providing the background material on all of the Plans. Cynthia asks the Board whether they have any additions or deletions. Charlotte refers to Page 3 and states that Sun Valley Drive should come out, and Alice Road should be added. Robert talks about adding Crosby Road. Robert states he was at Hoagy Carmichael's house and he looks down on the Site. There is discussion about adding in the language "Hardscrabble Road, Crosby Road, Sunset Drive and Alice Road, particularly for visitors exiting Joe Bohrdrum Park". Cynthia states that clearly the development will be very visible from I-684. Charlotte states the Plans and Patterns all talk about developments fitting in as best they can into the topography of the land.

Charlotte states that Cynthia brought up the noise issue in another part of the document; the construction noise, and length of the project could have five years of blasting. Cynthia states the Applicant talked about having four to six years of construction. Cynthia states the blasting will be spread out through all the phases. Robert states he believes there were four blasting areas with the first two in the initial section. Cynthia states there will be more. Cynthia states when the Plan is set and the Applicant knows where the construction will take place, we will need to talk to them about doing more testing in regards to where else they will encounter blasting. Cynthia talks about requiring a blasting protocol. Cynthia states that to the greatest extent possible, the Lead Agency has to assess this now, which is not easy to do. Cynthia states she doesn't believe there was enough testing. Cynthia states it is an engineering question.

Cynthia talks about speaking with Robert about Page 5, No. 11 under Patterns for Westchester. Cynthia states the traffic level at the major nearby intersection is an F. Cynthia states the on and off ramps are at a level F. Cynthia asks Robert whether there was an evaluation of what the intersection of Reed Road was. Robert states no, not that he came across. Cynthia talks about being a little more specific in the paragraph about that intersection. Cynthia states she added in language about the proposal not offering any improvements, but she thought there was a reference to a potential traffic light. Cynthia asks Robert whether the Applicant mentioned having a traffic light. Robert states they queried about the possibility that one may be required, but didn't mention anything specifically. Cynthia states she believes one of the other agencies recommended a more meaningful discussion with the New York State Department of Transportation (NYSDOT). Robert states the letter from the NYSDOT was minimal. Cynthia states maybe it was the letter from the County. Cynthia reads a portion of a letter from the Westchester County Planning Board where it talks about the Draft SEIS noting several proposed modifications to Hardscrabble Road to alleviate traffic conditions that will be exacerbated by the proposed development. Included in this mitigation are signal additions or modifications that would occur at Hardscrabble Road and I-684 northbound ramps (also includes striping changes and/or widening), Hardscrabble Road and I-684 southbound ramps and Hardscrabble Road and NYS Route 22. It is noted that these proposed modifications would require review and approval by both the NYSDOT and the Westchester County Department of Public Works and Transportation (WC DPWT). The letter further states that in addition, while the proposed development would not connect directly to Hardscrabble Road, the Draft SEIS discusses sight distance issues at the intersection of Reed Road and Hardscrabble Road and recommends the

lack of adequate site distance be mitigated through signage. The Board has a discussion about how what type of sign would be suggested such as a “beware, you can’t see to the left” sign. Robert states this is a major safety item. Cynthia talks about the Board stating in their comments that they agree with the assessment from the County. Robert agrees. Cynthia states it will not be added in this Section, but a reference will be added in a later Section to concur with the County’s comments. The Board discusses the time required for proper sight distance. Robert refers to the traffic study in regards to the light at the next corner near where Bibbo Associates used to be located and how that corner will be impacted, especially with the Fire House, and the new Fortune Ridge Development. Cynthia states she met with the Fire Commissioners and they will be given some type of remote device in order to activate the traffic lights so they may get the trucks in and out.

Charlotte refers to the Biotic Corridor and states that a Biotic Resources bullet is listed on Page 5 under Item 12. Cynthia states this information came from the County’s Plan. Cynthia states it is a good reference. Cynthia refers to the pond in terms of asking whether the Applicant has any plan to dredge it. Cynthia states it is a man-made dam. Cynthia talks about asking what the condition of the dam is and whether it is under the DEC new dam program. Cynthia talks about asking further about the dam. Charlotte refers to the program in regards to the dam near Baxter Road, and states if it were to fail, there are neighbors downstream who would be affected. Cynthia states there are a couple of houses towards the end of the dam on the Highgate/Woodlands property. Cynthia talks about asking for an assessment of the dam. Cynthia states a good question for our engineer would be whether the dam continues to capture water. Cynthia states she doesn’t know whether any of the development and stormwater practices would either add or take away water. Cynthia asks Pam Pooley whether she knows about this as a CAC Member. Pam states she doesn’t know, but finds this conversation fascinating. Cynthia asks Pam if the CAC would look into whether there would be a change in the dynamics of the wetlands in the pond based on the proposal. Pam responds yes. Robert refers to the drainage ways, and doesn’t remember whether they will come through the pond. Robert talks about the impacts of the outflow, especially during storms.

Charlotte refers to the affordable housing and asks how come the Applicant is offering so little except for the Dino and Artie property. Robert asks when the affordable housing criteria began. Cynthia states in 2001. Robert states the initial Stipulation was in 1992. Cynthia states the Amendment was in 2004. Cynthia states the Applicant is subject to the Zoning Code. Cynthia states she didn’t see anything in the Stipulation that the offering for affordable housing on the Dino and Artie property eliminated their requirements for anything else. Charlotte refers to the Recreation Fees. Cynthia states the Recreation Fees were negotiated and they are set. Cynthia refers to the five acres and states the Town repeatedly rejected the land from day one. Robert states he always thought it would be near lot 138. Robert talks about the idea of the Stipulation limiting the recreation space to the five acres as opposed to a percentage. Cynthia states there will be onsite recreation, including a pool. Cynthia refers to the two recreation areas and states the multi-family recreation should be more centrally located within the development so more people would actually walk to it. Cynthia states that is the one area where she believes sidewalks would make sense. Robert refers to the utilities and services. Cynthia states they are all underground.

Cynthia refers to Page 7, Location, Design and Layout. Charlotte states that somewhere Cynthia had brought up the need for Envelopes of Construction, and clustering. Cynthia states in a clustering situation, the footprint is known. Cynthia states in a proposal as this, the average person is going to want to use most of their property. Cynthia states the disturbance is a concern. Cynthia states if the Applicant is sticking with a conventional subdivision they should draw more realistic Envelopes of Construction so we may fully analyze everything under SEQR.

Robert talks about the alternative to have all senior housing in terms of eliminating the whole roadway. Robert refers to the environmental issues. Cynthia talks about one of the alternatives. Robert talks about

having a loop road, and clustering which would eliminate the need for a secondary access. Robert states that is a much better Plan. Robert talks about the financial aspect as far as what has been suggested. Cynthia states she agrees, especially in today's market. Robert states that clustering would eliminate a lot of the tree cutting and noise. Robert states that 1,000 feet of roadway could be eliminated. Robert asks if there is anything in the Stipulation which suggests the single-family layout. Cynthia states no. The Planning Board may mandate clustering as we have that authority in the Code. Robert states the biggest problem is getting access up to the top of the hill. Robert states he went down to Route 22 and there were for sale signs on the back portion. Cynthia refers to the Site Walk the Board did and asks them if they remember whether they were on their way up on the property, as she is unsure about the traveled way. Robert states there is a 100 foot elevation difference in grade. The feasibility of getting to the house sites is discussed considering the design. Cynthia states it would make more sense for the road to be a loop and have the houses in the center. Charlotte asks if the Applicant is entertaining a senior housing development option. Cynthia states no. There are a number of alternatives that are examined in the DSEIS and this is just one of them. Cynthia states that Robert had talked to her about whether or not the Board could consider a different design and we took a look at the alternatives that were listed. Robert states that de-forestation would be cut down by 30%. Robert refers to the red line indicated on the road and states it is steep. Robert refers to Page 8 in terms of not having a boulevard style entrance and states it could cut down the construction costs and improve environmental issues. Cynthia states that some of the people from the other neighborhoods can walk down to the hill. Cynthia states she can't think of how the people living in this proposed development will be able to do that. Cynthia states it will be difficult for children to walk to a friend's house. Robert refers to Page 8, No. 23 and asks what the reason was to have the boulevard style entrance to begin with. Cynthia states she believes it was for the school buses. Robert asks if the school buses were able to recycle on Reed Road, as it is totally abandoned down at the end. Cynthia states most of it may be owned by the State, or I-684 Associates. Cynthia states the State owns a lot of land. Robert states there is a lot of wetland and Cat Tails; it does get drier towards the end. Robert states it is an alternative to carving out 100 foot of rock going in to create the turnaround. Cynthia talks about the parents driving the kids down to the bus stop in terms of everyone going down to Hardscrabble Road to pick up the bus. Cynthia states that may be what the kids do now who live on Reed Road. Cynthia states there would be plenty of parking along Reed Road. Robert states that would be a long walk to pick up the bus. Cynthia states that the Board should speak with Gary Green. Robert asks why the Town would want the road to be public. Cynthia states this came from discussions the Applicant had with the Planning Board. Cynthia states that buses cannot go on private roads; they have to go on public roads. Whether there is a need for a turnaround is discussed. Bernard states there may be a need for more than one or two buses. Robert states we are talking about approximately 50 children for two schools. Robert states there may be four buses. There may be mini buses for special education children. Cynthia states we are not going to resolve it tonight, but she thinks the Board has given strong statements for the boulevard to be taken out. There is a discussion about widening Reed Road. Cynthia states that approval has been given by the State for the stormwater. Robert talks about extending the cut to the west in order to rearrange some of the stormwater drainage. Robert states that someone pulling left may only have 100 feet at this time. Cynthia talks about having the road snake, and states maybe they didn't do that because of the septic field. Robert states it is his understanding if there is a loop road, there may not be a secondary access required. Cynthia states no, there are still parts of this that do not fit with our definition. Cynthia states the emergency access off of Sun Valley Drive doesn't work. Cynthia refers to the emergency access and states the first access was proposed at a 20% slope, but it was a straight run utilizing the driveway up towards the tower. The Applicant stated that the Fire Commissioners requested a 15% slope. The difference is when the Applicant came back with a 14% slope they added the tremendous curve. Cynthia states the Applicant has to go back and meet with the Fire Commissioner's. The feasibility of the fire trucks being able to maneuver down the hill around the curve is discussed.

Cynthia refers to Page 9, No. 26 in regards to the retaining walls and states the Applicant stated they were going to reuse all the stones on the property. Cynthia states she wonders where they are going to use the

natural stone in order to construct natural stone walls. Cynthia states she would like to see the Applicant indicate which walls will be constructed from the versa lock man made product, and which walls will be constructed from the natural stones.

Robert states he doesn't have any problems with the rest of the Draft.

Cynthia refers to Page 9 where it talks about Construction and Operation in terms of the length of time for the phasing. Charlotte refers to the rock grinding and states it will be very loud and dusty. Cynthia states it is good that they are going to reuse the materials on site, but there should be a staging area. Robert states the staging area should be where the land drops off, as that will need the fill.

Pam talks about the environmental standpoint considering the increase of storms if there were to be a major flood, especially on I684. Cynthia states that would be part of the SWPPP, as far as the soil and erosion control during construction. Cynthia states it would be monitored and inspected. Charlotte states the Applicant under estimated the average rainfall considering the recent storms we have had. Robert refers to someone who clear cut 65 acres in Bedford. It rained for 10 days. The head for Mount Kisco Hospital was away, and the soil filled his swimming pool and ended just short of the second floor eves on his house. Cynthia refers to the Sulcevski Subdivision at the top of Crosby Road and states someone did the same thing and there were neighbors at the bottom of Alice Road who had quite a mess.

Robert refers to the phasing in terms of holding back to six days a week and states if he lived there, he would want it to be finished. Cynthia talks about not having blasting or rock crushing during the weekend.

Cynthia refers to Page 10, No. 35 in terms of the Applicant not showing how they are keeping the activities to five acres or less which they have to do.

Cynthia refers to the HOA's and the POA's listed on Page 10 and states that hopefully our comments will send a strong message to the Town Board so they take a closer look at them. Charlotte states she would love to know what the ball park monthly fee will be for each home.

Robert refers to Page 10 in terms of where the initial cut materials will go. Cynthia states that question should be raised under phasing.

Cynthia refers to Page 11 in regards to the phosphorus and states she is going to pull that down to No. 40.

Cynthia refers to Page 12 and asks Charlotte and Bernard whether she adequately addressed their comments in regards to current rain trends. Cynthia states that doing this exercise has made her appreciate Will. Charlotte agrees. Robert refers to the statement in regards to regulations not being adequate and states the regulations are the regulations. Cynthia states under SEQR it is a legitimate question that should be addressed. By examining this it may cause more attention to soil and water controls.

Charlotte states that No. 49 on Page 13 is interesting in terms of the pipe being lined up in the middle of a stormwater practice. Cynthia refers to a stormwater practice which is going into an area that is already flooded. Robert asks Cynthia if she has counted the number of drainage basins there are for the whole project. Cynthia states she believes there are either 27 or 37 practices. Cynthia refers to the letter from the County and states it questioned whether some of the houses had their own individual septic systems. Cynthia refers to the Plan and states the items highlighted in red are drainage practices. The County thought those were septic systems.

Cynthia refers to No. 50 on Page 13 which states from the archaeological survey we now know there was a dump site on the property. A full assessment of the materials in the dump site may need to be conducted to determine whether any ground water contamination is possible especially as soils are disturbed. Charlotte asks how many years ago the Juengst dump site came about. Robert states it was in the 1940's.

Charlotte refers to Page 15 and states Cynthia has the language Habitat corridor versus Biotic corridor.

Cynthia refers to No 66 on Page 15 and states the stormwater facilities are not supposed to be within 50-feet of wetland areas. Cynthia states she has to speak with Bruce Thompson and Frank Annunziata to clarify the regulations regarding the practices the Applicant is proposing.

Cynthia states she went back and read the Stormwater Regulations and the Subdivision Regulations which helped to remind her about all of the items we need to think about. Cynthia suggests the Board do that as well.

Charlotte states the Transportation Section is next, on Page 15. The Board has a discussion about the roadway width being in excess of Town standards. Robert states he doesn't know if this will be financially feasible. Cynthia states the recreation facilities should be more centrally located and we need to see more green. Robert states a lot of the information Cynthia compiled is the same as he had prepared. Robert refers to the grades on Sun Valley Drive and the emergency access road being moved out of the controlled wetland. Cynthia states the first design didn't show the road in the wetland. Robert refers to cars backing into traffic in terms of spots being in a more centrally located area. Cynthia talks about the road going up the side instead of the middle with a cluster development. Cynthia refers to the side loop roads in Salem Chase. Robert states he jotted down notes such as having improvements to Reed Road and whether the interior road should be public or private, as well as accommodating school bus drop offs and pickups, the addition of traffic lights and how the traffic will be impacted from Exit 8 in terms of traffic delays, sight distance issues, and bringing the center lines where Reed Road meets Hardscrabble Road. Cynthia states Hardscrabble Road is a County Road and Reed Road is a Town Road. Robert refers to the underground improvements along the roadside and states that will be a lot of work. Robert states the most important item to him is having a cluster concept which will do away with a lot of expensive roadway, and do away with the Sun Valley Drive secondary road. Robert talks about using the alternate Plan as a basis. Cynthia states it is support for our comments. Robert states there would be much more buffer space. Bernard refers to the NYSDOT and states they had a lot of input for the project on Route 121 near Salem Saddlery compared to their input for this current project. Robert asks Cynthia to explain No. 76 on Page 16. Cynthia states that most of the morning rush hour traffic flows south. Cynthia states a development like this where people are leaving to go to the train station, or shopping in the morning, will start to drive the other way. Cynthia states it will make the flow of traffic worse. Robert states it is necessary to have an updated traffic study. Cynthia states it isn't that old. She thinks the last one was updated in 2010 or 2011.

Pam states the CAC submitted their comments already. Pam states she has to leave.

Robert asks Cynthia what the map scale is. Cynthia states one inch is fifty feet. Robert states having the houses on one side in a semi-circle would look much better, as well as having the houses more spread out, such as in the Cotswold development. Cynthia states maybe she will take a ride over there.

Cynthia asks the Board if they are headed towards a re-draft and a Meeting again next Wednesday, or should she do a re-draft and send it out via e-mail. Charlotte states she doesn't have a problem meeting, but she doesn't think they need to meet about this. Robert states once this information becomes available, the Plan may be adjusted. Robert talks about the savings in development costs and states he doesn't think the single family development will be sold easily. Charlotte states she doesn't think changing this Plan to have it

clustered will have a large impact on the value of the houses because they are over-priced to begin with. Robert states if it is done right, it could be very popular. Cynthia states when we forced the cluster at Salem Chase, people were not happy. Now they have a mile long road with trees on both sides with the recreation at the end. Cynthia states it looks pretty. Cynthia states there are five affordable units in there.

The Board discusses the Land Use and Zoning Section. Charlotte refers to Page 17 in regards to Sun Valley Drive having an existing easement to a land locked parcel and asks Cynthia what this is about. Cynthia states there is a land locked piece that has an easement going to the fire tower. Cynthia states the Applicant is proposing to change the road going to the fire tower. Cynthia asks how that impacts the road to the fire tower. Cynthia states the Applicant is not showing the road to the fire tower. Cynthia states she has to add that comment. The green line on the Plan is discussed. Cynthia states that is the new road to the fire tower. There is a discussion about the new road looping out. Charlotte asks whether the green line will go away. Cynthia states she assumes it will, but the Applicant has not told us that. Cynthia confirms she does have this listed further down on Page 17. Cynthia states the simple question is how are the vans going to get to the tower?

Charlotte asks what happens after we submit our comments to the Town Board. Cynthia states the Town Board has to submit their comments. Cynthia states that Chazen will be looking at the hydrology, Peter Russillo will be looking at the traffic, Frank Annunziata will be looking at the engineering, stormwater, and mounting analysis, and Will Agresta will do his whole review. Cynthia states that once the Town Board submits their comments then the Applicant has to take all of the comments and provide answers. Cynthia states at some point during the process we can move forward with the actual Site Plan but in this case there may be changes, so we will have to see how the Applicant wants to proceed.

Bernard inquires about No. 89 on Page 19. Cynthia states it is something she picked up on which has to be fixed. The Applicant has the name of the library incorrect.

Cynthia refers to Page 19 which lists the Alternatives she compiled.

Cynthia refers to Page 20 and states she needs to talk with Joe Bridges about the Surface Water Sampling.

Cynthia asks the Board whether they want to act on this tonight with the edits she has yet to do or meet again next week. Charlotte states she doesn't think we need to meet about this, we could meet about something else if there are any other matters to discuss. There is a discussion about whether Gary would want to meet again next week. Cynthia states that Gary is comfortable with the Draft, he would like to see the edits, but if we decided to move it tonight he would be comfortable with that. The Board decides to see the edits and meet next Wednesday to take action. Cynthia states she will highlight the edits so the Board will see where the changes were. Charlotte states the only Plan she didn't read was the Greenway Plan.

The Board talks about meeting on August 21<sup>st</sup> and whether they should continue to discuss the Recreation Grounds and Facilities Draft if Will has time to make the changes, or whether they should wait for the presentation by the Applicant on September 4<sup>th</sup>. Cynthia states there may not be a Work Session in September unless the Board wants to have a Work Session on September 4<sup>th</sup>. Cynthia asks the Board whether Will needs to be at the August 21<sup>st</sup> Meeting. The Board states they don't think so. Cynthia asks if the Board has any questions for Roland. The Board confirms that Roland will see the comments when they go over to the Town Board so Roland will not need to attend the August 21<sup>st</sup> Meeting.

**7. Next Meetings:**

- Work Session – August 21, 2013
- Regular Meeting – September 4, 2013

**8. Resolution:**

**Chairwoman motions to adjourn the Planning Board Meeting. Bernard Sweeney seconds. All in favor. No opposed.**

**9. Executive Session:**

- Discuss Pending Litigation