

Chairwoman motions that the Planning Board Approve the Draft Resolution of Lot Line Change for Fogle/Astoria Realty Management LLC. Bernard Sweeney seconds. All in favor. No opposed.

After the motion Mr. Fogle states that was painless. Cynthia states that there are a lot of notes on the Plat that need to be followed. Cynthia asks Mr. & Mrs. Fogle the status of the Homeowners Association document. Mrs. Fogle states that there will be a follow-up with Bruce Thompson in terms of filing. Mrs. Fogle states there is no action that can be taken with the State and there were repeatedly attempts to contact Mr. Bossi. Mrs. Fogle states they attempted to obtain a sign off. Mrs. Fogle states they have done everything they needed to do. Mr. Fogle states someone left who was handling the paperwork and it was kicked back. Cynthia confirms that there will eventually be a Homeowners Association document.

2. **Sprint Nextel:** (property owner – Heziha Sulcevski)
Cond. Use/Site Dev. Plan (location – 73 Crosby Road)

- Consider Draft Resolution of Approval

Cynthia states the Applicant has still not met the Conditions of the Resolution of Approval although a submittal just came in, with the exception of the Removal Bond Estimate. Cynthia states that the Applicant was advised that the Approval was about to expire again. Cynthia states the Applicant has requested another sixty-day extension.

Chairwoman motions that the Planning Board grant another sixty-day extension from May 23, 2014 to July 22, 2014 for Sprint Nextel Corp. at 73 Crosby Road, per written requests from Cara Bonomolo of Snyder and Snyder. Charlotte seconds. All in favor. No opposed.

3. **Next Meetings:**

- Regular Meeting – June 4, 2014
- Work Session – June 25, 2014 (note date change)

Cynthia asks the Board to check their calendars in regards to the upcoming Meeting dates. Cynthia states the only submittal received was from Homeland Towers and they will be on the June 4th Agenda. Cynthia states the Applicant submitted everything except the critical part being the portion that Ron Graiff has to review for the frequency/coverage issues. Cynthia states she will check with Will and confirm whether this matter should continue to be advanced without the information for Mr. Graiff to review. Cynthia talks about holding off until a complete package is submitted. The Board agrees. Cynthia states the items missing are critical. Cynthia states she will speak with both Will and Roland. Cynthia states Dawn followed up with Mr. Gaudioso and his response was that we will have the missing material shortly. Cynthia states we are already cutting it down to a two week review and that is not fair to our Consultants. Cynthia states she doesn't see a need to have the June 25th Work Session, so the Applicant would be bumped over to the July 2nd Meeting. Gary states he will not be at the July 2nd Meeting. Cynthia asks the Board what their availability is for July 9th. Gary states tentatively he is fine for July 9th. Charlotte states she is not available July 9th. Bernard states he is available. Gary asks if Tectonic is with the Town. Cynthia states no. Ron Graiff is our Radio Frequency Engineer. Cynthia states that she doesn't know whether Roland is available on July 9th. Cynthia states she will check with Roland and Christopher. Dawn states that Christopher is not available the last two weeks in July. Cynthia states if it stays July 2nd, we won't have Gary, but it looks like we will have everyone else. Cynthia states this discussion will continue via email. Dawn states she may have an issue on July 2nd. Cynthia states she will find out whether Homeland may be held up until a complete package has been submitted otherwise it will be a partial review which is ridiculous.

Cynthia states we had an Applicant pick up a Special Use Permit Application for the second floor of the dentist office in Croton Falls. Cynthia states they are thinking of converting it from an office to an apartment. Gary asks where the office is. Cynthia states it is North Salem Dental on Route 22 across from Primavera. Gary asks whether there is anything on the second floor. Cynthia states yes, an office. Gary asks what they would like to do. Cynthia states they would like to convert it to an apartment and the dentist office will still be downstairs. Cynthia states it is important for people to have their space rented out.

Cynthia states at the next Town Board Work Session on May 27th she is going to give the Town Board an overview on the Zoning Amendments. Cynthia states the Town Board will read all of the Amendments and Will is going to be in attendance at the following Work Session to answer their specific questions. Cynthia states she will show the Town Board how to consider all the parts and pieces and how to navigate through them.

Cynthia states she received a call from the Fire Commissioners and they are finalizing their building plans, and as was done with the North Salem Fire House, the Commissioners' position is that they do not have to go through Site Plan Approval. Cynthia states the Commissioners are inviting Warren from the Town Board and herself to come and take a look at their final Site Plan. Cynthia asks Charlotte if she would like to join her. Charlotte states yes and confirms the Meeting will be at 7:00 p.m. on June 3rd. Gary states he is more interested in finding out what will happen with the existing building in Croton Falls. Cynthia states there will be a request for a zoning change. Gary states he will be interested to see who will occupy that building. Gary states that there is limited septic and parking. Bernard asks if it may be used for office space. Cynthia states maybe depending on the septic.

4. Resolution:

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