

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
May 5, 2008

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:40 p.m. and a quorum determined present for the conduct of business.

Members present — Chair Christine Kane, Charlie Laing, Sam Harkins, Paul Telesca, Sam Phelan, and John Hardeman. Planner Michele Greig was also present.

BUSINESS SESSION

Christine Kane confirmed the agenda as published.

Christine Kane announced that on May 12th, the Dutchess County Planning Federation would be presenting its 2007 awards, one of which was being granted to the Red Hook Village Hall for Historic Preservation/Reuse.

Christine Kane announced that workshops for organizations seeking to apply to the Environmental Protection Fund would be held around the state, with the closest being in Locust Grove on May 13th.

The minutes of the March 17, 2008 minutes had been sent to members for review. Michele Greig suggested that the sixth paragraph on page 3 be changed to read as:

Ms. Greig noted that the Town's subdivision regulations required Health Department approval for all lots less than 5 acres in size, but that Mr. Napoli of DC Health Department was currently questioning whether minor subdivisions could require DC Health Department approval. She informed the Board and applicant that meetings were to take place later in the week to address the apparent conflict between the Town code and State Public Health Law.

She also suggested that in the section on Policies and Procedures, on page 4, the first sentence be revised to read "...draft Planning Board Policies and Procedures..." Sam Harkins moved to adopt the minutes with these changes. Paul Telesca seconded the motion, and all present voted in favor.

PUBLIC HEARINGS

Vosburgh Special Permit – Middle Road

Mark Graminski, PE and LS, and Paul Vosburgh were present for continuation of a public hearing on an application by John P. Vosburgh for Special Permit approval for an accessory apartment on a 3.67-acre parcel on Middle Road in the RD3 Zoning District.

Christine Kane stated that due to an office error, the original public hearing notice for April 21, 2008, had been published a day late, and that the public hearing had therefore been continued to this evening. She noted that notice had still been mailed on time to residents within 200', and to parcels in the Agricultural District within 500'. She then asked for comments from the public. As there were none, Charlie Laing made a motion to close the public hearing. Paul Telesca seconded the motion, and all present voted in favor.

The Board reviewed a draft resolution granting conditional approval.

Michele Greig noted that she had recently seen in the Zoning Code that recreation fees would normally apply to an accessory apartment, as it constitutes a "dwelling unit".

Charlie Laing stated that he felt the recreation fee had always been intended for a subdivided lot.

Sam Phelan expressed concern that charging \$3000 per accessory apartment would lead to most owners deciding to operate without a permit, leading to potentially substandard housing in the future.

The Board generally agreed that as the recreation fee had not previously been applied to projects seeking a single accessory apartment, in the interest of consistency, it would not be applied in this instance.

John Hardeman made a motion to adopt the draft resolution granting conditional approval. Sam Harkins seconded the motion, and all present voted in favor.

In reference to the earlier announcement of the Dutchess County Planning Federation awards, John Hardeman noted that Paul Vosburgh was the architect for the Red Hook Village Hall.

Migliorelli Minor Subdivision – 404 Lasher Road

Ken Migliorelli was present for public hearing on application for Subdivision Plat Approval to subdivide an approximately 1.9 acre residential building lot from an approximately 30-acre parcel in the RD3 Zoning District and the Certified Agricultural District.

Christine Kane read the public hearing notice published in the Kingston Daily Freeman on April 30, 2008. Mr. Migliorelli then gave a brief overview of the project for the public.

Charlie Laing pointed out that Note 1 on the plat read "lot line alteration" and should in fact say "subdivision".

Christine Kane noted that the project had been referred to the Agriculture and Open Space Committee.

The Board noted that the Agricultural Data Statement and some descriptions of the project stated that the parcel was 32-acres, but that the plat indicated that it was 30-acres.

Christine Kane noted that, as per previous discussions with the Board, the applicant had added a block for Department of Health approval, notes regarding which lands were under easement, and a note addressing the use of an average density subdivision.

The Board reviewed a memo from GreenPlan dated May 2, 2008, and noted that a change to Note 2 of the proposed plat had been suggested.

Michele Greig also noted that in regards to Department of Health approval, there had recently been a difference of opinion regarding whether the County would sign plats for lots of less than 5 acres. She stated that it had been agreed that as the Town code was more stringent than the County requirements, it had been agreed the County would sign plats for subdivisions of lots of less than 5 acres.

Mr. Migliorelli submitted a letter from the Department of Health dated November 8, 2004.

Ms. Greig suggested that the plat may need to have a different type of signature block. Mark Graminski stated that as the well and septic were preexisting, the plat could use a Health Department note granting permission to file.

The Board requested that Mr. Migliorelli provide a copy of the septic design, and decided that upon receipt of that plan, the application would be referred to the Town Engineer for confirmation regarding Health Department filing.

The Board reviewed a draft negative declaration under SEQR. The text was adjusted to reflect that the subdivided parcel would be approximately 2.0 acres, and the remaining lands would be approximately 30.0 acres. Charlie Laing moved to adopt the negative declaration under SEQR with the discussed changes. Sam Phelan seconded the motion, and all present voted in favor.

As there was no further public comment, Sam Phelan made a motion to close the public hearing. Sam Harkins seconded the motion, and all present voted in favor.

Christine Kane told the applicant that once the Planning office had received a copy of the septic design, they would forward it, along with the letter from the Department of Health, to the Town Engineer.

The Board discussed conditions of approval, and agreed that they should include the requirement set by the Department of Health, revision of Note #1 to read "this subdivision", and that Note #2 be amended to include the wording suggested by GreenPlan in their most recent memo, in addition to all conditions normally applied to a minor subdivision.

Charlie Laing moved to grant conditional approval with the discussed conditions. Sam Harkins seconded the motion, and all present voted in favor.

Ruge Auto Site Plan – 7293 S. Broadway

Lewis J. Ruge and Mark Graminski, PE and LS, were present for public hearing on application by Lewis J. Ruge for Site Plan approval for a 6000 sq. ft. expansion to an automotive retail facility on a 2.38-acre parcel in the B1 Zoning District.

Christine Kane read the public hearing notice published April 30, 2008, in the Kingston Daily Freeman.

Mr. Graminski gave a brief overview of the project for the public. He noted that after the latest submission of site plan materials, the Red Hook Tree Committee had provided an additional tree to be planted north of the entrance. He also noted that, in regards to previous concerns raised by the Board regarding the presence of much of the site's landscaping on the adjacent lands of Mr. Hoffman, a letter had been submitted indicating the intention of both owners to jointly maintain the trees in question. Mr. Graminski also noted that four light poles would be added to the parking area, and that an additional bathroom facility and septic system would be added to better accommodate existing employees.

Christine Kane reminded the applicant that all lighting would have to be brought into compliance with the Town's Lighting Ordinance. Mr. Graminski replied that the lighting as present on the most recent submission was shielded and below the wattage thresholds laid out by the law.

Mr. Ruge noted that the Tree Committee had already planted the discussed trees on the property.

Christine Kane asked the public for comment. There was none at this time.

Mr. Graminski informed the Board that he had spoken with the Trees Committee, and with Brenda Cagle of the CAC, and that they were considering planting flowers in the median between the sidewalk and the road.

Sam Phelan noted that the proposed sign was in over the allowed height and square footage under the zoning. The Board reviewed the sign regulations. Ms. Greig suggested to the applicant that some studies had shown that signs were more visible when placed at a lower height, so that they were in the field of vision of passing drivers.

Christine Kane asked if the existing septic was insufficient. Mr. Graminski replied that it would be easier to run the pipe to a new area than under the existing blacktop. He noted that he would obtain Department of Health approval.

The Board reviewed the comments from Dutchess County Planning. Christine Kane noted that the comments supported the planting of trees between the sidewalk and the road, in addition to along Old Farm Road on the western edge of the property. The Board generally agreed to speak to the Tree Committee about doing work in the area between the sidewalk and the road, and to work more closely with them on future projects.

Ms. Greig noted that SEQR prohibited physical alteration of a property during review. Charlie Laing replied that given the situation where there was a 24-hour period in town when the Tree Committee was planting trees, and the matter had been previously discussed with the Board, he felt the applicant's actions were reasonable under SEQR.

Christine Kane noted that under site plan review, the Board could ask the applicant to place additional trees in the originally discussed area. The Board reviewed the April 7, 2008 minutes in which the applicant was asked to pursue the matter with the New York State Department of Transportation.

Ms. Greig asked what the average lighting in the parking area was. Mr. Graminski replied that he had not calculated an average, but that most of the parking area would be unlit at night. Christine Kane asked if the lights were to be on a timer or a motion sensor. Mr. Ruge replied that the rear lights were on a motion sensor, and that the poles would be on a timer. Mr. Graminski stated that he would make a note of that on the plat.

Mr. Graminski revised Part 1 of the EAF to indicate that Department of Health approval would be required. The Board reviewed Part 2 of the EAF. As no adverse environmental impacts were found, Sam Phelan made a motion to adopt a negative declaration under SEQR. Paul Telesca seconded the motion, and all present voted in favor.

The Board generally agreed to wait to grant conditional approval until additional information had been received regarding signage and lighting.

Mr. Graminski said that he would contact the New York State Department of Transportation regarding the trees.

Christine Kane reminded the applicant that the deadline to submit materials for the May 19th meeting was at Noon on Friday, May 9th. The Board generally agreed that after the applicant submitted the lighting materials, they would be sent to the Town Engineer for review.

REGULAR SESSION (OLD BUSINESS)

Agra Gate Farm, LLC/ James & Sonia Crane – 151 Stony Brook Rd. (Tivoli) – Lot Line Alteration

Jim Crane was present to make a request for amendment of conditional approval of an application for Lot Line Alteration to convey a total of approximately 7.0 acres from the 131.2-acre lands of Agra Gate Farm, LLC to the adjoining 5.02 “Lands of Crane” in the LD (Limited Development) Zoning District, the National Historic Landmarks District and the Certified Agricultural District.

Mr. Crane stated that the requested change was because the original proposed lot line would cut through a hedgerow and existing fencing. Charlie Laing asked if there would be a change in the acreage to be transmitted as a result of the project. Mr. Crane replied that the effect on acreage would be minimal, and that the intent of the change was to match the lot line with the natural contours of the property.

The Board generally agreed that the slight modifications required once in-field surveying had begun would not make an amended approval necessary, due to the minor nature of the changes.

REGULAR SESSION (NEW BUSINESS)

Dominick Pozzuto – Special Permit – 466 Budds Corners Road

Presentation of application by Dominick Pozzuto for Special Permit approval for an accessory apartment on a 19.14-acre parcel on Budds Corners Road in the RD3 Zoning District and Certified Agricultural District.

Mr. Pozzuto stated that he was applying for an accessory apartment to be used by his mother-in-law, in the basement of an existing residence, to have its own private entrance.

Ms. Greig stated that an accessory apartment could have a maximum of 650 sq. ft. of habitable space, or 35% of the habitable space of the existing residence, whichever was more restrictive. The Board calculated the floor space of the proposed accessory apartment, compared it to both methods of calculating the maximum, and found that if the proposal would meet either threshold.

Christine Kane informed the applicant that the Board would need approval from the Department of Health or a letter from an engineer stating that there was sufficient septic capacity on the property. Mr. Pozzuto stated that Westchester Modular was supposed to address that part of the process for them. Sam Harkins suggested that the applicant retain an engineer.

The Board noted that the proposed site plan indicated sufficient parking. Christine Kane asked if there was outdoor lighting. Mr. Pozzuto stated that Westchester Modular intended to add outdoor lighting, and that cut sheets would be provided.

The Board agreed that they would wait to hear from the applicant regarding the septic and lighting before taking further action.

Country Side Stove – Amended Site Plan – 8110 Albany Post Road

Timothy Martin was in attendance for presentation of application for amended Site Plan approval on a 1.39 acre parcel in the Hamlet Zoning District.

Mr. Martin stated that he had placed a number of swing sets on part of his property as an expansion of his existing business, without realizing that approval was required. Christine Kane replied that as the swing sets were being sold, it would constitute an additional use under the zoning.

John Hardeman recalled that the property used to be a used car lot, in addition to a number of other uses over the years.

Christine Kane informed the applicant that he would need to provide an area map indicating where the parcel was in the context of the Town.

Mr. Martin noted that he was also proposing to add gravel employee parking to the rear of the building, and to move the dumpsters behind the building and out of view of the road. Christine Kane replied that notes should be added to the plan indicating that the dumpsters are proposed to be moved. She also noted that the dumpster would need to be enclosed, such as with a stockade fence, that the dumpster would have to be on a concrete pad, and that these modifications would need to be indicated on the proposed site plan.

Sam Harkins asked if the applicant intended to change the signage on the property. Mr. Martin replied that he did not. He also noted that all lights were

turned off after business hours, and that they were installed beneath the overhang so as to prevent light pollution.

Sam Phelan made a motion to determine that the project was a Type II action under SEQR, and to find it of limited scope under §143.114(c)(1) of the Town Code. John Hardeman seconded the motion, and all present voted in favor.

The Board authorized Assistant Clerk Patrick Kelly to review Mr. Martin's next submission, and if the requested changes had been made, to forward it to Dutchess County Planning for review.

Red Hook Terminal

As there was nobody present to represent the Red Hook Terminal application, it was moved to the May 19th agenda.

OTHER BUSINESS

CAC

Christine Kane informed the Board that the CAC had approached Hudsonia regarding biodiversity mapping, and would like input from Planning as to whether it would be helpful.

John Hardeman asked if it would be more economical if done on a project-by-project basis. Christine Kane expressed concern that that method would not provide a regional perspective.

The Board generally agreed that the project could provide useful information, but that the significant cost involved would only be worthwhile if it resulted in a product which could be easily incorporated into project review.

Sycamore Acres

The Board discussed ongoing correspondence between the Sycamore Acres applicants and Clerk Betty Mae Van Parys regarding questions over the application of recreation fees. It was noted that a similar discussion had taken place under the Hansen subdivision application, and that a letter should be sent to the applicant suggesting that they address their grievance to the Town Board.

Dutchess County Department of Health

Christine Kane reported that Jim Napoli, Michele Greig, Mark Graminski, Dan Wheeler, and Jay Trapp had held a meeting to discuss the procedure for obtaining Health Department approval for parcels of less than 5 acres. It was noted that the complication had seemed to stem from the fact that the Town of Red Hook had more restrictive regulations than the County in this area. Ms. Greig reported that Mr. Graminski, Mr. Wheeler, and Mr. Napoli will hold a seminar on this topic for engineers who work in Red Hook.

Merrihew Minor Subdivision

The Board reviewed a letter from Marie Welch, LS, requesting a 90-day extension to meet conditions of approval for the Merrihew Minor Subdivision. John Hardeman made a motion to grant the extension, Sam Phelan seconded the motion, and all present voted in favor.

Hourihan Minor Subdivision

The Board reviewed a letter from Marie Welch requesting that the Board amend the approval resolution to the Hourihan Minor Subdivision. The letter stated that the current resolution required filing documents in an order which was not allowed by the County Clerk. John Hardeman made a motion to delete condition number 9 and replace it with language provided by Ms. Greig. Paul Telesca seconded the motion, and all present voted in favor.

Ulster Savings

Christine Kane informed the Board that while trees were being cut, one tree which had been marked to be saved was found to be extremely rotted. A letter was presented to the Board from Mr. Ted Fink of GreenPlan confirming that the tree had been in extremely poor condition.

Christine Kane also noted that she believed a number of trees had been removed which had originally been marked for preservation. The Board authorized Patrick Kelly and Michele Greig to check the plans and confer with the Zoning Enforcement Officer as to possible responses.

ADJOURNMENT

Since there was no further business to come before the Board, Charlie Laing made a motion to adjourn. Sam Phelan seconded the motion, and all present voted in favor.

Respectfully submitted,

Patrick Kelly

Assistant Clerk to the Planning Board

Attachments:

- Resolution granting conditional approval to Vosburgh Special Permit
- Negative Declaration Under SEQR for Migliorelli Minor Subdivision
- Resolution granting conditional approval to Migliorelli Minor Subdivision

Resolution Granting Special Use Permit Approval to Paul Vosburgh

Name of Project: Vosburgh Special Use Permit

Name of Applicant: Paul Vosburgh

Whereas, the applicant has submitted an application for Special Use Permit Approval dated March 12, 2008 to the Town of Red Hook Planning Board to convert a portion of an existing garage into an accessory apartment on \pm 3.67 acre of land located on Middle Road, in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

Whereas, on April 7, 2008, the Town of Red Hook Planning Board declared itself the lead agency for the purpose of conducting an uncoordinated review of an Unlisted action pursuant to SEQR; and

Whereas, on May 5, 2008, Town of Red Hook Planning Board, in consideration of the Short Environmental Assessment Form (EAF) dated March 12, 2008 and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c) determined that the proposed action will not cause any potentially significant adverse impact on the environment, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, the Planning Board has reviewed the Special Use permit application against the requirements of Article VI of the Town of Red Hook Zoning Law; and

Whereas, the parcel is located within a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated March 12, 2008, which the Planning Board forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, on April 21, 2008, the Planning Board conducted a public hearing on the Site Plan application, which Public Hearing was continued on May 5, 2008, at which time all interested persons were given the opportunity to speak; and

Whereas, the Planning Board now wishes to grant Special Use Permit approval to Paul Vosburgh to convert a portion of an existing garage into an accessory apartment located on Middle Road in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York.

Now therefore be it resolved, that the Planning Board grants Special Use Permit Approval dated March 12, 2008 to the Town of Red Hook Planning Board to convert a portion of an existing garage into an accessory apartment on \pm 3.67 acre of land located on Middle Road, in the RD3 Zoning District in the Town of Red Hook,

Dutchess County, New York in accordance with the plans and specifications heretofore submitted upon the following conditions:

- A. Submission of Subdivision Plat drawings for stamping and signing in the number and form specified under the Town's Land Subdivision Regulations, including all required P.E. and L.S. stamps and signatures.
- B.
- C. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.

On a motion by John Hardeman, seconded by Sam Harkins, and a vote of 6 in favor, 0 against, and 1 absent.

Roll Call Vote:

Chairwoman Christine Kane	Aye
Member John Hardeman	Aye
Member Charles Laing	Aye
Member Sam Phelan	Aye
Member Paul Telesca	Aye
Member Sam Harkins	Aye

Resolution declared: Approved on May 5, 2008

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Patrick Kelly, Deputy Clerk to the Board

Date

617.7

**State Environmental Quality Review (SEQR)
Negative Declaration**

Notice of Determination of Non-Significance

Date of Adoption:

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Red Hook Planning Board, as Lead Agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Kenneth Migliorelli Minor Subdivision

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: YES
 NO

Description of Action: The applicant proposes to subdivide a ± 2.0-acre residential building lot from a ± 30.0-acre parcel of land (Tax Map Parcel No. 6275-00-787007-00) in the RD3 Zoning District and the Certified Agricultural District.

Location: 404 Lasher Road, Town of Red Hook, Dutchess County New York

Reasons Supporting This Determination:

1. The Town of Red Hook Planning Board has given due consideration to the subject action as defined in 6 NYCRR 617.2(b) and 617.3(g).
2. After reviewing the Environmental Assessment Form (EAF) for the action dated February 6, 2008, the Planning Board has concluded that environmental effects of the proposal will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).

3. The project site contains prime agricultural soils and soils of statewide importance, and is located within a certified agricultural district (Agricultural District 20). It is therefore subject to the Town of Red Hook's Important Farmlands Law. The Planning Board forwarded the application to the Town of Red Hook Agricultural and Open Space Advisory Committee for its review. An Agricultural Data Statement was prepared by the applicant and forwarded by the Planning Board to all owners of farm operations within 500' of the subject parcel. The Planning Board considered comments on the Agricultural Data Statement in its review of the application. The applicant will place the remaining lands of the ± 131-acre parcel under a permanent conservation easement which will preserve the remaining lands for agricultural purposes in perpetuity. Based on the foregoing, the project is not anticipated to have any significant adverse environmental impacts on agricultural resources.
4. The project is being considered under the average density subdivision regulations of the Town of Red Hook. It is to be noted this project will be considered as to have expended 3.0-acres of the original parcel's allowed density.

For Further Information:

Contact Person: Patrick Kelly, Planning Board Deputy Clerk
Address: 7340 South Broadway
Red Hook, NY 12571
Telephone: 845-758-4613

A Copy of this Notice Filed With:

Town of Red Hook Planning Board (Lead Agency)

Town of Red Hook Town Board

Kenneth Migliorelli (Applicant)

Resolution Granting Final Subdivision Approval to Migliorelli Subdivision

Name of Project: Migliorelli Subdivision

Name of Applicant: Kenneth Migliorelli

Whereas, the applicant has submitted an application for Final Subdivision approval dated February 6, 2008 to the Town of Red Hook Planning Board to subdivide a \pm 2 acre residential building lot from a \pm 30 acre parcel of land; and

Whereas, the subject parcel is located on Lasher Road (County Route 80) in the RD-3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

Whereas, the applicant has submitted a Final Plat prepared by Robert Zimmerman, L.S. dated January 31, 2003 and revised April 22, 2008 and April 30, 2008; and

Whereas, on April 7, 2008, the Planning Board, declared itself the lead agency for the purpose of conducting an uncoordinated review of an Unlisted action pursuant to SEQR; and

Whereas, on May 5, 2008, the Planning Board, in consideration of the Short Environmental Assessment Form dated February 6, 2008 and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environment, and thus adopted a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, the parcel is located within 500 feet of a certified New York State agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the parcel is located within 500 feet of the Town of Clermont and notice of the public hearing on the subdivision application was forwarded to the Town Clerk of the Town of Clermont pursuant to General Municipal Law § 239-nn; and

Whereas, on May 5, 2008, the Planning Board conducted a public hearing on the final subdivision plat, at which time all interested persons were given the opportunity to speak; and

Whereas, the Planning Board has deliberated on the application and all the matters before it.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby grants Final Subdivision approval for the above project as represented on the plans listed above, subject to compliance with the following conditions and any other requirements which must be met by law:

1. Addition of any notes required by Dutchess County Department of Health regarding the pre-existing approved well and septic on the proposed 2 acre lot (Lot # 1), and approval of DC Department of Health for filing of either a non-realty or a realty subdivision, as determined by the Town Engineer.
2. Revision of Note #1 to replace the reference to “this lot line alteration” with “this subdivision.”
3. Substitution of Note #2 with wording in comment #2 of GREENPLAN memo dated May 2, 2008.
4. That the applicant shall verify that the corners of the tract have been marked by monuments or steel rods, as approved by the Town Engineer.
5. Payment of recreation fee to the Town of Red Hook
6. Payment to the Town of Red Hook of any outstanding fee amounts and reimbursement to the Town of costs incurred in reviewing the application.
7. Submission of Subdivision Plat drawings for stamping and signing in the number and form specified under the Town’s Zoning Law, including all required stamps and signatures.

On a motion by Charlie Laing, seconded by Sam Harkins and a vote of 6 in favor, 0 against and 0 absent.

Chairwoman Christine Kane	Aye
Member Sam Harkins	Aye
Member John Hardeman	Aye
Member Charles Laing	Aye
Member Sam Phelan	Aye
Member Paul Telesca	Aye

Resolution declared: Approved on May 5, 2008

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Patrick Kelly, Deputy Clerk to the Board

Date