

**APPROVED  
TOWN OF RED HOOK PLANNING BOARD  
MEETING MINUTES  
September 21, 2015**

**CALL TO ORDER / DETERMINATION OF QUORUM**

Christine Kane called the meeting to order at 7:30 pm and confirmed the agenda as published. A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Kallie Robertson, Brian Kelly, Charlie Laing and Brian Walker. Sam Phelan and Sam Harkins were absent. Also present were Planning Consultant Michele Greig, Planning Board Attorney Joel Sachs and Engineering Consultant Brandee Nelson.

Kallie Robertson made a motion to adopt the minutes of August 17. Brian Kelly seconded and all members voted in favor. Charlie Laing made a motion to amend the minutes of August 3 to state that public comments responded to by the Hoffman TND project included written comments that were accepted for ten days after the close of the public hearing. Brian Walker seconded and all members voted in favor.

Ms. Kane announced that a training program entitled Zoning for Solar Energy will be held Sept. 24 at the Dutchess County Farm and Home Center in Millbrook.

Ms. Kane said the Board had received an email from Mike Zelig of the Conservation Advisory Council regarding the committee's efforts to update the existing natural resources inventory for Red Hook to bring it into conformance with the current guidelines. Mr. Zelig invited the Planning Board to contribute to the process so that attention can be focused on aspects of the inventory that are relevant to Planning Board Determinations.

**PUBLIC HEARING**

**Horkan Lot Line Alteration – Spring Lake Road**

Public Hearing on application to convey approximately 2.9 acres of land from a 22 acre parcel to a 1.95 acre parcel, and convey approximately .02 acres from the 1.95 acre parcel to the 22 acre parcel in the RD3 Zoning District.

Applicant Michael Horkan and Surveyor Marie Welch were present. Christine Kane read the Public Hearing announcement that was published in the Poughkeepsie Journal and the Kingston Freeman. Ms. Welch gave an overview of the project.

Ms. Kane asked if anyone had questions about the application. There were none.

The Board reviewed a short EAF parts 2 and 3, after which Charlie Laing made a motion to adopt a SEQR Negative Declaration. Kallie Robertson seconded and all members voted in favor.

Ms. Kane asked if there were any questions or comments from the public. There were none. Ms. Robertson made a motion to close the Public Hearing. Mr. Laing seconded and all members voted in favor.

The Board reviewed a draft conditional approval resolution. Ms. Robertson made a motion to adopt the resolution. Brian Walker seconded and all members voted in favor.

**Ruge's Automotive – 7293 South Broadway – Site Plan  
Continued Public Hearing on application to construct a 6,000 square foot addition to an existing  
business in the TND-CC Zoning District.**

Applicant Scott Hutchinson was present. Mr. Hutchinson said that he had met with John Clarke at the Dutchess County Department of Planning and Development to discuss changes to the site plan in order to bring the project closer to conformance with the TND-CC Zoning District. As a result parking was moved to the side and rear of the building, and a sidewalk and additional landscaping was proposed for the front of the building.

Christine Kane asked if there were any questions or comments from the public. Richard Rang, Project Engineer of the Hoffman TND project which is proposed for the land across Old Farm Road from Ruge's Automotive, asked that the Board apply the same considerations for the Ruge's application as they did for the Hoffman TND application with respect to the visual impact along Old Farm Road.

The Board reviewed comments from Planning Consultant Michele Greig that discussed the proposed landscaping and lighting. It was also noted that the applicant is requesting waivers from the Architectural Standards of the Zoning District with respect to the roof pitch and exterior finish materials.

In her Engineering memo dated 9-17-15, Brandee Nelson recommended that the proposed parking area surface be identified on the site plan, as well as pedestrian access, emergency zones, a breakdown of the interior uses of the building and elevations.

The Board considered the waivers requested, and generally agreed that the roof pitch waiver would be reasonable, since bringing the pitch into conformance would make the building appear even larger.

Kallie Robertson asked why the addition was not centered along the roofline of the original building. Mr. Hutchinson said it was due to construction considerations. Ms. Robertson asked if it would be feasible to visually center the addition by making it a bit narrower and longer. Brian Walker agreed, saying it would bring the roof lower, and would probably look more appealing. Mr. Hutchinson said he would be agreeable to that change.

Ms. Kane asked the Board for their thoughts on waiving the materials used for the siding – metal is proposed – and how to mitigate that aspect. The use of color was discussed, and the board generally agreed that mitigating through the use of color on the back wall of the addition and additional diverse landscaping would be the most effective measures of mitigation. Attention was focused on the rear of the building facing Old Farm Road. Mr. Hutchinson said he would not be opposed to changing the color or increasing the proposed landscaping, particularly along the back of the project along Old Farm Road.

The Board and applicant discussed the parking and truck turning and loading plans. Ms. Nelson recommended that truck turning be shown on the site plan.

The Board reviewed the EAF parts 2 and three and determined that the project will not result in any adverse environmental impacts. Brian Kelly made a motion to adopt a SEQR Negative Declaration. Brian Walker seconded and all members voted in favor.

Charlie Laing made a motion to close the Public Hearing. Mr. Walker seconded and all members voted in favor. The applicant will return before the Board Oct. 5.

### **OLD BUSINESS**

#### **Lawrence Suda – 102 Station Hill Road, Barrytown – Certificate of Appropriateness**

Continued discussion of application to replace two retaining walls.

Phillip Williams of Nine Yards Construction was present to represent the applicant. He distributed drawings of the project as built, and described the history of the project. He said the new wall is textured concrete, and noted that he was not aware that Planning Board approval was necessary because an existing wall was being replaced.

The Board reviewed comments from the Hamlet Review Committee, whose recommendation was that the COA be approved. Ms. Kane directed Mr. Williams to contact the Hamlet Review Committee to approve the final finish and color of the wall. She also noted that Mr. Williams needs formal authorization from Mr. Suda to represent him. Mr. Williams agreed to obtain written permission from Mr. Suda and return before the Board Oct. 5.

#### **Bard College Media Building – Annandale Road and Woods Ave. – Site Plan, Special Permit**

Continued discussion of application to construct a media building on Annandale Road in the vicinity of Woods Avenue in the Institutional District and the Historic Landmarks Overlay District.

Jeff Katz, Amy Parrella and Maziar Behrooz were present to represent the applicant.

Mr. Katz distributed images of what the proposed project would look like from Annandale Road. He introduced Ms. Parrella, a horticulturist for the College, and Mr. Behrooz, the Architect.

Ms. Parrella described the proposed landscaping, which extends the woods behind the proposed building forward with additional maple, elm, locust and hornbeam trees. In addition, a declining spruce allee will be supplemented with new plantings of Norway spruce, and an oak tree will be planted to the south of the proposed building. She said Bartlett's Tomb will be re-landscaped by clearing overgrowth and planting low sedges and ferns around it. Small landscaping is proposed around the building, as well as benches and a retaining wall.

Ms. Parrella also discussed future plans for the site which is a center point of campus, located on an intersection with a bus stop. She distributed images of plans for additional sidewalks, bike racks, crosswalks and seating.

Mr. Behrooz said that a goal of the project is to enhance the pedestrian quality of Annandale Road. He said the building is small, with a glass front and back. He said a garage type door has been added to the west end of the building to provide an attractive outdoor space to be developed, and a retaining wall to divert water around the building that will be low enough to offer casual seating. He said the building

will enhance the quality of the bus stop with the light emitted from inside the building, and the availability of shelter in bad weather.

A material and color sample was provided that is similar to what is proposed. Mr. Behrooz said the building, which is a recycled shipping container, is affordable, and he hoped that it would be a 'teaching tool' for alternative architecture available today.

Ms. Kane said she appreciated the images and the ideas for future improvements to the general area. She said the landscape was greatly improved, and agreed that the proposed building would improve the intersection and bus stop. Brian Walker agreed that it would benefit the safety of the students, and remarked that the outdoor space integrates the building nicely into the landscape.

Christine Kane asked if the retaining wall would be illuminated. Mr. Behrooz said path lighting would be provided.

The Board reviewed a draft resolution granting amended special permit approval for the amended Bard College Master Plan. Charlie Laing made a motion to adopt the resolution. Kallie Robertson seconded and all members voted in favor.

The Board reviewed a draft resolution approving the site plan. Conditions were added including the submission of a detailed landscaping plan, and the addition of the retaining wall, sidewalks, lighting (including lighting cut sheets), benches and garage door included on the site plan. Regarding the retaining wall, the Board approved a stone or stone-clad retaining wall, a requirement that could be amended later if the applicant wishes.

Charlie Laing made a motion to adopt the resolution as amended. Brian Walker seconded and all members voted in favor.

**Hoffman Residential Development – 19, 25 and 45 Old Farm Rd. – Major Subdivision, Preliminary Plat and Site Plan**

Continued discussion on Sketch Plat/Plan for preliminary subdivision plat and site plan approval to create 102 residential units on approximately 52 acres of land of which approximately 50 will be developed as a Traditional Residential Neighborhood in the TND (Traditional Neighborhood District - Residential) zoning district, and related zoning incentive plan.

Project Manager Richard Rang and Engineer Ron Morrison were present.

Christine Kane announced that permission has been received by the applicant to extend the time by which the Board must make a decision on preliminary plat approval until Oct. 5.

Ms. Kane said that a letter had been received by the Board from Linda and Gerald Gaumer asking for further clarification about construction practices, the SWPPP document, wetland buffer landscaping, installation of no trespassing signs and a fence along the wetland buffer zone. She said those issues were discussed during the last meeting with the applicants.

Ms. Kane asked Brandee Nelson to discuss her memo dated 9-17-15. She recommended that additional pruning be performed on trees on Old Farm Road for site distance. With regard to roads, she said no

roads can be accepted by the town if they will be used for construction, and no dead end roads will be accepted.

Regarding proposed lighting, Ms. Nelson recommended all lighting fixtures be in accordance with the Illuminating Engineering Society's "Joint IES-IDA Model Lighting Ordinance." Mr. Morrison said the project will be in compliance.

Ms. Nelson said that once the stormwater adjustments are made to remediate the drainage concerns of adjacent landowners she would review for conformance with all applicable codes. Mr. Morrison commented that the project's drainage is taken care of within the project, and the Huepler's problems are mainly caused by the Town's Old Farm Road drainage line and a private drainage line from the Lyceum movie theatre.

Michele Greig summarized comments of her 9-17-15 memo to the board. She encouraged the board to address several outstanding design issues. The Board generally agreed to grant a waiver for House type G, which does not meet the 20 foot setback minimum from the front building façade, as well as a waiver to permit a shallower roof pitch for projections and dormers with similar features. The Board denied a waiver from the requirement to provide a sidewalk along the north and south sides of the entry square.

Discussion on two other issues, whether to permit the garage on Lot 40 to be accessed directly from a street rather than from a rear lane and what specific styles of home would be permitted for the four lots that Face Old Farm Road, was inconclusive.

Ms. Kane read a memo from the Town Recreation Commission requesting that the developers pay all required recreation fees.

Board Attorney Joel Sachs said that with all due respect to the Recreation Committee, he did not agree with their position that the developer should be required to pay recreation fees to the town. He explained that according to local law, if the developers have designated at least 10 per cent of the land area for park and open space, which they have, there is no requirement for a fee. He said only the recreational needs of the residents of the subdivision need to be addressed, and recreational areas are not required to be open to the general public. Richard Rang commented that the proposed athletic field and the walking trail around the western perimeter of the project would be open to the general public.

In other business, the Board granted a 90 day extension to the Preserve at Lakeskill subdivision to file the final plat, supplementary documents and written application for final approval. A 90-day extension was also granted to the Catlin minor subdivision and Katherine Gagin Daycare to meet the conditions of their approval. The Board received an indefinite extension to grant site plan and special use permits approval to the Anderson Commons project until such time as the board is satisfied that the criteria for final site plan and subdivision approval has been met.

There being no further business to come before the Board, Kallie Robertson make a motion to adjourn. Brian Kelly seconded and all members voted in favor.

Respectfully submitted,

  
Kathleen Flood  
Secretary

617.7

**State Environmental Quality Review (SEQR)**

**Negative Declaration**

Notice of Determination of Non-Significance

**Date of Adoption:** SEPTEMBER 21, 2015

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:** Horkan Lot Line Alteration

**SEQR Status:** Type I   
Unlisted

**Conditioned Negative Declaration:**  YES  
 NO

**Description of Action:** The applicant owns two adjacent parcels of land approximately 22 acres and 1.9 acres in size. The applicant proposes two lot line alterations to convey approximately 2.9 acres from the larger parcel to the smaller parcel, and approximately 0.2 acres from the smaller parcel to the larger parcel. The resulting parcels will be approximately 19.3 acres and 4.6 acres in size. No development is proposed as part of this action.

**Location:** Spring Lake 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) dated August 6, 2015 and revised August 17, 2015 for the project, the Planning Board has concluded that environmental effects of the proposed project will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).
3. The proposed project is located on land with boundaries within 500 feet of lands that are in a NYS certified Agricultural District. An Agricultural Data Statement dated August 6, 2015 has been submitted by the applicant, forwarded to all owners of farming operations within 500 feet of the site, and such Statement has been considered by the Planning Board in its review of the action. Based on the foregoing, the Planning Board has determined that no significant adverse environmental impacts to agricultural resources will occur.

4. Access to the two parcels shall be via a shared driveway in close proximity to federal jurisdictional wetlands. The shared driveway will follow an existing logging road that is located outside the wetlands, and no disturbance to wetlands will occur as a result of the proposed action. Based on the foregoing, the Planning Board has determined that no significant adverse environmental impacts to wetlands will occur.

**For Further Information:**

Contact Person: Kathleen Flood, Clerk to the Planning Board  
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)  
7340 South Broadway  
Red Hook, NY 12571

## **Resolution Granting Final Subdivision Plat Approval Horkan Lot Line Alteration**

**Name of Project:** Horkan Lot Line Alteration

**Name of Applicant:** Michael J. Horkan

**Whereas**, the applicant has submitted an application for Lot Line Alteration dated August 6, 2015 to the Town of Red Hook Planning Board to convey  $\pm$  2.9 acres from a  $\pm$  22 acre parcel (Tax Map Parcel No. 134889-6373-00-790535) owned by the applicant to a  $\pm$  1.9 acre parcel (Tax Map Parcel No., 134889-6373-00-819628) owned by the applicant, and to convey  $\pm$  0.2 acres from the  $\pm$  1.9 acre parcel to the  $\pm$  22 acre parcel; and

**Whereas** the parcels are located at 274 and 284 Spring Lake Road, in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

**Whereas**, the applicant has submitted a Final Subdivision Plat prepared by Welch Surveying dated August 7, 2015 and revised September 3, 2015; and

**Whereas**, on August 17, 2015, the Planning Board declared itself Lead Agency for the purpose of conducting an uncoordinated review of an Unlisted Action pursuant to SEQQR; and

**Whereas**, on September 21, 2015, the Planning Board, in consideration of the Short Environmental Assessment Form dated August 6, 2015 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 impacts on the environment, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

**Whereas**, the parcel boundaries are within 500 feet of lands that are within a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated August 6, 2015, which the Planning Board forwarded to all owners of farm operations within 500' of the subject parcel; and

**Whereas**, on September 21, 2015, the Planning Board conducted a duly noticed public hearing on the Subdivision Plat application, at which time all interested persons were given the opportunity to speak; and

**Whereas**, the Planning Board determined that the proposed action will not create a need for recreational land and facilities, and therefore does not require the applicant to make a recreational fee payment; and

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

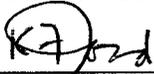
**NOW THEREFORE BE IT RESOLVED**, that the Planning Board hereby grants Final Subdivision Plat approval to Michael J. Horkan for two lot line alterations between a  $\pm$  22 acre parcel and a  $\pm$  1.9 acre parcel in accordance with the plans and specifications heretofore submitted upon the following conditions:

1. The following conditions shall be fulfilled prior to the signing of the Subdivision Plat by the Planning Board Chairwoman:
  - (a) Submission of a Common Use and Maintenance Agreement for the shared driveway in final form acceptable to the Town Attorney.
  - (b) The applicant shall verify that the corners of the tract have been marked by monuments or steel rods, as approved by the Town Engineer.
  - (c) Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
  - (d) 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.
2. All representations, proposals, stipulations, restrictions, and similar statements made by the applicant and contained in the Short Environmental Assessment Form and the negative declaration adopted by the Planning Board on September 21, 2015 shall be considered conditions of this Subdivision Plat Approval.
3. The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits.

On a motion by **KALLIE ROBERTSON**, seconded by **BRIAN WALKER**, and a vote of **CHRISTINE KANE, CHARLIE LAING, BRIAN WALKER, BRIAN KELLY AND KALLIE ROBERTSON** for, **NONE** against, and **SAM HARKINS AND SAM PHELAN** absent, this

Resolution declared **ADOPTED** on **SEPTEMBER 21, 2015**.

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

  
\_\_\_\_\_  
Kathleen Flood, Clerk to the Board

9-22-15  
Date

617.7

**State Environmental Quality Review (SEQR)**

**Negative Declaration**

Notice of Determination of Non-Significance

**Date of Adoption:** SEPTEMBER 21, 2015

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:** Ruge's Red Hook Holdings LLC Site Plan

**SEQR Status:** Type I   
Unlisted

**Conditioned Negative Declaration:**  YES  
 NO

**Description of Action:** The applicant proposes to construct a 6,000 sq. ft addition to an existing 12,522 sq. ft. automotive wholesale-warehouse-retail facility on a ± 2.38 acre parcel in the TND Commercial Center Zoning District.

**Location:** 7293 S. Broadway, Town of Red Hook, Dutchess County NY

**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 June 5, 2015 and revised June 15, 2015, 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 is located within an area that has been identified by the New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) a sensitive for archaeological resources. The project will be constructed on an area of the site that has been previously disturbed by grading and installation of a parking lot. Since the area has been previously

disturbed, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on historic and archaeological resources.

4. The proposed project is anticipated to result in a minor increase in energy use; however, the addition will be constructed in accordance with the New York State Energy Conservation Code, which requires the use of energy efficient products in all new and renovated construction to minimize energy consumption. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on energy.
5. The proposed project will permit the relocation of an existing offsite warehouse to the project site. There will be no increase in the number of employees at the site, and no increase in the number of trucks serving the site. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on transportation.
6. The Town Planning Board has concluded that there are no significant adverse environmental impacts associated with the proposed action.

**For Further Information:**

Contact Person: Kathleen Flood, Planning Board 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)

## **Resolution Granting Amended Special Permit Approval to Amended Bard College Campus Master Plan**

**Name of Project:** Amendment to Bard College Campus Master Plan

**Name of Applicant:** Bard College

**Whereas,** the Town of Red Hook Planning Board has received an application for Amended Special Permit approval from Bard College to amend the Bard College Campus Master Plan to include a previously constructed expansion to the Barringer House and a proposed new Media Center pursuant to § 143-81 of the Town Code within the ± 550 acre Bard College Educational Campus (Tax Map Parcel Nos. 134889-6173-00-400720-0000 and 134889-6173-00-600815-0000) in the Institutional (I) District and the Scenic Corridor Overlay (SC-O) District in the Town of Red Hook, Dutchess County, New York; and

**Whereas,** the Planning Board has reviewed a Site Plan for the proposed new Media Center prepared by Morris Associates, PS, LLC dated January 22, 2015 and last revised July 15, 2015, and Elevations and Floor Plans (Sheets A-200, A-300, A-101 and A-102) prepared by MB Architecture dated June 25, 2015; and

**Whereas,** after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on March 2, 2015 determined that the proposed action is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(8) and, therefore, SEQR does not apply; and

**Whereas,** the Planning Board has reviewed the Special Permit application against the requirements of Article VI of the Zoning Law and has found the proposal complies with all applicable sections of the Zoning Law, with the exception of an encroachment into the front yard setback for which the applicant was granted an area variance from the Zoning Board of Appeals on July 10, 2015 ; and

**Whereas,** the application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m and the County Planning Department determined in its review dated August 3, 2015 that the project was a matter of local concern; and

**Whereas,** on August 3, 2015, the Planning Board conducted a public hearing on the Amended Special Permit application at which time all interested persons were given the opportunity to speak; and

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

**Now therefore be it resolved,** that the Planning Board grants Amended Special Permit approval to Bard College for the Amended Bard College Master Plan in accordance with the plans and specifications heretofore submitted upon the following conditions:

- A. The applicant shall continue to comply with the requirements of a Special Permit for an Educational Campus found in § 143-81 of the Town of Red Hook Zoning Law.
- B. Submission to the Town of Red Hook Planning Board of a large (approximately 40" by 30") copy of the Bard College Campus Master Plan Update (drawn to scale) revised July 22, 2015.
- C. Payment to the Town of Red Hook of any outstanding fee amounts and reimbursement to the Town of costs incurred in reviewing the application.

In taking this action, the Planning Board has determined that no new residential building lots or dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

On a motion by **CHARLIE LAING**, seconded by **KALLIE ROBERTSON**, and a vote of **CHRISTINE KANE, CHARLIE LAING BRIAN WALKER, BRIAN KELLY AND KALLIE ROBERTSON** for, **NONE** against, and **SAM HARKINS AND SAM PHELAN** absent, this resolution was adopted on **SEPTEMBER 21, 2015**.

Resolution declared: **ADOPTED** on **SEPTEMBER 21, 2014**  
Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

  
\_\_\_\_\_  
Kathleen Flood, Clerk to the Board

9-22-15  
Date