

VILLAGE OF WOODBURY
PLANNING BOARD MEETING
MARCH 7, 2012

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**VILLAGE OF WOODBURY
PLANNING BOARD MINUTES
MARCH 7, 2012 - TOWN HALL**

PRESENT: M. Hunter, Chairperson K. Naughton, Attorney
 R. Cataggio D. Lindsay, Engineer
 M. Christman K. O'Donnell, Planner
 C. Correia

Chairperson Hunter opened the meeting with the Pledge of Allegiance and a moment of silence for our Armed Forces and all other in harm's way.

I. MINUTES:

Motion was offered by M Christman, seconded by R Cataggio, to accept the minutes of the meeting held February 15, 2012.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

II. CARRYOVERS & RESOLUTIONS:

WP3/ARB - Colors - Tax Map 225-1-3.22

A resolution was reviewed for an amendment to ARB approval to include a new comprehensive list of colors and materials. Said property is located in the Woodbury Junction development on Dunderberg and Nininger Roads in Central Valley and is known on the Village Tax Maps as 225-1-3.22. Chairperson Hunter read the three conditions that will be applied to this application as listed in the resolution. There were no further comments from the applicant or the Board members on this issue. Motion was then offered by M Christman, seconded by R Cataggio, to approve the resolution as received.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

III. REGULAR AGENDA

WP3/Lot 443 - Public Hearing:

A public hearing was held for the reduction of a previously approved front yard setback from 25' to 22.9' and a reduction of a required 20' rear yard setback to 16' on builder lot 443 within the subdivision known as Woodbury Junction. Said property is located at 2 Stillman Wye in Central Valley and is known on the Village Tax Maps as 255-1-57. Chairperson Hunter noted that the notice was published on March 2, the application was received on February 15, revised application received February 29 and the Short EAF Form was received on February 29.

William Brodsky, owner and applicant for Woodbury Junction, was present for this application. He stated this is the first time that encroachment in the setbacks have occurred. Due to Emergency 911 numbering, the Building Inspector had asked him to take the house and move it so the garage will be on the right side. The house was then flipped but kept within the plot plain. After the foundation was poured and set, it was determined that there was encroachment in the front yard setback. Additionally,

by flipping the layout of the house to conform to the Emergency 911 numbering, a rear yard encroachment occurred. It was noted that this is the only lot that needs to be amended.

Engineer Lindsay stated the authority for setting these setback regulations falls to the discretion of the Planning Board under the Conservation Cluster Overlay District (CCOD). He has spoken with the Building Inspector and confirmed the flip was necessary due to the Emergency 911 numbering. There was also a concern with the proposed driveway entering into a rotary.

Planner O'Donnell stated if the Board finds this application to be consistent with the original findings, then all that needs to be done is to reaffirm the SEQEA action previously taken.

With no further comments received, a motion was offered by C Correia, seconded by Chairperson Hunter, to close the public hearing on this application.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

Chairperson Hunter stated she is concerned about the lot being referred to as being "pie" shaped when it is actually more of a "wedge" shape since it has more than three sides. She does not want this amendment to affect other parcels in this development. Engineer Lindsay stated the action before the Board is specifically about this lot, which was due to a mistake. He noted the Board can require the developer to redo the foundation if it chose too.

Motion was then offered by Chairperson Hunter, seconded by M Christman, to reaffirm the prior SEQRA action that was taken for Woodbury Junction.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

Chairperson Hunter stated at the last meeting an amended resolution for approval was authorized to be prepared by the attorney. She indicated some corrections she thought should be made to the resolution based on a memo from Engineer Lindsay but it was determined that the numbers in his memo were incorrect and the resolution was accurate. Chairperson Hunter read the conditions that will be applied to this application as listed in the resolution.

Motion was then offered by C Correia, seconded by M Christman, to approve the resolution as received.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

WP3/ARB - Homes:

The Board reviewed and discussed an application submitted for ARB approval to include seven additional single family home models within the subdivision known as Woodbury Junction. Said property is located on Dunderberg and Nininger Roads in Central Valley and is known on the Village Tax Maps as 225-1-3.22. Chairperson Hunter noted that Maria Rubio submitted GML review on February 17 to the Orange County Planning Department and Department of Public Works. A Short EAF Form was received on February 29.

William Brodsky stated he will bring renderings to the public hearing. He noted his goal is to show a fresher, more updated look to what he currently has and brought in four different sized homes with different floor plans.

Engineer Lindsay noted that all the units are less than 35' in height. He has prepared comments on the application which he will read at the public hearing. He does have a question about where the units will be located within the development. He also has a question about the name of one of the models, which is currently referred to as "Everett". There are already models named Everett 1 thru 3 and suggested this one be called Everett 4 to avoid any possible confusion. W Brodsky noted that these models will be for the market rate homes, not those in the active adult zone.

Planner O'Donnell noted that Board will need to reaffirm SEQRA since there is a modification being made.

Motion was then offered by Chairperson Hunter, seconded by C Correia, to accept prior SEQRA findings.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
NOES 0

Motion was then offered by C Correia, seconded by M Christman, to schedule a public hearing to be held on this application for March 21, 2012.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
NOES 0

Motion was then offered by M Christman, seconded by R Cataggio, to authorize the attorney to prepare a draft resolution of approval.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
NOES 0

Pulver - Public Hearing:

A public hearing was held for a proposed site plan and special permit for the operation of a bed and breakfast located at 14 Castleton Drive in Highland Mills. Said property is known on the Village Tax Maps as 202-1-70. Chairperson Hunter noted that on September 26 the Orange County Planning Department declared its local determination, on September 30 the Orange County Department of Public Works declared its determination, a Short EAF Form was received in March 5, the site plan was received on February 23, and a letter from MJS to Attorney Golden regarding the easements was received on February 7. There is also a memo from the Building Inspector that was received on February 9. Two letters were submitted this evening that will be given to the Building Department to be stamped received: one from Michelle Sale and the second is a revised letter from Dorothy Morris. There were numerous letters received prior to this evenings meeting that were in favor of this application, all of which are available on the Village's website, and they are as follows: on February 17 from Marjorie Levinson; on February 22 from Dorothy Morris; on February 24 from Thomas Tschinkel; on February 28 from Rabbi Pesach Bursto; on March 2 from Scott Earl and on March 7 from John Shafforn. Two letters were received from Margery Moore, one dated December 2 and the other February 29, in which she states concerns and is not in favor of this application being approved.

Michael Blustein, attorney for the applicant, James Clearwater, engineer for the applicant and Seth Pulver, the applicant, were present. M Blustein noted there was an error on the map and it should read that there are 39.1 acres for this property, not 31.9. He noted that all bulk requirements are all met for this permitted use and that it meets all the zoning requirements. The proposal is for his client to have a four room Bed & Breakfast in his home, with him and his family living there as well. He feels this is a very exciting project which will have minimal use on this almost 40 acre parcel.

Engineer Lindsay stated the code permits up to five guest rooms. He noted the applicant has responded to the questions on the survey and has designed the parking spaces for the guest rooms according the concerns addressed by emergency services. This application includes exterior use, which the code provides for, and will include use of walking grounds, swimming pool and tennis court. The Board previously noted concerns about notifying guests of the rattlesnake population and the applicant has been told that they should provide caution notices. It has been made clear that only breakfast can be served, but the Board has not determined a permitted timeframe for this yet.

M Christman noted that in the February 1 minutes it was discussed that the septic system be tested. Engineer Lindsay stated that was his recommendation but feels it should be acceptable if

records are produced showing that it has been maintained regularly. If not, then he feels the Board should require that it be pumped.

Chairperson Hunter asked if the water wells on site have been disconnected and Engineer Lindsay stated they have been. She then confirmed that the Bed & Breakfast would be accessed only from Castleton Drive. M Blustein noted that there is an emergency access road but it will not be able to be used by guests. Chairperson Hunter then asked that employee parking be designated on the map, which J Clearwater indicated would be behind the main house where the family will also park. Chairperson Hunter noted that in a memo from Planner Turner dated January 24 it mentions the map does not indicate the location of the nearest fire hydrant. Planner O'Donnell noted the Fire Department has approved the plan and it is usual to defer to their suggestions. The Board agreed that the nearest fire hydrant should be noted on the map.

Planner O'Donnell stated she believes the applicant responded to most of the concerns. She suggested that large events and lighting around the property be considered when drafting the resolution. Regarding SEQRA, the applicant submitted Part 1 of the Short EAF Form this week and at the last meeting the Board declared this action as being a Type II.

Chairperson Hunter stated the Building Inspector, in his memo dated February 9, stated parking should be limited in the turnaround and suggested it should be indicated on the map where cars will park if the lot becomes full. He also requests that a "siren sensor" be installed on the main gate so it will automatically open when emergency vehicles approach with their sirens in use. S Pulver stated he currently has an emergency system attached to the gate that will cause it to automatically open whenever the alarm goes off. Chairperson Hunter also read that the Building Inspector suggests that the emergency access road be maintained and graveled. Regarding a fence around the pool, Engineer Lindsay will confirm if it is required in the NYS Building Code or if the pool cover previously approved is acceptable. M Blustein stated the applicant is willing to install fencing but would like to keep it as is if possible so not to disturb the natural setting.

The following individuals spoke in favor of the application and attested to the applicant's character and plans for his property: Stacy Plot, Kevin Brody, Elliot Meshulam, Robert Capodiece, Christine Villanacci, Karl Seiter, Steve Barry, Mark Warden and Russell and Jody Cohen.

John Kuklis asked if Ice House Road is the planned emergency access route. He was informed that it would not be and that there would be no access to the property from Quaker Road.

Chairperson Hunter noted that on October 29 the Board members conducted a site visit and walked the area/house. She noted there are always pros and cons to every issue and that the Board does take into consideration all comments made.

With no further comments received, a motion was offered by M Christman, seconded by C Correia, to close the public hearing.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

Motion was then offered by C Correia, seconded by R Cataggio, to declare this application as being a Type II action under SEQRA.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

C Correia stated he would like to ensure that the clarity around breakfast be made to be sure the intent stays and that the timeframe for serving breakfast be determined. S Pulver noted he would like the timeframe permitted to be 7AM – Noon during the week and 7AM – 1PM on weekends.

Chairperson Hunter stated she feels that an interpretation from the attorney is needed to distinguish between breakfast and brunch. Attorney Naughton stated breakfast is not defined in the Code so it would be at the discretion of the Board. Engineer Lindsay suggested that the term "brunch" should not be used. Chairperson Hunter stated she feels that it should be noted that the kitchen area

be for use only by the owner/employees and that no access by guests for their own use is permitted. M Blustein stated he does not believe that the Planning Board is permitted to legislate this issue. Chairperson Hunter noted that individuals mentioned parties held at the site. She stressed that parties held can only be private, family affairs; that weddings and such cannot be held. M Blustein noted his client is applying for a Bed & Breakfast and if he does more than this, it becomes a code enforcement issue and not under the purview of the Planning Board.

M Christman thanked all present for coming to the meeting and speaking on behalf of this application. He complimented the applicant on following the process. He stressed that this is not a personal issue but it is about the Planning Board doing the right thing for Woodbury. A lot has been questioned on this application and he believes all the questions have been answered.

At this time, the Planning Board held an attorney/client session with Attorney Naughton to seek legal advice.

Chairperson Hunter stated the resolution of approval will contain: 1) breakfast will be served 7AM to Noon weekdays, and 7AM to 1PM on weekends; 2) it will be confirmed with the Building Inspector if a fence is required for the pool; 3) the permit will be reviewed after one year. At which time a report will be requested from the Building Inspector to determine if any complaints have been received or issues unresolved. If all is fine, then the special permit will automatically renew annually; 4) overflow parking will be designated on the map; and 5) the misprint of the total acres on the map will be corrected.

Motion was then offered by R Cataggio, seconded by C Correia, to authorize the attorney to prepare a resolution of approval for this application to be reviewed for consideration at the March 21 meeting.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

Katz/Lax - Sunny Lane - Public Hearing:

A public hearing was held for a Special Permit to allow the conversion of existing seasonal dwellings to be occupied for year round purposes pursuant to Section 310-26 of the Village Code. Said properties are located at 13 (Katz) and 18 (Lax) Sunny Lane, Highland Mills and known on the Village Tax Maps as 217-5-11 and 217-1-2, respectively. Chairperson Hunter stated the applicants will not be present this evening due to a religious holiday observance. Both hearings will be held simultaneously due to their similarity. She noted comments will be received from the consultants, board members and those present that wish to be heard. The hearing will then be continued to the March 21 meeting.

Engineer Lindsay stated the applications are to convert summer use dwellings into year round use, which the Code provides criteria that must be complied with. Some of the requirements require Planning Board action and some are the responsibility of the Building Inspector. It was noted that the Village Board has already determined that Sunny Lane is acceptable for year round access. The applicants have provided the water/sewer plans and all but one water testing report have been submitted. All indicators show that there is no contamination.

Chairperson Hunter stated at the February 21 meeting the Short EAF Form (submitted in August 2010) was discussed and there was concern that it listed four properties and the person submitting the form no longer represents these two applicants. Planner O'Donnell stated she would contact the applicants and inform them that a revised Short EAF Form is required to be submitted before the next meeting. Chairperson Hunter noted the water tests were done in August 2010 as well and asked if new tests should be required. Engineer Lindsay stated he feels they are acceptable, noting they are expensive to conduct.

Daniel Elman, a seasonal resident at 19 Sunny Lane, stated the applicants have owned property on Sunny Lane for approximately five years and there has been nothing but trouble. He believes they have no concern or respect for the community, neighbors on the street, or their tenants as they are absentee landlords. He stressed his concern that the applicants should be required to submit a written plan remedying: 1) the illegality and negligence of multiple families residing in single family homes; 2) the operation of these homes as a boarding house; 3) the lack of contributions made to the maintenance of the private road; 4) the lack of maintenance to their property; 5) their tenants parking on the road blocking emergency service access, including a commercial food service vehicle; 6) threats to the health and safety of the neighbors; 7) the overflowing septic system hidden by mounds of dirt and mesh netting; 8) trash thrown on other homeowners yards and along the road; 9) speeding on the road and the honking of horns; 10) frequent loud music playing outdoors. D Elman stated these two applicants show a total indifference and absence of corporation when they are informed of these issues occurring. There have been repeated calls to the Police Department regarding noise and parked vehicles. They have been told they have no jurisdiction on the private road. He and some of his neighbors have written numerous letters to Village officials with no response. He believes that all these issues are not only degrading the quality of life from himself and his neighbors but are also affecting the value of their properties. He concluded by stating that if the Board decides to approve these applications, they are then condoning the actions of the applicants.

John Yastion, 17 Sunny Lane, stated the properties that have been purchased by residents from the Village of Kiryas Joel have been neglected. He believes this is the way of life for these individuals in their community and shows how they conduct their businesses, which he feels is done "under the table and off the books". He further stated that he believes the residents of Kiryas Joel have a relationship with illegal immigrants. Chairman Hunter asked J Yastion to focus his comments on the specific application. J Yastion noted that all the property owned by Kiryas Joel residents on Sunny Lane are not cared for citing there is garbage, rotting cars and junk all around each property. He added that he is the person responsible for the account that is used to maintain the road. The applicants refuse to contribute towards its maintenance, noting they only contributed towards to cost to pave the road. He also feels there are occupancy issues, overcrowding, and illegal apartments in the homes. He spoke to the Building Inspector regarding this and was told that there was nothing that could be done. The septic system for house #18 is leaching affluent through the grass and the owners cover it with dirt. When the dye test on the water quality is done they turn off the water so it will pass. He feels it should be required to be done again with constant supervision. If all of these items were to be corrected, he would have no objection to the application for conversion to year-round use. He stressed that all the other residents on the street have been struggling with quality of life issues.

Abbias Suero, also from Sunny Lane, stated he recently felt it was necessary to purchase an alarm system because he no longer feels safe in his neighborhood. He noted the single-family home next to him has several rooms rented out. The cars are parking on the street causing it to be inaccessible for emergency vehicles. He does not understand how a permit can be entertained when this is occurring. He does not allow his children to walk along their street alone due to his safety concerns and police have told him they cannot enforce parking because it is a private street. Chairperson Hunter asked Attorney Naughton to check the law to see if this is accurate.

Chairperson Hunter stated there are certain things that the Planning Board has the authority to do and not do. Since it is a private road, they cannot require the applicant to contribute to the fund that is maintained. She stressed that the Board needs to give the applicant an opportunity to respond to the issues raised this evening, as some were severe allegations. Attorney Naughton stated a number of the concerns raised are code enforcement issues and should be made to the Building Department. Engineer Lindsay noted that the Building Inspector did witness the dye test while it was being done and it passed, but he did note the test was done on the basis of single family use. He sympathizes with the residents

but stated it is a matter for others to investigate and not this Board. He believes some of the issues may need to be brought to the attention of the Village Board and the Police Department. He also noted that this hearing should not become a debate amongst neighbors and that all comments should be address to the Planning Board members.

D Elman stated he understands the Planning Board has limitations as to what it can do but he and his neighbors wanted to raise awareness of what is happening here and he believes it is in the Boards purview to ask the applicants what they are doing with their homes. He stressed again that these properties are not being run as single family homes but as boarding houses. He wants the Board to determine from the applicants what type of business they are running and require that they contribute their fair share for the maintenance of the road.

Chairperson Hunter confirmed that J Yastion had met the Village Mayor and Building Inspector yesterday to discuss his concerns. She stated that when an issue arises the Building Inspector should be contacted immediately. If the roads are blocked by vehicles, the Police Department should be called. She commended the residents on their efforts to improve and maintain this private road. She has also seen the mound of dirt on the lawn of the one property and has asked the Building Inspector about it. She further noted that some Planning and Village Board members have conducted site visits of the neighborhood but stressed the Planning Board can only do what is permitted pursuant to the Code. Attorney Naughton stated she believes the advice given by Chairperson Hunter is good and noted the resolution can clearly state the Board is approving the conversion of a seasonal dwelling into a single family residence.

R Cataggio stated the engineers report dated December 16 regarding the sewage disposal system has each home in question being tested in different hours and he wanted to know why that was. Engineer Lindsay stated it could be due to the flow rate, but noted that each were in acceptable ranges. R Cataggio then asked if the Planning Board could set a maximum number of individuals that are permitted to live in a single family home and Attorney Naughton stated that is not legally allowed.

With no further comments, a motion was offered by Chairperson Hunter, seconded by M Christman, to continue the public hearing to the March 21 meeting.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

WPC Associates:

The Board reviewed and discussed an application and site plan submitted for a proposed amendment of the special use permit to include authorization for various uses within the LC Zoning District. Uses proposed include personal services, custom workshops (arts & craft), antique shops, galleries/museums, banks as well as retail stores. The property is known as the Woodbury Professional Center and is located at 615 Route 32 in Highland Mills and known on the Village Tax Maps as 241-1-20.

Alyse Terhune, representing the owner of the property, noted the current special use permit was granted in 1984 and renewed in 1988. Since the zoning code has recently changed, more uses are now permitted in the zone in which this property is located within. In order to expedite the leasing of space within the building, her client is requesting a blanket special use permit for the requested uses. She noted there is adequate parking on the site to accommodate all possibilities that may arise with multiple uses. She noted that it is fully understood that should the request be approved, the required building permits and certificates of occupancy would still need to be obtained.

Engineer Lindsay stated that a public hearing would be required for this application. There are certain uses that do fall under certain sections of the Code that they will not be exempt from. Absent those requirements, a generic special permit could be approved that would permit them to swap out businesses as it become necessary. If the Board approves this type of permit, then the applicant should

have to be required to show the Building Inspector when they apply for a building permit that the parking requirements for the specific use is in compliance. The property currently has 58 parking spaces but they could create four more by eliminating a circulation area. He noted there are no changes to the site plan being made. The only change is that will be made is a name on the sign, but the sign itself is not changing. He also pointed out the application omits the request for office space being allowed on this site, which he feels was an omission error by the applicant and should be amended.

Planner O'Donnell stated she does not see anything in the Code that would be problematic to this application. The limits in the retail use could be determined by the Building Inspector when they apply for the individual building permits. Regarding SEQRA, she feels this application would be a Type II declaration and the applicant did provide part one of the Short EAF Form.

Attorney Naughton stated her concern with this application is that blanket approvals have never been granted before, noting that all possible information would need to be provided for each possible use being applied for. Chairperson Hunter noted that the Board recently approved a building in Central Valley as being an attorney's office with vacant space upstairs. There are now offices for an electrical company and a retailer there but they have not appeared before the Board to revise the approved use. Attorney Naughton stated the site as approved for office spaces, which these are. This applicant is requesting retail, personal services, etc., and due to the different use requests, different information is required.

C Correia asked if the blanket approval was granted to the application/owner of the property, would the business leasing space also have to appear before the Board. Engineer Lindsay stated they would only be required to go to the Building Department for a building permit and certificate of occupancy.

A Terhune stated the parking requirements are the same for all the permit uses requested. She suggested that if the Board approves the blanket permit, a condition could be set that the Building Inspector can refer the application to the Planning Board based on the building permit application. Attorney Naughton stated this may be too subjective for a Building Inspector. Engineer Lindsay noted that it would be an unfair burden on Building Inspector as well.

R Cataggio stated he has concerns about the possible hours of operation of each individual use with a blanket approval. Chairperson Hunter stated the Board cannot limit the hours when a business can operate in a LC Zone. Attorney Naughton stated the Planning Board can take the hours of operation into consideration in terms of traffic flow.

A Terhune suggested that a limit to certain types of retail be set so the Building Inspector would have guidelines. Planner O'Donnell stated the zoning already limits the type of retail that can go in this location. She feels it may be hard for the Board to come up with conditions when it is unknown what could be located here.

Chairperson Hunter stated she does not feel there is enough information provided to consider granting a blanket approval. There are many unknowns and there is concern about setting a precedent. Engineer Lindsay noted that at this time there is an application for a personal use (salon) and a second one for a generic approval.

A Terhune asked that sometime be given to the applicant to think about what was discussed this evening and then submit an amended application. Engineer Lindsay suggested the applicant split the applications since he currently has a personal use request in the location. He also suggested paring down the generic application request to make to more reasonable for the Board to consider.

Woodbury Common ARB:

Chairperson Hunter stated an application was received on March 5 to replace the roofs and a pre-app meeting was held. The roofs are being redone due to a maintenance issue and it being required.

Motion was offered by Chairperson Hunter, seconded by M Christman, to schedule a public hearing on roof color selections for March 21, 2012.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

Motion was then offered by Chairperson Hunter, seconded by M. Christman, to authorize the Attorney to draft a resolution approving an amendment to the prior approvals in relation to the color selections. Chairperson Hunter noted that the application has submitted a Short EAF Form and will have styles and colors available at the public hearing.

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0

Chairperson Hunter noted that the scoping documents received from Woodbury Common need to be address and she suggested that a special meeting be held March 28. The Board was not in favor of holding a special meeting. Attorney Naughton reminded the Board that action on a scoping document is required within 60 days of it being received otherwise it is automatically approved. The document was submitted on February 29. It was decided that the Board would discuss the document at the March 21 meeting and hold a public hearing on April 4.

Fort Knox Gold Buyers:

Chairwoman Hunter stated a memo was received from the Building Inspector on February 28 regarding Fort Knox Gold Buyers. A violation was issued to the business before their property was changed to being located in the LC Zone when the Village adopted its revised Zoning Law. An anonymous letter was received by the Building Department with an advertisement from a newspaper listing Fort Knox as a pawn shop. The resolution approved by the Board only permits the buying/selling of gold. She asked if this means that other metals (silver, bronze, etc.,) are not allowed to be sold for retail sales. Attorney Naughton was asked to review and respond to the Board and the Building Inspector. Engineer Lindsay noted it may be considered "customary and accessory" to the type of business.

IV. ADJOURNMENT:

With no further business to discuss, a motion was offered by M Christman, seconded by Chairwoman Hunter, to adjourn the meeting at 10:35PM

ADOPTED AYES 4 Hunter, Cattagio, Christman, Correia
 NOES 0



Respectfully submitted by Desiree Potvin, Village Clerk