



COPAKE PLANNING BOARD

FEBRUARY 4, 2010

MINUTES

DRAFT

Please note that all referenced attachments, comprising 24 pages, are on file with the Copake Town Clerk and in the Planning Board office. An annotated listing of those attachments appears at the end of this document.

A regular meeting of the Copake Planning Board was called to order at 7:04 p.m. by Marcia Becker, Chair. Also present were Chris Grant, Gray Davis, George Filipovits, Skip Pilch and Jon Urban. Planning Board Attorney Lawrence Howard was excused. Lisa DeConti was present to record the minutes.

ZONING BOARD OF APPEALS – Referrals

1. HEIGHT AND SIDE YARD SET-BACK VARIANCE – SHARON AND JED LUCHOW – Grant Drive and County Route 7

Ms. Becker advised the Board that there were a few issues that needed to be addressed regarding the Luchow Site Plan Review even though permits have been issued prior to Site Plan Review approval.

Ms. Becker noted that she wrote a letter to Jeff Nayer advising him that the septic needed to be updated. Mr. Nayer contacted Attorney Lawrence Howard regarding this inasmuch as the septic existed prior to the Site Plan Review and there were no additional bedrooms being added. Ms. Becker then spoke with Attorney Howard who advised her that the Board does not have the authority to enforce an update to the septic system if it can be proven by the applicant that the existing system is in proper working order.

Ms. Becker also addressed a question Mr. Pilch had regarding the set-back to the lake being closer than the drawing indicated and noted that this was not the case as the drawing was accurate.

Ms. Becker did express her concern regarding the reference to the “refuted septic field” location. Mr. Grant asked for clarification of the variance and whether it included anything other than height. Ms. Becker acknowledged that the variance was for height only and was granted. She also reiterated the fact that the building permits were already issued.

On a motion made by Ms. Becker and seconded by Mr. Pilch the Board voted unanimously to grant conditional approval for the Site Plan Review for Sharon and Jed Luchow pending receipt

of verification that the existing septic system is in good working order and make a recommendation that the existing septic system be improved to conform with building codes.

Mr. Grant questioned who determined that the septic system is in good working order. Ms. Becker advised him in the past a letter was received by whoever pumps the system. Mr. Urban suggested review by an engineer or the Department of Health, however, Ms. Becker believed this was not possible. Ms. Becker told the Board that Mr. Nayer spoke with Linda Chernewsky who said she would be able to provide verification that the system was in working order.

2. BOUNDARY LINE ADJUSTMENT – MARK & LISA NIELSEN – Southwest Colony Road

Ms. Becker informed the Board that Mark and Lisa Nielsen filed an Article 78 against the Zoning Board of Appeals regarding the Cabana they wished to build fifty feet (50') from Copake Lake.

3. AREA VARIENCE WITHIN 100 FOOT SET-BACK OF WETLAND – ROLANDO COHEN & LINDA LARACH – Pond Hill Road

Ms. Becker informed the Board that the variance for Rolando Cohen and Linda Larach was granted, as the medical verification they presented regarding the expansion of their house in the DEC wetlands on Pond Hill Road was very solid regarding their handicapped child. The DEC granted approval.

PUBLIC HEARING

2009-9 MINOR SUBDIVISION – CARL CAMPBELL & KRISTA PROPER – Bloody Hill Road

Ms. Becker acknowledged the fact that the Public Hearing for Carl Campbell and Krista Proper remained open and there has been no recent action regarding their application.

SUBDIVISION/SITE PLAN

2010-2 SITE PLAN REVIEW – AMERISTOP – Route 23

Ms. Becker advised the Board that Mohammed Ibrahim requested a conference before the Board regarding gas pumps he wished to have installed at the AmeriStop on Route 23 in Craryville.

Mr. Ibrahim advised the Board that he wished to install two (2) gas pumps under the definition of a Convenience Store and noted that the location was previously a gas station approximately ten

(10) years ago. He noted that these tanks will be above ground with a canopy. Mr. Davis asked whether the canopy would be in-line with the building and Mr. Ibrahim advised him that this would most likely sit back of the building. Mr. Davis then asked whether the height would be Twenty-four (24) by Thirty-Two (32) to which Mr. Ibrahim agreed.

Ms. Becker referred to the definition of a retail store which said '*a retail store sells groceries and sundry items and may include the retail sale of gasoline and petroleum products for automobiles.*' Although this use (Convenience Store) is not permitted in the B-R Zone, Ms. Becker brought up the fact that this project had previously been grandfathered and referred to the fact that, former owner, Bob Matthews had provided a letter stating that there had been continuous operation on the premises.

Ms. Becker informed the Board that she did speak with Attorney Howard to find out whether the set-back for a gasoline filling station would have to apply. She advised them that these set-backs of Regulation 232-13 would apply in this case. Mr. Grant quoted Regulation 232-13 A, which stated that "*Filling stations shall be permitted only on lots of one acre or more, 150 feet minimum frontage.*" Ms. Becker asked how big the lot was and Mr. Ibrahim told her the he believed it to be .75 or .80. Mr. Grant advised him that a variance might be needed. Mr. Urban questioned whether this was grandfathered in. Mr. Grant advised him that the property did not have continuous use as a gas station. Ms. Becker that if the use was stopped for one year the grandfathering issue was no longer was in effect. Mr. Ibrahim brought up the fact that he had received a letter from Mr. Matthews which stated that there was a tank in the back that he sold kerosene or some other fuel product from. Ms. Becker thought that Mr. Matthews' letter referred to gasoline but she would need to confirm that.

Mr. Grant then reviewed the remainder of Regulation 232-13 B. Mr. Grant asked whether car repair would be done at this location to which Mr. Ibrahim advised him that this would not be the case. Mr. Davis asked Mr. Ibrahim whether the above ground pumps could be screened in. Mr. Ibrahim advised him that they would be enclosed in a screened in building. Mr. Grant brought up the fact that the site was being monitored by the DEC and asked whether DEC approval was needed. Mr. Ibrahim did not believe this was necessary as everything would be above ground and there wouldn't be too much digging. Mr. Grant then asked whether there were any state regulations that applied. Mr. Ibrahim was not aware of any, however, Ms. Becker noted that this would have to be looked into.

Ms. Becker informed Mr. Ibrahim that there would be an issue with his neighbor and advised that everything needed to be in total 100% compliance as there had been issues with the neighbors in the past.

Ms. Becker asked Mr. Ibrahim whether he was ready to formally submit an application. Mr. Ibrahim advised her that he was and he was given an application. Mr. Grant asked whether he needed to receive ZBA approval before he applied for a Site Plan Review. Mr. Becker advised him that a review of the previous application would be best and a new application process would be started.

2008-21 MAJOR SUBDIVISION – MICHAEL B. & BARBARA S. BRAUNSTEIN – Golf Course Road

Attorney William Spampinato appeared before the Board with Engineer, Nick Demos and Michael Braunstein. Ms. Becker asked if the information regarding this application was new. Mr. Spampinato advised her that the material he would be presenting is all new.

Ms. Becker advised the Board that a letter was received from Bill Gregory who did a site visit. Mr. Demos acknowledged a visit by Larry Proper and Bill Gregory who reviewed the project as there is an existing road through Mr. Braunstein's property at the end of Golf Course Road. Mr. Demos advised the Board of a request to widen the road to the Town specs, which is six feet wider than the existing driveway. Mr. Demos noted that the road on the map is shown as six feet (6') wider.

Mr. Demos also advised the Board that they were asked by Mr. Gregory, to end the Private Road segment with a Cul de sac. Mr. Demos noted that Mr. Gregory's letter asked for the Cul de sac to be widened from a fifty foot (50') radius to a seventy-five foot (75') radius to allow for emergency vehicle turn-around. Mr. Demos clarified that the new drawing reflects the changes requested. Mr. Demos did make note of the fact that the drawings have not been brought back to Mr. Gregory for his final approval but did point out that Mr. Gregory's letter said 'contingent on the above mentioned change.'

Mr. Demos continued to explain that the maximum grade on the Private Roads segment is just ten percent (10%) going up to the Cul de sac and once out of the Cul de sac there will be one single driveway heading down to Mosquito Island and a shared driveway which will serve three (3) lots coming around the back side of the mountain which is an existing trail.

Mr. Demos advised the Board that the Storm Water Pollution Prevention Plan (SWPPP) at the DEC had not been received as yet. He also noted that Mike DeRuzzio from the Columbia County Health Department visited the site and was shown test holes at all the areas in need of septic systems. He pointed out that Mr. DeRuzzio submitted a letter with only a few comments to change, most of which was that he wanted to see the approved SWPPP before he writes his approval letter.

Mr. Demos informed the Board that he is still in the process with the DEC of getting the bridge crossing permit to cross over Mosquito Island. Mr. Demos continued to explain that a joint application had been filed with the DEC and Army Corp of Engineers and are trying to avoid any wetland impact which, he believes, should satisfy the Army Corp of Engineers. He did explain that the DEC has a one-hundred foot (100') buffer to the lake and DEC approval would be needed before disturbing land within the buffer. He did note that if the wetlands were not impacted there shouldn't be an issue with Army Corp of Engineers. Mr. Demos pointed out that all correspondence he sends to the DEC is then forwarded to the Army Corp of Engineers.

Mr. Demos advised that the next course of action is to get the SWPPP approved so that they can be sure that the roadway is in the final location and set for review. Ms. Becker asked when the Board would receive the SWPPP and Mr. Demos advised her that he was hoping to have this for next month's meeting.

A question ensued as to whether this application had been accepted as a Preliminary Sketch. Mr. Spampinato advised her that the project is past the Sketch Plan and is headed toward Preliminary Sketch. Mr. Spampinato believed that they were at the point that they should have prints with accurate dimensions for the next meeting and should be able to request a Preliminary at that meeting.

Mr. Spampinato noted that they are still working with Encon (DEC) regarding the Septic System approval and pointed out that there is some difference with their specs and the Town ordinance with the Town being one-hundred and fifty feet (150') and Encon being one-hundred feet (100'). Ms. Becker advised him that the Town specs were one-hundred and fifty feet (150') from a septic system to a water body with no development permitted within one-hundred feet (100') of a body of water. Mr. Spampinato did acknowledge that they were waiting for permits from Encon.

Mr. Braunstein informed the Board that the bridge specs showed that it would be raised so boats could go under it with no obstruction and the supports they plan to add can support a cement truck.

Mr. Braunstein advised the Board that they have not filed with the Town of Taghkanic as yet and were waiting to make sure none of these lots would be in Taghkanic. He noted that there are no lots in Taghkanic and all of the subdivision was in the Town of Copake, however, the road is in the Town of Taghkanic. He acknowledged that on another occasion the Planning Board advised him to file an application with Taghkanic. When he approached Taghkanic, they noted that there was nothing being subdivided by their town. He was told that if the Copake Planning Board approved them, they should go back to Taghkanic who would then issue approval, as the SEQR required it to be coordinated. Mr. Spampinato would do the same thing with this application. Ms. Becker noted that Taghkanic does need to be notified of the Public Hearing. Mr. Spampinato did point out that both Towns have to act on the SEQR.

There was a question as to whether the SEQR had been filed. It was noted that it had been and Mr. Spampinato questioned whether any of the changes affected it. Mr. Demos advised him that it did not.

CARRY-OVERS

Ms. Becker advised the Board that the Cohen, Flex-Lot Track Associates application has been returned to the Carry-Overs as we still hold their escrow and we have not been able to reach them.

MINUTES

Ms. Becker advised the Board that there were additional corrections that needed to be made to the January 7, 2010 minutes.

Ms. Becker noted that the following paragraph regarding Sharon and Jed Luchow should read that **the permit was issued in error** and the sentence ‘**He mentioned that a Jet-Aerobic system could be used as in a previous, similar situation**’ needed to be added to the next paragraph:

HEIGHT AND SIDE YARD SET-BACK VARIANCE – SHARON AND JED LUCHOW – Grant Drive and County Route 7

Mr. Grant questioned whether this application was still before the Zoning Board. Ms. Becker clarified that the Zoning Board approved the application and a building permit has already been issued, the permit was issued in error. Mr. Grant questioned what could be done inasmuch as the permit had already been issued. Ms. Becker advised that the permit could be pulled. Ms. Becker pointed out that the Site Plan application has not been approved by the Planning Board. Mr. Grant suggested having a stop-work order issued as there are concerns that the septic is too close to the lake.

Mr. Davis questioned whether conditional approval was an option. He mentioned that a Jet-Aerobic system could be used as in a previous, similar situation. It was decided that Ms. Becker would speak with the designer regarding this and the matter would be left open.

Ms. Becker then referred to the following paragraph for an Area Variance for Rolando Cohan and Linda Larach which should read, that the lot, once merged, is not an issue:

AREA VARIANCE WITHIN 100 FOOT SET-BACK OF WETLAND – ROLANDO COHEN & LINDA LARACH – Pond Hill Road

Ms. Becker informed the Board that Rolando Cohen and Linda Larach were seeking an expansion for a house in DEC wetlands on Pond Hill Road. Ms. Becker explained that there are three individual lots which the owners are combining into one lot. She acknowledged that the size of the lot, once merged, is not an issue but noted that the entire structure is within one hundred feet (100’) of a DEC Wetland.

Ms. Becker then corrected the following paragraph under Administrative which should read: there appears to be a **confusion with the ZBA about the code**. She also noted that 35,000 square foot ruling should be **3,500 square foot ruling**:

ADMINISTRATIVE

REGULATION 232-23, 232-24 (2) (A) [5] CONFLICT: - Ms. Becker brought up the fact that there appears to be a **confusion with the ZBA about the code**. She quoted Regulation 232-24 – **Nonconforming uses, structures and lots:** *Any modification of a nonconforming building or structure is subject to a site plan review and approval by the Planning Board in accordance with 232-23.* She then referred to the first paragraph of **Regulation 232-23 – Site plan review and approval** where it states: *that for any structure greater than 3,500 usable square feet or floor space, including an agricultural*

building or any building costing more than \$400,000, the Building Inspector shall require site plan approval pursuant to this section. Mr. Grant clarified that in accordance with 232-23 means it is accordance with the Site Plan Review regulations, not with the first paragraph. Ms. Becker asked attorney Howard if he agreed with Mr. Grant. Attorney Howard assured her that he did agree with this and believed that he might have already written a letter regarding this to previous Chair, Edgar Masters. He believes that it is clear that the intent is subject to the Board's approval not just a referral. Ms. Becker questioned the \$400,000 and **3,500** square foot ruling to which Mr. Grant clarified was the normal standard, however, an additional standard needs to be considered if it is on a nonconforming lot. Attorney Howard added that this would make a Site Plan Review apply to another category or condition. Attorney Howard asked when this had been amended and Ms. Becker responded that it had been amended in June 8, 2006. Attorney Howard clarified that the change had been intentional.

Ms. Becker then pointed out that the word "wildlife" should be added to the following paragraph under Shagbark Farm and should read: Attorney Howard advised that something could be put in the Code about the **wildlife** corridors:

SHAGBARK FENCING: – Ms. Becker informed the Board that she met with the Environmental Committee regarding the fencing being put up by Shagbark Farms and the fact that they are planning to double the amount of fencing they have already put up. She noted that the Environmental Committee is willing to help the Board become proactive in dealing with this issue. Mr. Davis brought up the fact that he was speaking with someone regarding another town that had a similar issue with fencing and would find out how this was dealt with by them. Ms. Becker brought up the fact that the Board had previously discussed allowing for wildlife corridors. Mr. Grant noted that the Columbia Land Conservancy is looking into doing an overall wildlife protection. Ms. Becker also noted that the Comprehensive Planning Committee is going to do an agricultural protection plan as well. Linda Gabaccia informed the Board that she met with the newly revised Conservation Resources Committee who now has Susan Winchell Sweeney who can do GIS mapping. She pointed out that the first thing they will be tackling is agricultural and farm land protection and may be able to look into this issue as well. Mr. Grant believed there are some bigger issues like maintaining open spaces and corridors for animals but noted that the Planning Board is limited in what they can do. It was also noted that Harvey Webber was bringing this issue to the County Environmental Committee. Mr. Urban believed that Shagbark Farms is trying to create these corridors and suggested that someone contact them to discuss what their plans are regarding this. Ms. Becker questioned who should contact them. Mr. Grant believed it should not be the Planning Board at this point as they have limited legal authority unless something in the Comprehensive Plan says that the owner shall submit some kind of master plan to the Planning Board showing corridors and habitats. Mr. Urban noted that Shagbark Farms is not doing anything they are not supposed to be doing. Mr. Grant agreed with him with the exception of the height of the fencing. Ms. Becker pointed out the impact on the wildlife is significant but Mr. Grant advised her that this is not within the Planning Board's Zoning Code. ***Attorney Howard advised that something could be put in the Code about the wildlife corridors.*** Mr. Grant noted that this would have to be consistent with the Comprehensive Plan to which Attorney

Howard agreed. Mr. Urban felt that Shagbark Farms might be willing to work this out and asked if it would be inappropriate for someone from the Board to contact them. Attorney Howard advised that this would be appropriate if it was not on behalf of the Planning Board. Diana Wilson suggested contacting Erik Kiviat regarding this. Mr. Grant suggested contacting the Environmental Committee but it was noted that they do not have a budget. Ms. Wilson pointed out that she was advised that although there is a lot of other property around where deer, fox, coyote and other animals could roam it does not mean that they will necessarily survive in those areas as they might not be the areas common to them. She also brought up the fact that this is becoming a safety issue as deer have been seen racing back and forth along the fencing when they are not able to get into the land which, in turn disrupts traffic. Mr. Grant asked if the Comprehensive Committee could look into this. Ms. Becker agreed.

Ms. Becker then noted that the application under Carry-Overs should be Housing Resources instead of Catamount Development Corp.:

2005-18 SITE PLAN REVIEW AND MAJOR SUBDIVISION - Approximately 112 +/- Acres on Land Bounded by Mountain View Road and County Route 7A - Housing Resources of Columbia County, Inc.

There being no further changes, on a motion made by Mr. Davis and seconded by Mr. Grant the Board voted unanimously to accept the minutes of the January 7, 2010 meeting as amended.

ADMINISTRATIVE

BUILDING PERMIT PROCESS AND REVIEW: - Ms. Becker asked Mr. Pilch if he wanted to report on the Building Permit Process and Review. Mr. Pilch advised her that he was not ready to report at this time.

USE OF EXPERTS ON ON-GOING APPLICATIONS: - Ms. Becker advised the Board that the Town of Copake had terminated Attorney Howard. Ms. Becker brought up the fact that every year each Board is asked to prepare a Budget for the upcoming year and noted that monies had been appropriated for contractual services for this year. Ms. Becker then referred to Town Law 271.2 which stated that the Planning Board shall have the power and authority to employ clerks, experts, secretaries and to pay for their services, to provide for other such expenses that may be necessary, not exceeding all the appropriation that was made by the Town Board for such Planning Board. Ms. Becker acknowledged a letter that was written by the Town Clerk releasing Attorney Howard of his services and noted that the Planning Board was not carbon copied on this letter. She pointed out that this is not a financial decision as the monies had already been appropriated for the Planning Board experts. Mr. Grant questioned whether the new Town Attorney's fees would come out of the Planning Board line item or the Town Line item. Ms. Becker acknowledged that she had been told that the new Attorney was hired with a retainer of \$8,500 for the year for everything. She noted that she spoke with Attorney Rappleyea and he

advised her that the retainer covers “general items, memos, research and meetings” with everything else costing one-hundred and fifty (\$150.00) dollars an hour.

Ms. Becker continued to inform the Board that the next day Mr. & Mrs. Nielsen filed the Article 78 against the ZBA and the case was given to Rappleyea instead of Attorney Howard who had done the previous research. She then pointed out that Rappleyea now needs to research everything already done by Attorney Howard. She noted that this is not covered in the retainer as it is litigation. Mr. Grant questioned whether this would be taken out of the Zoning Board budget or the Town Budget. Ms. Becker advised him that this would be taken from the Town Budget as the ZBA does not have a contractual appropriation line item in the budget. Mr. Grant advised the Board that once the funds are appropriated for a purpose, they have to be used for that purpose unless there is a legislative change. Mr. Grant pointed out that the Budget needs to be reapproved to use these monies as they need to be reappropriated. Mr. Filipovits believed that the Town had no right to do this. Ms. Becker spoke to Attorney Howard regarding this and he advised her that although the Planning Board has the right to hire who they wish, the Town has the fiscal responsibility to approve the spending. Mr. Filipovits pointed out that the Town had already approved the spending by appropriating the monies in the budget and felt the Town cannot tell the Planning Board who to hire.

Ms. Becker questioned whether this was ethical and considered it a separation of power. She questioned how a new attorney could be brought in to take over cases that are pending. Mr. Davis felt this was not good business sense inasmuch as the Town is trying to save money. Ms. Becker provided the Board with a list of cases Attorney Howard had already worked on noting that the AmeriStop and Michael Braunstein applications were two of them. Ms. Becker pointed out that Attorney Rappleyea works closely with Supervisor Crowley on the County level. Ms. Becker asked the Board to think about this and how to deal with it. Mr. Davis felt it made sense to continue using Attorney Howard on the cases he is familiar with. Mr. Grant felt that the funds needed to be reappropriated and the budget re-voted on through a public process.

Mr. Pilch questioned the process of paying bills. Ms. Becker explained that the Planning Board receives bills from Attorney Howard and Engineer Doug Clark for our approval and are then given to Larry Proper who gives them to someone else for payment. Ms. Becker then explained that they appear in voucher form at the Town Board meeting and are returned to her for her signature. Then, every Town Board member has to initial it before payment. Mr. Grant asked how the ZBA felt about Attorney Howard’s dismissal and was advised by Ms. Becker that Jeff Nayer expressed a desire to keep Attorney Howard as well. Mr. Filipovits questioned whether this was a decision by the Board or by Supervisor Crowley. Ms. Becker told him that she believed this was a decision by Supervisor Crowley and not the whole Board. Mr. Grant asked if Linda Gabaccia could put a review of the appropriated money on the Town Board agenda for this month. Ms. Becker felt this left the Board hanging with the AmeriStop and Braunstein applications. It was decided that the Board would consider this matter and speak with Ms. Gabaccia regarding it prior to the next meeting.

PLANNING BOARD VACANCY INTERVIEW: – Ms. Becker reminded the Board that there would be a meeting on February 20th to interview the two candidates applying for John Brusie’s seat on the Board. She also informed them that former Board secretary Paulette Bonnono submitted an application for this position but was refused as the deadline had passed.

OUTDOOR WOOD BOILER REGULATION: – Ms. Becker reminded the Board that the Outdoor Wood Boiler Regulation would be reviewed at the next Town Board meeting. She believed a SEQR needs to be done regarding this as well as an Environmental Impact Study. Mr. Grant was under the impression that there were no regulations regarding these boilers. It was clarified that the regulations had been cut back but they do exist.

CASCINO DEBT: – Ms. Becker advised the Board that she asked the accountant if he would add the Cascino debt to the financial statements as accounts receivable. She noted that he was in agreement with this and would add it to the statements.

ANIMAL RIGHTS: – Ms. Becker asked the Board if they were aware of the fire at the Miller Farm and the fact that the animals that were rescued were found to be in poor health conditions. Ms. Becker also asked if the Board was aware of the situation at the Pearson Farm where Mr. Pearson shot his cattle. Ms. Becker questioned who would look after the rights of these animals. Mr. Pilch advised that this was overseen by the Humane Society and he believed the veterinarian would report cases of neglect as they are in and out of the barns all the time. Diana Wilson pointed out that one needs proof to report neglect or abuse. Ms. Wilson questioned the environmental issue regarding the burial of Mr. Pearson's cows and the impact on the water system.

JUNK YARDS: – Mr. Grant questioned whether the Junk Yard Law had been repealed. Ms. Becker advised him that the letter was given to the Town Board for this month's meeting and would be read into the record at that time.

CARRY OVER

The following matters were carried over to the next meeting:

- 2009-9** **MINOR SUBDIVISION – CARL CAMPBELL & KRISTA PROPER – Bloody Hill Road**

- 2005-18** **SITE PLAN REVIEW AND MAJOR SUBDIVISION - Approximately 112 +/- Acres on Land Bounded by Mountain View Road and County Route 7A - Housing Resources of Columbia County, Inc.**

- 2008-21** **MAJOR SUBDIVISION – Michael B. & Barbara S Braunstein – Off Golf Course Road**

ADJOURNMENT

There being no further business, on a motion made by Mr. Grant and seconded by Mr. Davis the Board voted unanimously to adjourn the meeting. The meeting was adjourned at 8:15 p.m.

Marcia Becker, Chair

Please note that all referenced attachments, comprising 24 pages, are on file with the Copake Town Clerk and in the Planning Board office. The referenced attachments are filed in the individual project files. An annotated listing follows:

ADMINISTRATION

January 15, 2010	Nayer to Becker (1)
January 25, 2010	Becker to Nayer (1)
July 31, 2006	Howard to Valentino (1)
January 8, 2010	Savarese to Hotaling (1)
January 23, 2010	Becker to Town Board (1)
January 26, 2010	Hotaling to Howard (1)
January 27, 2010	CPB to Crowley CTB (1)
February 2, 2010	Gregory to Demos (2)
	Draft Outdoor Wood Boiler Zoning (7)
	Town Law (2)
	Budget Line Item for 2010 (1)
	Proposed Budget for 2010 (1)
	Budget Expenditures vs Actual Expenditures (1)
	Proposed Budget for 2009 (1)
	Budget Line Item for 2008 (1)
	Proposed Budget for 2008 (1)