

VILLAGE BOARD MEETING MINUTES

MAY 8, 2014

7:30 P.M.

PRESENT: Mayor Hubbard, Trustees Angelillo, Jones, Lanning, and Stokes-Cawley, Police Chief Perkins, Director of Municipal Operations Lotkowitz, Village Attorney Byrne, Codes Enforcement Officer Crompt, *SVFD 1st Asst. Chief Fred Squires

Others: Thomas Maguire Skaneateles JOURNAL
Jason Gabah Skaneateles PRESS
Kip Coerper St. James Earth Works
Chad Rogers King & King Architects/103 Orchard Rd.
Ted Kinder Critical Impact Permit Applicant

Critical Impact Hearing Regarding Re-development of 21 Fennell Street – Ted Kinder started the presentation explaining that they propose construction of a new, 3-story mixed use building containing 10 residential apartment units and office tenants on the lower level, on a site located at 21 Fennell Street. Mr. Kinder said the building keeps with the shape and form of the vacant teasel barn that was there but has since been demolished. The proposed project has gone before and gained approval from the Planning Board and was granted several variances by the Zoning Board. Mr. Kinder said they were approached by the Village about establishing a fire lane and Atty. Byrne is working with their attorney, Jim Messenger. A utility easement has also been discussed and they are granting the Village a six foot easement for the purpose of a future creek walk. There will also be an easement behind Hood's building. Chad Rogers said he is with King & King Architects and showed plans for the building that mimics the old teasel barn with simple proportions. The apartment rentals will be 750-1,000 square feet and a mix of one and two bedrooms. Other aspects discussed were: the building height; a bridge (Mr. Kinder said it is not part of this project, but would be interesting at some time – it would need cooperation from the City of Syracuse that is directly behind this area); traffic flow; parking spaces (16); SVFD and CEO reviewed and approve of the plan; no plowing concerns; 11,000 total square feet; clean-up of the creek off the 21 Fennell Street property; three rain gardens planned; and a single entrance. Chief Perkins said the area has been an eyesore for years and has been a problem for years with kids drinking there. He said this is a good project. Mr. Kinder said there will not be rain runoff into the creek and confirmed for Mayor Hubbard that it has been discussed with GHD's Jon Putnam. He added that the DEC is looking at it as a pre-existing site. Trustee Jones commented that Ted's reputation precedes him and echoed Chief Perkins' comment that this is a good project. Mayor Hubbard opened the public hearing to the floor at 7:52 p.m. Tom Maguire asked about the status of the existing building. Mr. Kinder said it was demolished about a year ago – we will start from scratch. Also in response to Mr. Maguire, Mr. Kinder said Teasel Barn Associates LLC and MCK Building will construct the building that will eventually be fully taxable. With no more comments, Mayor Hubbard closed the public hearing at 7:56 p.m. He noted that Atty. Byrne prepared the resolution. Atty. Byrne said the Planning Board's contingencies relative to the creek walk, fire lane, and ingress & egress are included and a revision can be made to the draft to add item six regarding an easement for utilities (electric and communications). Mr. Kinder confirmed for Trustee Lanning that the property is not in the Historic District as that ends at the Old Stone Mill. Atty. Byrne suggested considering the draft resolution with a revision to add another contingency. Mayor Hubbard read aloud the seven findings. **Resolution #2014-80:** On the motion of Trustee Jones, seconded by Trustee Lanning, it was resolved and unanimously carried (5-0 in favor) to grant Critical Impact approval, subject to the conditions imposed by the Planning Board in their determination of March 6, 2014 and by the Zoning Board in their determination of March 25, 2014, and noting the addition of a sixth condition relative to a utility easement.

(Insert full Resolution)

Minutes – **Resolution #2014-81:** On the motion of Trustee Lanning, seconded by Trustee Jones, it was resolved and unanimously carried (5-0 in favor) to approve the minutes of the Regular Meeting of April 24, 2014 as presented.

Correspondence & Announcements - Mayor Hubbard reviewed the following:

- Letter from the American Legion inviting the Board to be part of the annual Memorial Day Parade on Monday, May 26, 2014 – assemble at 8:30 a.m. at the American Legion Post
- Save the Date to join the Skaneateles Chamber of Commerce Board of Directors & Staff in honoring Sue Dove for her 17 + years as Executive Director & Congratulate her on her new venture – Wednesday, May 21, 2014, 6-8:00 p.m. at the American Legion. Mayor Hubbard said he unfortunately won't be able to attend as the Mayors Association Meeting is the same evening.
- Onondaga County Soil & Water Conservation District invitation to attend an information session on an Emergency Stream Intervention Program, Wednesday, May 14, 2014 from 10 a.m. to noon at the Lafayette Fire Station
- Email from Nadine Lemmon on behalf of New Yorkers for Active Transportation relative to Local Control for Speed Limits. Chief Perkins said this would give the Village the authority to have speed limits less than 30 mph and there are certain streets in the Village that should be posted lower. Chief Perkins said this is not applicable on State highways, but would provide more latitude on local residential streets. It is a good thing that we should support. **Resolution #2014-82:** On the motion of Trustee Jones, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) to join other municipal leaders including the NY Association of Towns and the NY Conference of Mayors to ask Governor Cuomo to support legislation that would provide more local control over speed limits on local roads.
- Onondaga County Health Department notice of Rabies Shot Clinics in May
- Onondaga County Mayors Association Meeting Wed., May 21, 6-8 p.m., Liverpool Village Hall, \$16/per person. Mayor Hubbard said he will be attending.

Police Department – Chief Perkins that the Police monthly report for April that was emailed and recorded activity as follows: 198 Calls for Service; 6 Misdemeanor; 0 Violation, 1 DWI; 45 V&T tickets (total); 48 Courtesy V&T's; 9 Truck Tickets; 158 Parking Tickets; 252 Courtesy Cards; 3 MV Accidents; 0 Personal Injury, 6 Property Damage; 7 Larcenies; 23 Assist Fire/SAVES; 5 Alarm Calls; 1530 Property Checks; and 1 Car Lockouts. Chief Perkins said the department is stepping up efforts at the crosswalks and next week will start routine maintenance on meters. Trustee Lanning asked what the fine is for a crosswalk violation. Chief Perkins said it is up to the judge. Trustee Angelillo asked about the crosswalk at West Lake Street and Route 20. Chief Perkins said signs are there and people have to stop for pedestrians crossing. Trustee Angelillo concluded that as long it is a painted crosswalk, motorists ought to stop for pedestrians. Chief Perkins said that the State doesn't actually like signs in the road. Chief Perkins said pedestrians should make eye contact with the driver, don't run out into the crosswalk and expect motorists to stop – it has to be reasonable; there are actually three sections to the law.

Director of Municipal Operations – DMO Lotkowitz reported that the DPW has been picking up brush, mowing, spring cleanup, etc. The Seasonal Cemetery Laborers did a general clean-up, mowing, and did a nice job “dressing up the creek walk”. Light/Water worked on the Jordan Road overhead and monitoring the East Street waterline replacement project. Mayor Hubbard said the crews did a nice job of fixing ruts from the sidewalk snow plow.

Codes Enforcement – Codes Enforcement Officer Crompt read his report as follows: 8 Fire Inspections; 6 Building Permits; 3 Certificates of Occupancy (C of O's); 1 Demolition Permit; 1 Sign Permit; 5 Footer Inspections; 1 Foundation Inspection; and 3 days of Codes Training Classes.

WWTP – Trustee Angelillo gave the WWTP report for the month of April, 2014 noting that although the plant was 50% higher than the 12-month rolling average, it did not exceed the maximum limit. The plant met B.O.D. and suspended solids removal, the ORF filled because of so much inflow (4.33 inches of precipitation), but there were no overflows or violations. Mayor Hubbard said that is a testament to how well the ORF is working.

Skaneateles Volunteer Fire Department – SVFD 1st Asst. Chief Squires thanked those who attended the SVFD Annual Meeting and said he hopes they enjoyed themselves. He read the report for the month of April, 2014 as follows: Calls: 9 Fire; 2 Rescue; 0 Water Rescue; 4 EMS (Assist SAVES); 1 Mutual Aid; 16 Total Calls for April; 41.68 Personnel Hours; 13.4 Personnel Average; 111 Total calls for 2014; 807.11 Total Personnel Hours for 2014; and 13.1 Personnel Average for 2014. Drills: 3 Total Drills; 23 Personnel Average; 153.5 Personnel Hours; 195.2 Total Personnel Hours spent on calls & drills for month; and 1,676.6 Total Personnel Hours spent on calls & drills only for 2014. 1st Asst. Chief Squires also reported the upcoming training & events, meetings for May, and other business.

(Insert Chief Evans' report)

Status of new Village Hall Project – DMO Lotkowitz said the punch list is being completed and we hope all contractors will submit their bill for retainage and the O&M manuals. Trustee Jones noted that some of the landscaping didn't winter. Mayor Hubbard said there will be one more walk thru.

Status of NYSERDA Grant – DMO Lotkowitz said there isn't any news on the audit requirements. He reported that the building produced almost two megawatts so far this month.

Status of Additional Bench Locations – Mayor Hubbard said permission was secured from the City of Syracuse and two foundations will be poured for two new benches. Trustee Jones thanked Mayor Hubbard and Clerk/Treasurer Couch for all their help.

Status of Creek Walk Maintenance Plan – Mayor Hubbard noted momentum on the cleanup. DMO Lotkowitz said 4-5', maybe more, has been cleaned up. Atty. Byrne asked how long that took. DMO Lotkowitz answered probably about a day and a half. It was suggested that cleanup ought to be a couple times a year – at least once in the spring and once in the fall, perhaps even another time as well. CEO Crompt said he was in contact with the three contractors and encouraged them to clean-up their own materials/trash. Mayor Hubbard announced that a dedication ceremony of the Steve Krause Creek Walk has been scheduled for Saturday, June 14, 2014 at 10:00 a.m. (Note: Since the announcement, Clerk/Treasurer Couch was informed that Steve's wife, Dorothy, and a couple of their children are not available on that day, so the dedication will be rescheduled.)

Status of Proposal Regarding Work on the Sims Field – DMO Lotkowitz said they met last week to finalize what to do and when. The Village, Town, and possibly someone from the school will do the drainage – make an improvement that should cleanup the field. Materials are being purchased by the project, the sand and stone were donated, and Village and Town are helping. The work will commence after Memorial Day.

Status of East Street Waterline Replacement Project – Relative to the waterline project, DMO Lotkowitz reported that: the work is completed to date, hydro-seeding was being done today, the waterline is fully functional, and the old 8" line is disconnected and capped. DMO Lotkowitz said he wants to test both hydrants to see the magnitude of improvements made. The final drawing for the dry hydrant at the bridge will be submitted tomorrow.

BonTon Roulet – Atty. Byrne reported that he received a letter from Dorothea Hughes, the Branch Director of the Skaneateles YMCA and Community Center, in response to the request he sent a few weeks ago. She assured the Village that the Auburn YMCA will obtain an event liquor license and will provide liquor liability insurance for the event. She also indicated that she is in contact with Chief Perkins to make arrangements for an off-duty officer to be present. Atty. Byrne said he is entirely satisfied and is comfortable if the Trustees wish to give their final approval for the event, and give consent for the consumption of alcohol in the park for the event. He added that he plans to follow-up with Ms. Hughes in late June to obtain documentation of the liability insurance and license, as well as the final arrangements for a police officer, unless we hear back from her in the meantime. **Resolution #2014-**

83: On the motion of Trustee Jones, seconded by Trustee Lanning, it was resolved and unanimously carried (5-0 in favor) to approve the BonTon Roulette event including the consumption of alcohol in the park for the event. Inasmuch as Atty. Byrne will follow-up, this item can be removed from the agenda until the meeting of July 10, 2014.

Time Warner Franchise Agreement – Atty. Byrne said he does not have an update. *1st Asst. Chief Squires left.

NEW BUSINESS

Second Meeting in May – Trustee Stokes-Cawley said the Skaneateles Open Space Committee invited landowners to a special meeting on May 22 from 7-9:00 p.m. Given that some of the Village Board might want to attend the special meeting, she suggested considering changing the date of the second Village Board Meeting in May. Trustee Jones said it is a great idea since there are five Thursdays in May. **Resolution #2014-84:** On the motion of Trustee Stokes-Cawley, seconded by Trustee Jones, it was resolved and unanimously carried (5-0 in favor) to re-schedule the second Village Board Meeting in May to May 29, 2014. Clerk/Treasurer Couch will post the change on the Village's website.

Account Clerk Overtime – Trustee Jones noted that the overtime for Account Clerk Shappell is in light of the transition at the Village Office. **Resolution #2014-85:** On the motion of Trustee Angelillo, seconded by Trustee Jones, it was resolved and unanimously carried (5-0 in favor) to approve overtime for Account Clerk Shappell for the next three-months while our new Deputy Clerk/Treasurer is being trained.

Resolution of Tax Levy, Mailing of Tax Statements, and Authorization to Publish Notice of Tax Collection – Whereas the budget of the Village of Skaneateles for the fiscal year beginning June 1, 2014, was duly completed and adopted on April 24, 2014, and that amount to be raised by general village tax has been determined and will be extended and carried out upon the roll by the Village Clerk, as provided by law, and

Whereas, certain special or local assessments heretofore levied against certain property remaining unpaid will also be extended and carried out upon the roll by said clerk, pursuant to subdivision #5 of Section #5-508 of the Village Law, as amended,

Whereas, unpaid water, sewer and electric bills become a lien on the real property on April 15th and an additional 10% penalty will be added to the unpaid balance, **Resolution #2014-86:** Now therefore, on the motion of Trustee Jones, seconded by Trustee Lanning, it was resolved and unanimously carried (5-0 in favor) that the taxes upon the present assessment roll be and hereby are levied against the respective properties herein described, and in the manner therein provided, according to the law, and it is further resolved that a duly executed warrant be annexed to each duplicate copy of said tax assessment roll and that the Village Clerk deliver one such copy to the Treasurer of the Village on or before the 15th day of May, 2014, for collection pursuant to Section #1426 of the Real Property Tax Law.

It is further resolved that the Clerk/Treasurer is ordered to include with these minutes to be approved at the Regular Meeting of the Village Board on the 29th day of May, the list of unpaid utility accounts as of April 15, 2014, being levied with taxes.

(Insert List of Property Owners with Unpaid Utility Bills)

Trason Letter of Credit – Atty. Byrne explained that the letter of credit covers installation of public improvements in Phase 4 of the Parkside Development and the Planning Board recommended a reduction to \$311,202. DMO Lotkowicz commented that the letter of credit will cover work on the detention basin. **Resolution #2014-87:** On the motion of Trustee Jones, seconded by Trustee Lanning, it was resolved and unanimously carried (5-0 in favor) to authorize a reduction in the Trason Skaneateles, LLC Letter of Credit to \$311,202 as recommended by the Planning Board.

Home Occupation Application Fee – CEO Crompt explained in a May 2, 2014 memo to the Board, that “In January, 2014, an amendment was passed to Local Law 225-22, Home Occupations. The amendment now requires an application along with a determination by the Code Enforcement Office on whether the applied for home occupation is allowed; by right, by review, or through a special use permit granted by the ZBA. I am suggesting to the Board that an application for home occupation require a \$25.00 fee. That fee would be consistent with fees for other permits and applications that require a determination by the codes office.” Atty. Byrne said former CEO D’Amico initially addressed home occupations noting that technology had changed, but the Local Law had not. Therefore, the code language was re-written and more responsibility shifted to the CEO. Trustee Jones said CEO Crompt makes a good point and the modest fee would be consistent with other fees. Mayor Hubbard said there is a proliferation of work being done out of homes. Atty. Byrne gave credit to CEO Crompt for creating the application form – it is simple to complete and well done. **Resolution #2014-88:** On the motion of Trustee Jones, seconded by Trustee Angelillo, it was resolved and unanimously carried (5-0 in favor) to authorize requiring a \$25.00 fee for Home Occupation Applications.

Earthworks Green Fair – Kip Coerper said he is present this evening relative to the Earthworks Annual Green Fair. This will be the fourth year that the Green Fair has been held and he is proud to ask that it be here at this beautiful new environmentally friendly facility. He said he talked to Paula Conan who is the head of the Library Book Sale and she doesn’t have any concerns with the Green Fair being held the same day as the book sale at the Village Hall as long as the Library has full use of the bays. Mr. Coerper said he is therefore asking permission to use space in front of the rain garden for 10-15 tables. Trustee Jones addressed parking suggesting that vendors park in the back behind the old police station and noting that there is also public parking in the lot behind the Post Office. Trustee Lanning said the Green Fair is typically held in Thayer Park, but it’s been a struggle with the wind coming off the lake. **Resolution #2014-89:** On the motion of Trustee Jones, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) to give permission to set up tables in the area in front of the rain garden at Village Hall for the July 12, 2014 Green Fair from 9 a.m. to 1 p.m.

NYMPA 17th Annual Meeting – **Resolution #2014-90:** On the motion of Trustee Jones, seconded by Trustee Lanning, it was resolved and unanimously carried (5-0 in favor) to authorize DMO Lotkowitz’ attendance at the NYMPA 17th Annual Meeting on May 21, 2014 at the Embassy Suites Hotel, East Syracuse, NY and appoint him as the Accredited Voting Delegate.

CUSI Website Interface – **Resolution #2014-91:** On the motion of Trustee Jones, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) to authorize Clerk/Treasurer Couch to execute the CUSI Option 3 Website Interface Module sales agreement. In discussing the resolution, Clerk/Treasurer Couch said there is no cost to the Village and customers will be able to access the full-service web portal through our website to view their current utility bill, history of their account, and pay their bill.

Sprint Maintenance Request – Atty. Byrne said DMO Lotkowitz will look at the technical aspects of the request. DMO Lotkowitz said he and Line Foreman Abbott reviewed it and it is the location of wire that they want to change. He will send the drawing to Atty. Byrne and look at the foot print. This item should remain on the agenda.

New Police Vehicle – Chief Perkins said the purchase of a new Police vehicle would be after June 1, 2014 as it is included in the FYE ’15 budget. He would get rid of the 2005 Taurus that he is driving and the 2008 Expedition will be unmarked (stripped out of this current year’s budget). Chief Perkins said they will not be increasing the fleet. Relative to disposing of the 2005 Taurus, Chief Perkins said before seeking sealed bids, he will first ask about a trade-in value. As suggested by Atty. Byrne, **Resolution #2014-92:** On the motion of Mayor Hubbard, seconded by Trustee Angelillo, it was resolved and unanimously carried (5-0 in favor) to declare the 2005 Taurus as surplus property effective immediately. **Resolution #2014-93:** On the motion of Trustee Angelillo, seconded by Trustee Jones, it

was resolved and unanimously carried (5-0 in favor) to authorize the purchase of a new 2014 Tahoe after June 1, 2014.

Highlander Construction, Inc. – On the projection screen, DMO Lotkowitz reviewed Highlander Construction, Inc.'s Change Order No. 2 to install approximately 300' of 12" pipe, including connecting to the 12" valve on East Street and continuing on Onondaga Street, East Lake Street and connecting to the existing 8" main with a 8" tapping sleeve and valve and terminating the 12" main with a 12" gate valve on East Lake Street. Atty. Byrne said he thinks the scope of work is appropriate, we have a good contractor and good price, and the work is important for public health/safety – all elements are good. In response to Mayor Hubbard, DMO Lotkowitz said there will not be any disturbance in water service as the taps will be live. Mayor Hubbard said the asphalt paving needs to be put back to its current condition. **Resolution #2014-94:** On the motion of Trustee Jones, seconded by Trustee Angelillo, it was resolved and unanimously carried (5-0 in favor) to approve Change Order No. 2 for Highlander Construction, Inc. DMO Lotkowitz also reviewed his Capital Project Planning list which he updated. Atty. Byrne said he supports DMO Lotkowitz' judgment on priority items one and two relative to waterline replacements because of public health and safety and fire flow both in the Village and Town and the need to address both on a timely basis. The Board discussed the priority list concluding that it ought to be reviewed once a year. Trustee Jones said she thinks the improvements to the front of this building are important.

Five Minute recess prior to Approval of Bills – Abstract #23

Approval of Bills – Resolution #2014-95: On the motion of Trustee Jones, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (5-0 in favor) that bills from Abstract #23 be audited and paid as follows:

General Fund	Vouchers #1035-1089	Checks #16023-16076	\$58,906.84
Sewer Fund	Vouchers #254-264	Checks #4650-4660	\$11,204.15
Electric Fund	Vouchers #305-311	Checks #5315-5321	\$ 5,413.55
Water Fund	Vouchers #182-190	Checks #3720-3727	\$ 4,357.27

In discussing the bills, Trustee Stokes-Cawley asked about voucher #1087 for the Merchants Restrooms, noting that the amount seems high. (Note: It was clarified the next morning that the \$2,649.55 electric charge is for a full year – the payment is made once annually.)

Executive Session on a Police Department Personnel Matter – At 9:45 p.m., **Resolution #2014-96:** On the motion of Trustee Jones, seconded by Trustee Angelillo, it was resolved and unanimously carried (5-0 in favor) to enter into an Executive Session to discuss a Police Department Personnel Matter. **Resolution #2014-97:** On the motion of Trustee Angelillo, seconded by Trustee Lanning, it was resolved and unanimously carried (5-0 in favor) to end the Executive Session and adjourn the meeting at 10:05 p.m.


Patty Couch
Village Clerk/Treasurer

**Regarding the Application of Ted Kinder
For Critical Impact Approval Regarding Re-development
of 21 Fennell Street**

RESOLUTION

Background.

This matter comes before the Board of Trustees for Critical Impact approval, pursuant to Article XI of Chapter 225 of the Village Code.

This project involves the proposed construction of a new, 3-story mixed use building containing 9 residential apartment units and office tenants on the lower level, on a site located at 21 Fennell Street, which was formerly occupied by a vacant teasel barn which has since been demolished. Because the proposed use represents a change of use, it requires Critical Impact approval by the Trustees.. As presented, the project includes the following features:

- The construction of a new, 3-story mixed-use structure containing commercial office space on the ground floor and nine residential apartments on the upper floors.
- The project will be located on a site that formerly contained a storage barn which has since been demolished and removed.
- The site is located in the "Downtown D District".

This matter was referred to the Board of Trustees following review and approval by the Planning Board and the granting of several variances by the Zoning Board. The Planning Board made a recommendation to the Trustees that they grant Critical Impact approval, contingent upon the following conditions;

1. Placing the future creek walk path entirely on the subject property;
2. The owner granting the Village a six foot easement for the purpose of a future creek walk;
3. The owner is to relocate a waste receptacle to the extent required by moving the creek walk path;
4. Acknowledge that the creek walk relocation may reduce on-site parking by one space (from 13 to 12 spaces), plus 3 spaces on the adjoining Eberhardt property;
5. Require that all easements for the new creek walk, ingress & egress, parking and the establishment of a Fire Lane are to be reviewed by counsel to the Planning Board and by the Village Attorney.

The following additional requirements are imposed by the Board of Trustees;

6. The owner granting the Village a utility easement of approximately ten feet in width, to be located adjacent to and parallel with the northern boundary line of the subject premises.
7. The owner shall comply with the requirements of Village Code section 167-35 (Sanitary Sewers), sub-section G(4), known as "I & I Remediation."

The Board of Trustees conducted a public hearing for purposes of Critical Impact review on May 8, 2014. The public hearing was then closed.

Required Findings.

Pursuant to Village Zoning Law Section 225-54 (Critical Impact Permits), Subsection F (Basis for Determination) the Board of Trustees are required to take into consideration "...the public health, safety, morals and welfare..." and are required to make various findings with respect to a project. After full consideration of all information and materials presented in support of this application, the Board of Trustees find as follows:

A. The plans submitted for the proposed improvements meet the prescribed requirements of Article XI (Critical Impact) and all applicable regulations and Code provisions.

B. The proposed improvements will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood having a unique cultural, historical, geographical, architectural or other special quality of similar magnitude.

C. The proposed improvements are in harmony with the visual and physical context of the immediate neighborhood.

D. The proposed improvements and site development plan are in harmony with, and will not impede the orderly development or redevelopment of, the general neighborhood and the location, nature and height of buildings, structures, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands or adversely affect existing land use in close proximity to the subject site.

E. The proposed improvements will be developed in such a way as to insure maximum amenities will be available to the site and the structure will be reasonably accessible for police and fire protection, and the water supply, sewage disposal and surface drainage systems are adequate to serve the proposed structure.

F. The traffic controls for vehicular and pedestrian movements are adequate to protect the safety of the general public and the occupants of the proposed structure.

G. The proposed structure will comply with the provisions of Chapter 167, Article III (Use of Sewers).

THEREFORE, based upon all of the foregoing, the Board of Trustees hereby grant Critical Impact approval, subject to the conditions imposed by the Planning Board in their determination of March 6, 2014 and by the Zoning Board in their determination of March 25, 2014.

Adopted this 8th day of May, 2014.

Motion made by: Trustee Jones

Seconded by: Trustee Lanning

Those voting in favor: Trustees Jones, Lanning, Stokes-Cawley and Angelillo, and Mayor Hubbard.

Those voting in opposition: None