

TOWN OF GREENBURGH
PLANNING BOARD

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1. ROLL CALL

5. ITEMS FOR PUBLIC HEARING/PUBLIC DISCUSSION

- a) Case No. PB 22-20
Elmwood Preserve
850 Dobbs Ferry Road
(P.O. White Plains, N.Y.)

ADJOURNMENT.
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Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
May 17, 2023

HYBRID PLANNING BOARD MEETING

Barbara Marciante,
Official Court Reporter

A P P E A R A N C E S:

HUGH SCHWARTZ, CHAIRPERSON

THOMAS HAY, VICE CHAIRPERSON

WALTER SIMON, Board Member

JOHAN SNAGGS, Board Member

KIRIT DESAI, Board Member

MICHAEL GOLDEN, Board Member(Not Present)

MONA FRAITAG, Alternate Board Member

LESLIE DAVIS, Board Member(Not Present)

AMANDA MAGANA, Esq., Deputy Town Attorney

AARON SCHMIDT

Deputy Commissioner of The Department of
Community Development and Conservation

1 CHAIRPERSON SCHWARTZ: Okay, welcome to the
2 Public Hearing portion of our meeting tonight.

3 Mr. Schmidt, please call the roll.

4 DEPUTY COMMISSIONER SCHMIDT: Yes. Chairperson
5 Schwartz?

6 CHAIRPERSON SCHWARTZ: Here.

7 DEPUTY COMMISSIONER SCHMIDT: Mr. Hay?

8 VICE CHAIRPERSON HAY: Here.

9 DEPUTY COMMISSIONER SCHMIDT: Mr. Simon?

10 BOARD MEMBER SIMON: Here.

11 DEPUTY COMMISSIONER SCHMIDT: Mr. Desai?

12 BOARD MEMBER DESAI: Here.

13 DEPUTY COMMISSIONER SCHMIDT: Mr. Snaggs?

14 BOARD MEMBER SNAGGS: Here.

15 DEPUTY COMMISSIONER SCHMIDT: Ms. Fraitag?

16 BOARD MEMBER FRAITAG: Here.

17 DEPUTY COMMISSIONER SCHMIDT: Ms. Fraitag will be
18 a full voting member in place of Mr. Golden, who is not
19 present. We also note for the record that Ms. Davis is not
20 present this evening.

21 CHAIRPERSON SCHWARTZ: Okay. We have one case on
22 for Public Hearing tonight. It's a continuation of a
23 Public Hearing from May 3rd. Good evening, Mr. Steinmetz.

24 Case PB 22-20, which is Elmwood Preserve. It's a
25 Preliminary Subdivision and Steep Slope Permit and a lot of

1 other things that we're not discussing tonight. We are
2 only talking only the Subdivision. Could you just give a
3 real two minutes for the public, just a two-minute overview
4 of the project, please.

5 MR. DAVID STEINMETZ: Good evening, Mr. Chairman,
6 Members of the Board, Aaron and Amanda. Good to see you
7 all. Good to be back. David Steinmetz from the Law Firm
8 of Zarin & Steinmetz here representing Ridgewood/Elmwood
9 with regard to the Elmwood Preserve Subdivision.

10 I'm joined tonight by James Caris from JMC, our
11 client, Jonathan Grebow should be on. Aaron, could you
12 confirm that Jonathan is on Zoom?

13 DEPUTY COMMISSIONER SCHMIDT: I can confirm that
14 he's on Zoom.

15 MR. DAVID STEINMETZ: Good deal. Great. In a
16 nutshell, as the Board is well aware and the public should
17 be aware, this application has been pending in one form or
18 another in front of the Town for several years. This
19 relates to the former Elmwood Country Club, the 109-acre
20 parcel on Dobbs Ferry Road, partially zoned R-20, partially
21 zoned R-30.

22 We originally filed an application for a rezoning
23 of that site to permit the development of an active-adult
24 175 approximate multi-family unit, age-restricted Townhouse
25 project. We spent several years, as you all know, in front

1 of the Town.

2 We received the endorsement of your Board to
3 pursue that rezoning. We completed the full SEQRA process,
4 Draft Environmental Impact Statement, Final Environmental
5 Impact Statement.

6 However, the Town Board ultimately determined not
7 to rezone the property to permit the multi-family
8 development. At which point, having completed the SEQRA
9 process, we requested that this project be considered as a
10 Conservation Subdivision in accordance with existing
11 zoning; 113 single-family lots, leaving that portion of the
12 property to the east of the Con Edison high tension wires
13 available for dedication to the Town as open space in
14 connection with the recreational fields that are part of
15 East Rumbrook Park.

16 We've been in front of your Board now for several
17 months processing that Conservation Subdivision. We're
18 pleased that we are here tonight for the continuation of
19 the Subdivision or the Public Hearing, I should say, on
20 Preliminary Subdivision Plat Approval and bringing it
21 current.

22 Aaron and Garrett were kind enough to share with
23 us the memo that you received from your outside engineering
24 consultants, LaBella. LaBella had a great deal of input
25 and consideration and comments, really related to our

1 engineering issues, on stormwater, drainage and in
2 particular in this last communication, phasing of the
3 project.

4 We have had a number of conversations with staff
5 over the last 24 hours. And we fully understand the
6 comments. We're working our way through them. We believe
7 that we can make a resubmission and address LaBella's
8 concerns within the next two to three weeks.

9 We're not standing before you tonight telling you
10 that we think you received something that was objectionable
11 or blatantly incorrect. LaBella made some very good
12 suggestions.

13 James, Diego and JMC are reworking some of the
14 earthwork, really trying to figure out how best to
15 ultimately phase the development of the project. And do it
16 in a fashion that's orderly, safe and minimizes the cut and
17 fill and the staging or storage of soil on site.

18 So, we're going to be coming back to you over the
19 next couple of weeks. As far as we believe, those are
20 technical engineering details. They don't go to the
21 essence of the layout of the Subdivision, of the roads for
22 the Subdivision, of the area of the open space.

23 As a result of which, we would suggest, and we
24 would respectfully request, that your Board entertain
25 closing the Public Hearing. There has been no public

1 comment on this Subdivision. There has been no public
2 input, really, throughout our most recent process.

3 So we would ask that you close the Public
4 Hearing. That we proceed to Preliminary Subdivision
5 Approval at the appropriate time. And between Preliminary
6 and Final Subdivision, there will be a number of details
7 that we know we will be working on over the next many
8 months, both with staff and primarily with the County
9 Health Department.

10 So we have nothing affirmative, Mr. Chairman, to
11 present. James and I are happy to answer questions.
12 Jonathan is on to answer any questions.

13 But we believe your Board has received voluminous
14 information. SEQRA has been closed. There was a
15 determination of no significant adverse Environmental
16 Impact associated with this project. And we are anxious,
17 as you can probably well imagine, to get to Preliminary and
18 ultimately final Subdivision Approval.

19 CHAIRPERSON SCHWARTZ: Okay, thank you,
20 Mr. Steinmetz. We are very happy that we have a wonderful
21 engineer that really cares and does things in detail.

22 Having said that, I agree with you that some of
23 the things that are being discussed back and forth are of a
24 technical engineering nature, beyond anything this Board
25 should be working on. It should be left to the Town

1 Engineer, our consultants, people in Planning and the
2 Building Inspector, not to us.

3 And so I think we agree with your course of
4 action. I want Aaron just to give a topline of his view as
5 to how the discussions have gone particularly in the last
6 24 hours. Aaron?

7 DEPUTY COMMISSIONER SCHMIDT: Right. So we did
8 receive, as Mr. Steinmetz indicated, a Memorandum, Review
9 Memorandum, from LaBella Associates on behalf of the Town.

10 Primarily, it's taken a look at engineering
11 details of the project and that was received. We forwarded
12 it along to the project team.

13 We then had a meeting with the project team, Town
14 Staff and LaBella. We have Christopher Lapine on as well,
15 who has been instrumental in preparing that as well. And
16 there are some technical details related to cut and fill
17 numbers.

18 There were some comments related to the
19 stormwater management system, particularly like having some
20 additional piping brought up the roadway and maybe a couple
21 additional catch basins, things that are going to be ironed
22 out.

23 And the team has indicated they can do that over
24 the next two to three weeks. Get that back in time for
25 LaBella to take a look at prior to this Board considering a

1 resolution for Preliminary Subdivision.

2 CHAIRPERSON SCHWARTZ: Okay.

3 DEPUTY COMMISSIONER SCHMIDT: So we believe that
4 within the next two to three weeks, we will get that
5 submission in. We will get that immediately over to
6 LaBella. They'll take a week or two to look it over.

7 And then I'll be able to report back to the Board
8 that things have been satisfied to the point and other
9 things can be handled in conditions as part of any decision
10 by the Planning Board.

11 CHAIRPERSON SCHWARTZ: Okay. Mr. Lapine, do you
12 have any comments or anything you would like to add at this
13 point?

14 MR. CHRISTOPHER LAPINE: No. I think you've had
15 the opportunity to review our comment letter. What we were
16 looking for here was some consistency between the
17 sequencing plans and the erosion and sediment control plans
18 so that they speak to one another.

19 My other concern -- and I had the opportunity to
20 speak with the consultant today as well. We just want to
21 make sure that the stock pile areas during the course of
22 each phase is being taken into consideration in terms of
23 the location and the size.

24 There are some early phases of the development
25 where there will be a considerable amount of excess fill.

1 And perhaps they should consider maybe expanding a certain
2 portion of their phases so that their stock piles aren't so
3 large associated with each particular phase.

4 For example, Phase Three, there is about over
5 40,000 yards of excess fill resulting in a stock pile area
6 would be about 75 feet high. I think there are other
7 portions of the project site where they can distribute the
8 fill that's necessary.

9 Maybe up in Tully Court or the northeast corner
10 of the project site where there is a need for fill. We had
11 the opportunity to discuss that with them. They did say
12 that it made some sense to revisit this.

13 We also asked, for clarity purposes, that some
14 narratives be provided for each phase. I think it's for
15 the benefit of the Board to understand what is being
16 contemplated during each phase of the construction. And
17 getting some input from the DEC and Westchester County on
18 the actual stockpiles, whether they are going to be
19 commingled or segregated.

20 We do have some impact so that it's going to have
21 a clean fill cover on it. And we would just like some more
22 information on that. We are going to be constructing
23 residences during the course of this construction phasing.
24 And I think it's imperative that we protect the future
25 residences.

1 One other comment that our office did pick up on,
2 and this is up to the Board's discretion, is during the
3 construction of Phase Two of the sequencing schedule, the
4 intent is to build all the roadways on the site, including
5 all the utilities.

6 It includes on the plan a connection to Valley
7 View Road. I'm not sure if that early on in the
8 construction, if there may be an opportunity that we may be
9 having construction traffic go through there or not.

10 But maybe perhaps one of the conditions, from the
11 Board's perspective, is since the future residences in that
12 particular area aren't being built until phase seven
13 through nine, maybe that portion of the site can only be
14 used for emergency access so that we don't have a lot of
15 traffic coming through that particular neighborhood.

16 MR. DAVID STEINMETZ: So if I can respond to
17 Mr. Lapine. First and foremost, on behalf of my client and
18 our team, we're really delighted that Chris and his group
19 are involved. And having worked with Mr. Lapine in the
20 past, appreciate his knowledge and participation.

21 Chris may not know, obviously doesn't, that the
22 connection to Valley View was at the request of your Board
23 for emergency access only. We have no desire to, and have
24 not proposed that as a full interconnection for vehicular
25 movement, nor have we requested an interconnection for

1 construction access, at least at this point.

2 So totally agree with the comment, Chris. Just
3 so you're clear, we don't need it. We didn't ask for it.
4 However, we did respect the Planning Board's wishes that we
5 have an area for both vehicular and pedestrian emergency
6 access.

7 MR. CHRISTOPHER LAPINE: Okay, that's great. If
8 we can just sign it as that perhaps early on so everyone
9 would understand it.

10 MR. DAVID STEINMETZ: Sure, absolutely.

11 CHAIRPERSON SCHWARTZ: Do you have something
12 else, Aaron?

13 MR. CHRISTOPHER LAPINE: And I think the
14 consultants understand the gist of trying to understand how
15 the projects actually go in the sequence during each
16 particular phase in terms of the installation of the
17 erosion and sediment control measures and the sediment
18 traps.

19 The sediment traps for this project are
20 imperative for controlling sediment laden runoff to the
21 on-site wetlands and off site. We need to have a better
22 idea of when they are going to be implemented as well.

23 And lastly, and I just want to share with the
24 Board, there is -- and we spoke to this. We were made
25 aware about a month ago that the Board has reconsidered

1 on-site infiltration versus on-site attenuation, which we
2 did not see an issue with as presented. We're not looking
3 for a detailed design at this stage of every particular
4 lot.

5 But we did ask for purposes of the utility plan,
6 at a minimum, that the applicant consider giving us an
7 invert elevation similarly to what we would do for a sewer
8 lateral or water line so that we can confirm that we don't
9 have any storm and sanitary or storm and work conflicts
10 within the roadway.

11 MR. DAVID STEINMETZ: That will be part of an
12 upcoming submission.

13 MR. CHRISTOPHER LAPINE: And I think the rest of
14 the comments, as you indicated, are technical in nature,
15 very easily adjustable. We also do ask, if we can get a
16 response letter to our outstanding stormwater
17 pollution prevention plan comments.

18 CHAIRPERSON SCHWARTZ: They are nodding their
19 heads. I think that means yes.

20 MR. DAVID STEINMETZ: Probably.

21 MR. CHRISTOPHER LAPINE: Thank you. And I know
22 we're in a short time frame here, two to three weeks. So
23 feel free, if it's necessary, to reach out to me if you
24 have some questions regarding particular sequencing.

25 Again, if you want to look at, you know, do some

1 kind of offline meetings. So that when we get -- We can
2 get closer to the finish line in two to three weeks as
3 opposed to being, you know, maybe a baton toss away.

4 MR. DAVID STEINMETZ: Thank you for the offer.
5 Appreciate that.

6 CHAIRPERSON SCHWARTZ: Aaron, you have something
7 you want to say?

8 DEPUTY COMMISSIONER SCHMIDT: I just wanted to
9 clarify for the record, we were referring to the Park View
10 Road as the emergency access point off site, rather than
11 Valley View Road.

12 In addition, and it may have been mentioned, but
13 there was discussion as well regarding putting together a
14 narrative, a detailed narrative, related to the
15 construction sequencing. That was something that LaBella
16 wanted.

17 We thought it would benefit the Board and the
18 Town Staff as well. So the team has indicated they will
19 get that within the two, three-week period.

20 CHAIRPERSON SCHWARTZ: Amanda, did you have
21 something you wanted to say?

22 DEPUTY TOWN ATTORNEY MAGNA: No, it had to do
23 with that.

24 CHAIRPERSON SCHWARTZ: Okay.

25 DEPUTY TOWN ATTORNEY MAGNA: And to confirm --

1 CHAIRPERSON SCHWARTZ: Go ahead.

2 DEPUTY TOWN ATTORNEY MAGNA: Still planned to be
3 used for construction access or is it --

4 CHAIRPERSON SCHWARTZ: No. No, just the
5 emergency access.

6 MR. DAVID STEINMETZ: No.

7 DEPUTY TOWN ATTORNEY MAGNA: Okay. Just
8 confirming.

9 CHAIRPERSON SCHWARTZ: I have one question, when
10 I went through this stuff yesterday, and that has to do
11 with the phasing.

12 I'm questioning how these houses are going to be
13 built? I understand about the infrastructure and all of
14 that to get to that point. But are these going to be built
15 to suit house by house? And how does that effect the
16 phasing program?

17 MR. JONATHAN GREBOW: Mr. Schwartz, it's Jonathan
18 on Zoom. If I may?

19 CHAIRPERSON SCHWARTZ: Go ahead, Jonathan.

20 MR. JONATHAN GREBOW: So as far as how the houses
21 are built, most of them will be models built and then most
22 of them will be built to suit, you know, contracted and
23 then a house built; very few on spec.

24 I think one of the things we've seen from the
25 comments from Mr. Lapine is that we need to -- I think you

1 are going to see a revision that has fewer phases. I think
2 you're going to see one mass grading phase, then you'll
3 maybe see a pipe phase and a couple of road phases.

4 And then the builders will work, you know,
5 builder will work their way through the site, probably from
6 closer to -- closer to the entrance and exit, working their
7 way back into this site.

8 I don't see there being a lot of, as I said, a
9 lot of spec building or prairie building, building out in
10 the areas where the roads aren't there yet.

11 CHAIRPERSON SCHWARTZ: Will that depend on the
12 customer? If a customer liked a particular lot, let's say
13 near the north end of the property, would that be something
14 that they could -- that they -- could prairie build under
15 that or not? I'm just asking.

16 MR. JONATHAN GREBOW: I mean, typically, I will
17 tell you, that we don't allow or recommend that to our --

18 CHAIRPERSON SCHWARTZ: Okay.

19 MR. JONATHAN GREBOW: Because it just creates a
20 real hardship. I just cannot guarantee that. It depends
21 on what the market is.

22 Lately, you know, for the last five years, you've
23 been able to tell our buyers anything you want. If, you
24 know, meaning you're going to stay over here and we will
25 let you know when these other lots are ready.

1 I don't know what the economy is going to bring
2 over the next couple of years. Builders may be needing to
3 be a little bit more open to customer's requests.

4 CHAIRPERSON SCHWARTZ: Okay. Are there any other
5 questions from the Board?

6 BOARD MEMBER DESAI: Yes.

7 CHAIRPERSON SCHWARTZ: Kirit?

8 BOARD MEMBER DESAI: So what is the timeline for
9 the first house being built and the close-out of the
10 project by the contractor?

11 MR. JONATHAN GREBOW: I think you've asked me
12 that a few times. It was five years ago.

13 Being straight forward, right, our timeline is to
14 start immediately. As soon as we can break ground, we will
15 be breaking ground.

16 CHAIRPERSON SCHWARTZ: No. I think the question
17 he's asking, though, Jonathan --

18 BOARD MEMBER DESAI: The phasing, the part of the
19 phasing.

20 CHAIRPERSON SCHWARTZ: He's basically asking,
21 from the time you are allowed to put a shovel in the
22 ground --

23 MR. DAVID STEINMETZ: How long until the first
24 model goes up.

25 MR. JONATHAN GREBOW: As soon as I can get a

1 building permit for it.

2 VICE CHAIRPERSON HAY: Then I think you're
3 asking --

4 MR. JONATHAN GREBOW: Immediately.

5 VICE CHAIRPERSON HAY: -- how long until the end
6 of the project?

7 MR. DAVID STEINMETZ: That's a different
8 question.

9 BOARD MEMBER SIMON: That's a different question,
10 yeah.

11 MR. DAVID STEINMETZ: That's going to be market
12 driven. It's 113-single family houses --

13 MR. JONATHAN GREBOW: It's definitely
14 market-driven.

15 MR. DAVID STEINMETZ: -- is quite a bit of
16 absorption.

17 MR. JONATHAN GREBOW: A few years ago I would
18 have told you something very different than I would
19 probably tell you today.

20 BOARD MEMBER DESAI: I understand that. The
21 reason is that there are a lot of things like emergency
22 access to the certain roads.

23 CHAIRPERSON SCHWARTZ: Doing the roads first
24 anyway.

25 BOARD MEMBER DESAI: Yeah. So a lot of access

1 and the entry and exit to the development. And so it is
2 going to be when they break ground or it's going to be in
3 the middle of it or --

4 MR. JONATHAN GREBOW: Yeah, I'm sure, Mr. Lapine,
5 your Department of Public Works and your professionals are
6 going -- when we suggest the first phase of road, we're
7 going to be surely going to loop that road. They are not
8 going to let me do a dead end.

9 So we always take into account fire and emergency
10 services, to be able to loop it. You know, we will loop it
11 and probably have a discussion about the secondary
12 entrance, if we can't loop it appropriately.

13 And I think, as Mr. Lapine said, emergency
14 access, as we get to the back, we have no interest in
15 bringing truck traffic through the neighborhood. Neighbors
16 are -- I don't want to hear neighbor complaints, if I can
17 help it.

18 CHAIRPERSON SCHWARTZ: I understand.

19 MR. DAVID STEINMETZ: Kirit, the soonest that we
20 can build that emergency access and that the professionals
21 determine it's appropriate, obviously, it's going on.

22 CHAIRPERSON SCHWARTZ: What he's saying is will
23 there be a secondary --

24 MR. JONATHAN GREBOW: And we also need to be
25 careful about public safety.

1 MR. DAVID STEINMETZ: Secondary access will go in
2 at the early phase because that's right on Dobbs Ferry
3 Road.

4 CHAIRPERSON SCHWARTZ: By definition, Jonathan,
5 what I hear you saying is you will make sure there is a
6 secondary access at all times as you phase in the roadways,
7 right? By doing a loop or something?

8 MR. JONATHAN GREBOW: Well, I think what I'm
9 saying is we make sure to loop, right. I think the loop is
10 the key in phase one. I don't know if we have two
11 entrances or exits open.

12 CHAIRPERSON SCHWARTZ: I don't mean that. I mean
13 that you'll at least have a loop or something.

14 MR. JONATHAN GREBOW: Oh, yeah, yeah, yeah. Or
15 you're building a temporary cul-de-sac that meets fire
16 truck standards or a hammer head or, you know, we've done
17 it all. I think here it will set up for a loop.

18 A lot of times, Mr. Schwartz, we, frankly, will
19 put in all the roads at once, just because it's a little
20 bit easier, rather than trying to get everything phased or
21 circular or sometimes we will just put in all the
22 improvements.

23 But after my team's conversation with Mr. Lapine
24 today, we met with JMC and discussed a revised phasing that
25 we are working on.

1 CHAIRPERSON SCHWARTZ: Okay. We look forward to
2 that. Any other comments from the Board?

3 BOARD MEMBER SIMON: Yes, I have.

4 CHAIRPERSON SCHWARTZ: Walter, go ahead.

5 BOARD MEMBER SIMON: I have two questions. My
6 first is, is there any -- Do you have any issues with the
7 proposals that were made by our consultant? Do you have
8 any problems with that?

9 MR. DAVID STEINMETZ: So Walter, we're working
10 our way through all of them. I don't think we do, but we
11 will be in touch with your staff and with Mr. Lapine.

12 And if we see a problem or if there is some
13 technical disagreement, I'm sure JMC will explain that.
14 But as I said in my initial comments, we don't find
15 anything that we read objectionable.

16 BOARD MEMBER SIMON: Okay.

17 MR. DAVID STEINMETZ: We understand what Chris
18 and his group are trying to accomplish. And Jonathan has
19 already said, he's reconsidering reshuffling the phasing to
20 make it probably easier for him as well as conducive to
21 satisfying LaBella.

22 BOARD MEMBER SIMON: And my other question is
23 directed to Hugh and Aaron. We talked about, you know, we
24 sort of threw a few things, time frames, around. You know,
25 how many weeks.

1 Do we have any rough idea when we will get any --
2 all of the information in hand so we could schedule the
3 next meeting and finalize this project?

4 CHAIRPERSON SCHWARTZ: We do.

5 DEPUTY COMMISSIONER SCHMIDT: Right, we do.

6 BOARD MEMBER SIMON: Okay.

7 CHAIRPERSON SCHWARTZ: Aaron, you can go through
8 it.

9 DEPUTY COMMISSIONER SCHMIDT: Sure. So staff
10 will suggest that the Planning Board consider closing the
11 Public Hearing this evening. Leaving the written record
12 open for a four-week period, to June 14th.

13 If everything is addressed within that time
14 period, the Board would be in a position to consider a
15 decision on June 21st.

16 BOARD MEMBER SIMON: Okay.

17 CHAIRPERSON SCHWARTZ: The one thing we have to
18 be careful of is you're 60 days from closing the Public
19 Hearing. So you did to be -- We've done this before. If
20 it happens, we need to be flexible, that's all.

21 MR. DAVID STEINMETZ: Hugh, am I not a flexible
22 guy?

23 CHAIRPERSON SCHWARTZ: Like I said, we need to be
24 flexible.

25 MR. JONATHAN GREBOW: David, I think he was

1 talking about me.

2 DEPUTY COMMISSIONER SCHMIDT: So you're open to
3 the flexibility in this instance?

4 MR. DAVID STEINMETZ: Jonathan, I was trying to
5 cover for you. Keep quiet. Turn your mic off.

6 CHAIRPERSON SCHWARTZ: I just wanted to point
7 that out.

8 MR. DAVID STEINMETZ: Understood. We are very
9 well aware of the time frame.

10 CHAIRPERSON SCHWARTZ: It would be terrific if we
11 could tie this thing up by the 14th of June in terms of
12 everything to the Planning Board so the Planning Board can
13 actually make a decision on the 21st. That would be our
14 goal.

15 MR. DAVID STEINMETZ: Regardless of what Jonathan
16 will say, he's greatly appreciative of the fact that the
17 Board is entertaining closing the Public Hearing tonight.

18 And together with JMC, we are going to try to get
19 that information into the Town as quickly as possible.

20 MR. JONATHAN GREBOW: Absolutely.

21 DEPUTY COMMISSIONER SCHMIDT: Thank you.

22 CHAIRPERSON SCHWARTZ: Any other comments from
23 the Board?

24 BOARD MEMBER SIMON: No.

25 MR. CHRISTOPHER LAPINE: If I can add one,

1 Mr. Chairman, I would just ask, we learned today there's
2 been some back and forth correspondence with the DEC
3 regarding the handling of the on-site material.

4 I would just ask that the Town be copied on the
5 correspondence so that we can understand what direction the
6 DEC is progressing in.

7 CHAIRPERSON SCHWARTZ: Okay. Did you hear that?

8 MR. JONATHAN GREBOW: I'll make sure to send an
9 email to my team right now.

10 CHAIRPERSON SCHWARTZ: Thank you, Mr. Lapine.
11 Anybody else from the public want to speak on this project?

12 (Whereupon, there was no response.)

13 CHAIRPERSON SCHWARTZ: Nobody on Zoom wants to
14 speak on this project?

15 (Whereupon, there was no response.)

16 CHAIRPERSON SCHWARTZ: Okay. I will take a
17 motion to close the Public Hearing and keep the record open
18 to June 14th.

19 BOARD MEMBER SIMON: So moved.

20 CHAIRPERSON SCHWARTZ: Walter. Do I have a
21 second?

22 VICE CHAIRPERSON HAY: Second.

23 CHAIRPERSON SCHWARTZ: Tom Hay seconds. All in
24 favor? Aye.

25 VICE CHAIRPERSON HAY: Aye.

1 BOARD MEMBER SIMON: Aye.

2 BOARD MEMBER DESAI: Aye.

3 BOARD MEMBER SNAGGS: Aye.

4 BOARD MEMBER FRAITAG: Aye.

5 CHAIRPERSON SCHWARTZ: All opposed?

6 (Whereupon, there was no response.)

7 CHAIRPERSON SCHWARTZ: Abstentions?

8 (Whereupon, there was no response.)

9 CHAIRPERSON SCHWARTZ: Okay, that passes. Thank
10 you.

11 MR. DAVID STEINMETZ: Thank you all. See you
12 soon.

13 MR. CHRISTOPHER LAPINE: Thank you very much.
14 Have a good evening.

15 MR. JONATHAN GREBOW: Thank you.

16 CHAIRPERSON SCHWARTZ: Thank you, Mr. Lapine.
17 Thank you, Jonathan.

18 MR. CHRISTOPHER LAPINE: You're welcome.

19 MR. JONATHAN GREBOW: Thank you very much.

20 CHAIRPERSON SCHWARTZ: Can I have a motion to
21 close the Public Hearing portion of our meeting tonight?

22 BOARD MEMBER DESAI: So moved.

23 CHAIRPERSON SCHWARTZ: Kirit. Can I have a
24 second?

25 BOARD MEMBER SIMON: Second.

1 CHAIRPERSON SCHWARTZ: Second, Walter. All in
2 favor? Aye.

3 VICE CHAIRPERSON HAY: Aye.

4 BOARD MEMBER SIMON: Aye.

5 BOARD MEMBER DESAI: Aye.

6 BOARD MEMBER SNAGGS: Aye.

7 BOARD MEMBER FRAITAG: Aye.

8 CHAIRPERSON SCHWARTZ: All opposed?

9 (Whereupon, there was no response.)

10 CHAIRPERSON SCHWARTZ: Okay.

11 (Whereupon, the Public Hearings were concluded.)

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16 C E R T I F I C A T I O N

17
18 Certified to be a true and accurate transcript
19 of the stenographic minutes taken on May 17,
20 2023 by the undersigned, to the best of her ability.
21

22
23 Barbara Marciante
24 Barbara Marciante,
25 Official Court Reporter