

# *Town of Stony Point*

## Department of Planning

74 EAST MAIN STREET  
STONY POINT, NEW YORK 10980

Tel: (845) 786-2716 x 1 [planning@townofstonypoint.org](mailto:planning@townofstonypoint.org) Fax: (845) 786-5138

### PLANNING BOARD MINUTES

December 10, 2015

RHO BUILDING at 7:00 P.M.

#### Present:

Eric Jaslow, Member  
Peter Muller, Member – Acting Chairman  
Michael Puccio, Member  
Gene Kraese, Member  
Gerry Rogers, Member  
Michael Ferguson, Member  
Thomas Gubitosa, Chairman - absent

Steve Homan, Esq.  
Special Counsel

Max Stach  
Town Planner

### PLANNING BOARD AGENDA

December 10, 2015

RHO BUILDING at 7:00 P.M

1. Barbuto and Barbuto – SBL 15.20-1-24, 25 Lot Line Change located on the west side of Beach Road 800 feet south of Tomkins Avenue
  - New Application

2. The Breakers – SBL 15.04-6-3,4 & 6 Site Plan Conditional Use located on the north End of Hudson Drive 600 feet north of Tomkins Avenue

- Review of application

**Other Business:**

Reduction of a Letter of Credit on Jessup Ridge West SBL 19.01-2-45.1

Minutes of October 22, 2015 Meeting

Chairman: First on the agenda we have Barbuto and Barbuto Lot Line Change.

Barbuto and Barbuto – SBL 15.20-1-24, 25 Lot Line Change located on the west side of Beach Road 800 feet south of Tomkins Avenue

- New Application

Mr. Zigler: Dave Zigler from Atzl Nasher and Zigler basically what we have here is a amendment of a property line which is a little bit unusual because the family owns both of the homes. Right now the property line on the map in front of you is pink and it is outlined with that red as existing property line and as you see it is very close to the garage behind lot 24 that is the home that they live in. Lot 25 which is the larger lot now as you see from the pink line going north has two driveways on it. Our proposal on it is to switch the line to yellow gold line which is outlined with the green proposed and that way there will be more room around the garage and there will be some room behind the house. We also added an easement in the back which would then be on lot 25 because he would like to put the boat behind the wall without changing the wall. So basically you have two lots that meet the code and we are changing the property line and everything meets the code and in some instances it is better than the code in that case I would say the garage. What we would ask the Board is if this is something that they seem to like and we would set the property corners and you can just go out and go by and look but the change doesn't create any need for permits or variances it meets the code for amended property line.

Chairman: Any questions from the Board any questions John.

Mr. O'Rourke: No, they are pretty much changing an invisible line we have no issues with it.

Chairman: Shall we set a site visit for December.

Mr. Kraese if we are going to have a Site Visit do we think we need one?

Chairman: You could mark it and we can go at our own leisure correct.

Mr. Zigler: I can have it marked by the end of next week and you can go down and look.

Chairman: So we don't want an official Site Visit so we can mark it and go see.

Mr. Puccio: I think just mark it and go see.

Mr. Kraese: Could you have it done by next Saturday?

Mr. Zigler: Yes.

Chairman: So that is what we will do you can go mark it and we will go on our own.

Mr. Zigler: The only other thing we have to do is provide John with the meets and bounds on lot 25 so he can check the calculations that will be the only other map changes.

Mr. Stach: I think there are two things you need to do one is you need to recognize that per the Stony Point Code the proposed Lot Line Change is a Type Two Action so you don't have to do any SEQRA and you may also want to discuss I believe it is at the request of the applicant to waive the Public Hearing which is also the right of this Board to do for a Lot Line Change according to Code.

Chairman: Dave do you wish to waive the Public Hearing?

Mr. Zigler: Yes, please.

Chairman: Is it acceptable to the Board does anyone have any objections if we waive the Public Hearing.

**MOTION: WAIVE PUBIC HEARING FOR THIS APPLICATION**

Made by Gerry Rogers and seconded by Gene Kraese

All in favor

Chairman: Second on the agenda is The Breakers.

The Breakers – SBL 15.04-6-3,4 & 6 Site Plan Conditional Use located on the north End of Hudson Drive 600 feet north of Tomkins Avenue

- Review of application

Mr. Zigler: We a back in for The Breakers since the last meeting which was in November we have been developing a Site Plan and grading the site for the buildings we come up with a couple of changes in the plan very little changes in the plan instead of having driveway directly down into the front of the building we are coming in on the side. Everything else is the same we have the emergency promenade which will be twenty foot and we met with Mr. Larkin John was there and we went over what his concerns were and what he wanted us to prove for fire emergency access radius and we are working on that and we are working on a fire map which has all the details on one map. Also the radius for the fire truck to move within the site we are also working on utilities there is water and sewer on the site. We have to check the water pressures and the sewer main and we have cable lines we are checking on.

Chairman: What cables?

Mr. Zigler: That is a good question Wayne is checking on them Wayne thinks it goes along the property line right across the river that is something we have to check on. At the workshop we discussed moving forward with the SEQRA process cause as you know we were going to Positive Dec this we were not going to play around and do a Part I and Part II and we want to go right and do a Positive Declaration and we discussed are you major concerns and what you thought the public would have major concerns about. We got into this discussion about the buildings we know there are questions about traffic the things you would normally think about roads, utilities, school children that kind of thing but being we are on the river and it is kind of like the first time you have ever seen a plan Stony Point has ever seen a plan like this. Usually when we are dealing with the Board we are dealing with a building this is a community we are doing different buildings

different uses and we will have different uses on the site and that was thought to be something that would have to be studied because you are talking about visibility from the river visibility from the park the Battlefield so what we got into this discussion on having the architect come in and explain the buildings to you explain the (inaudible) so that when we get into this Public Hearing when you set it we have an idea to give to the people what we are talking about. The buildings the heights the roofs the pitches and the colors because that is what we thought was important so that is why the boards are set up.

Mr. Prazen Cackovic, Architect for Applicant - DCAK – MSA Architecture and Engineering

Mr. Cackovic: We have enjoyed working so far with Wayne and the project we will take you through as by now you very well know the site so unless you want me to I can try and stay away from this and primarily talk about buildings. So the views of the river we felt that the views of the river are (inaudible) for anybody who would be interested here is coming because of the views because of the proximity of the river itself. So as a result of this you see this unusual herringbone pattern in the building footprint that shows you the apartments that are all angled at 45 degrees towards the river so instead of typical apartments facing in various directions here we wanted to make sure that every apartment that everybody who lives in this community has a view of the river. The town houses at the north end of the site would obviously all have a nice view of the river as well as (inaudible). By now the general division of the site and that is residential and on the south end of the site we have commercial uses. We will have a restaurant there we will have marina offices there and marina related uses as well. Also some of the public parking in this area we know that your community wanted to see a park on the river wanted to see the possibility for the residents to come there and enjoy the site and we have really put no obstacles for someone who wants to come to the site and enjoy anyplace. Now intentionally we have designed it in such a way that if you come by car and you park some place here you can get an ice cream or a soda and go down the wharf all the way out and enjoy the views of the river you could come here also across the bridge here we call a great lawn here and go straight on the fishing pier. This is not a gated community it is a very open community. So this is the floor plan the herring bone pattern and they you see the elevation we have been guided by the Colonial Style of Stony Point and the History that has been here for such a long time. You can see that in the materials as well we are proposing that the buildings your standard siding as you see on the board (inaudible) this should be hardy plank maintenance free material the accents will be azact it is

similar to hardy plank and cedar shingles here that is for now the preliminary selections. The area below is the area we will use for parking it is a fully concealed it will be shielded and screened with a growth of trees. So this is a view from the river this is a view from the railroad. The preliminary site would include some maritime images so they are relatively streamlined. The fixtures will be led they will be energy efficient the buildings will also have many sustainable features. What you see on this board this is an inspiration board to give you an idea about the public park since that part has only been partially designed there are seating dining some chairs and group activities. The fire access that you are concerned about we have a complete loop but in order not to have a highway near the Hudson River we have varied the surfaces and textures but it is very clear that twenty or twenty five foot wide driveway for fire access will be maintained for fire vehicles. There are some wetlands north of the site we cannot very much do anything with that but they will be a visual presence on the site. This is just an inspiration just to give you an idea of what it is going to look like. This is a general presentation of where we are going with the design of the buildings.

Chairman: The Board have any questions or comments.

Mr. Kraese: Not at this time.

Mr. O'Rourke: No not at this time.

Mr. Stach: So I think it is useful to note that this is the beginning of a very extensive process that is going to include probably some opportunities for public comment. The State has a very programmed and proscribed method for going through the environmental review for a Site like this and given that this site is on the river and given that this site is located next to the Stony Point Battlefield it has wetlands and it falls into what we call a Type 1 Action which under SEQRA is likely to require a Draft Environmental Impact Statement that is a document it is a very thorough review of the environmental impacts that has not been conducted in Stony Point I believe since I have been here with the exception of when we did the Master Plan and the Zoning . The Draft Environment Impact Statement is much more robust than the Environmental Assessment Forms that we usually look at and it starts off with the Public Scoping Session. That Public Scoping Session is essentially intended to gain input from the public on what environmental impacts may occur. Based on this project tonight y since you received the application you have been informed by project sponsor that he wants or intends to prepare an EIS and he is not attempting to take the more less restrictive or less through road the EAF I am recommending that you adopt a Notice of Intent to Declare Lead

Agency that's the first two pages of the document that I provided for you. What this does is it begins the coordination with the other entire agency that requires approvals for this that includes the Town Board. The applicant has shown Public spaces there are going to be sewer hook ups all of that will need to be approved by the Town Board you have two approvals both Site Plan and the Conditional Use Permit additionally Rockland County will have permits over main extensions you will have Army Corps even though they are not required to participate in SEQRA they will have to provide jurisdictional determination and they govern how water site improvement might happen likewise DEC will have a SPEEDIES Permit if there are any issues with the title wetlands they will want those addressed likewise they will have a general authority over the protection of waters to deal with any improvements to the interface between the land and the water bulk heads the fishing pier that is being proposed those kind of thing will all be subject to DEC and Army Corps review. So this Notice of Intent goes out to those agencies and tells them that you are going oversee the preparation of the EIS in this instance normally we will put the EAF here and leave it at that but in this instance since the applicant has already provided a Draft Scope and to you that he is intending to prepare a EIS and put on that what I am suggesting you put that with this document rather than sending the EAF you send that Draft Scope. A Draft Positive Declaration is the formal paper work that says we are going to create a EAF and we are going to start Public Scoping. You cannot adopt that until you are Lead Agency which will not happen until January 11, 2016 if you don't receive objections from any of these agencies it is unlikely that you will you have to give them thirty days to object and if they object they you have to enter into a process that would take approximately three months where you go to DEC and DEC says who is going to be Lead Agency. There are some time frames since because the applicant has provided you with a Draft Scope you are supposed to provide a final scope within sixty days I understand that the applicant has agreed to extend that sixty days to the regular Planning Board Meeting in February. So what that would allow this Board to do is after January 11, 2016 after you let those thirty days run if nobody else objects you being Lead Agency you can adopt that Positive Declaration it has to be published in the newspaper of record at least 14 days before the Public Hearing we will have to put something on the DEC Environmental Notice Bulletin then we can schedule a Public Scoping Session for January 28, 2016 additional because the applicant has agreed to extend that sixty days you can extend the written comment period for ten days beyond that so if people were not able to make it they can provide you with written comments for another ten days past that and then you will have the opportunity to go to a TAC Meeting discuss this how you want to adopt it if you want to incorporate any more information into the EIS and adopt the final on February 25, 2016. So that is the

first step in this process once the Planning Board adopts this final scope which includes consideration of any public concerns for final impacts that are reasonable and you believe need to be assessed then the applicant has to go out and he has to prepare the EIS and that EIS has to address every subject you put in the Scope. That is typically a process that will take a few months at least and then after that EIS comes back and it answers those questions on Environmental Impacts there will be a Public Hearing scheduled on that DEIS document. That will allow involved agencies to provide comments it will allow you provide comments as Lead agency the public can review it and provide comments and then after the public comment period ends which has to be at least 45 days after the DEIS is release then the applicant has to answer any of those questions the public has in a final DEIS. So what you are seeing is there is going to be a lot of talking about the issues here there is going to be a lot of vetting of Environmental Impacts the project that you are looking at on this Board is not likely the project that comes out the other end of this process there will be considerations that require modifications to this project it is all part of the process. So that is kind of spelled out in the Lead Agency Notice it is all put forth I have asked the applicant and they have agreed and we discussed this at the TAC Meeting to put a little more information at the beginning of this Draft Scope to tell the public the process and how this is going to proceed actually the version that Mary gave you for tonight had some brackets that I had included in those comments to the applicant to let them know why I was requesting those additions so the version I have given you tonight took out those brackets for your information and there is one other modification that I have made which was to change and interested agency in the Scope to an involved agency. On page 12 of the appendices that needed to be provided there was duplicative of so I left it at A thru D and I think you will agree that the item D which just requires all underlining studies will include things like the traffic study the fiscal analysis all that is included as an underlining study so what I would suggest is that you adopt this Notice of Intent I have identified several agencies involved agencies additionally interested agencies which is the Supervisor which I know is going to change but technically when you adopt this it is still Geoff the Waterfront Advisory Committee that's you guys Bill as the Flood Way coordinate the ARB the Stony Point Battle Field the Rockland County Planning Department the Fire District the Ambulance Corps the North Rockland School District and the only adjacent Municipality here is the Town of Cortland even though it is across the river they are technically adjacent to the site since that site goes out into the river. If you agree you can go ahead and adopt that tonight and begin the SEQRA



process I will provide this to Mary so she can do the mailing and then after 30 days the other thing I would suggest is that you authorize the Chairman to go ahead and send out the Positive Declaration if no objections happen in the thirty days because we do need to get this published and there will not be another Planning Board Meeting before that January 28<sup>th</sup> meeting.

Chairman: Does the Board have any questions for Max.

Mr. Kraese: You went through all these numbers and how you are doing it so we are probably going to have a Public Hearing next month a Public Scoping Session and that is if no one objects that would be like the DEC or the Army Corps if they needed more time...

Mr. Stach: If DEC wanted to be Lead Agency like we did with gasification that pushes everything so everything comes to a halt if that happens but that is not likely to happen so yes I would assume that you would be Lead Agency so yes on January 11<sup>th</sup> you will assume that roll if there are no objections automatically you don't have to do a meeting or resolution or anything then you can send out the Positive Declaration which I have in draft form here we would remove the draft and send it out that would be the official notification that an EIS will be prepared and that we are going to have a scoping session. You would have to do a newspaper announcement in addition but we are saying that barring objections we are having a public scoping session in January.

Mr. Sheehan: The only question I have is then after the 11<sup>th</sup> when that notice is sent out does that include the dates and the times of the Public Scoping Session?

Mr. Stach: Yes January 28, 2016 at 7:00 P.M. at Rho if they resolve that the Chairman can send this out then it is done this paperwork is ready to go.

Mr. Sheehan: I just wanted to make sure because we are not going to be back until the meeting.

Chairman: First thing we have to do is to declare Lead Agency.

Mr. Stach: To Notice your Intent to declare Lead Agency.

Resolution - December 10, 2015

Planning Board of the Town of Stony Point

WHEREAS, an application for site plan and conditional use permit was received by the Planning Board on October 1, 2015; and

WHEREAS, the Planning Board convened a Technical Advisory Committee Meeting on October 8, 2015 to discuss this plan attended by two Stony Point Planning Board Members, the Stony Point Building Inspector, the Stony Point Town Engineer, the Stony Point Fire Inspector, the Planning Board Attorney, and the Consulting Planner in order to discuss the application informally; and

WHEREAS, a second Technical Advisory Committee Meeting was held on November 12, 2015; and the Plan scheduled for appearance at the regularly scheduled Planning Board meeting of December 10, 2015; and

WHEREAS, due to the nature of the application, the proposed project constitutes a Type 1 action under the provisions of 6 NYCRR 617 (SEQR), including the fact that the location of the proposed project is adjacent to the Stony Point Battlefield State Park.

WHEREAS, the Planning Board has the broadest authority to review project impacts and impose reasonable mitigations; and

WHEREAS, the Project Sponsor USA Marina, LLC has indicated to the Planning Board that it intends to prepare a Draft Environmental Impact Statement (DEIS) and has submitted a Draft Scope in lieu of an Environmental Assessment Form (EAF) and requested that the EAF be waived consistent with 6 NYCRR 617.6(a)(4); and

WHEREAS, the Planning Board convened a meeting on December 10, 2015 to discuss the application;

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby declares its intent to assume lead agency status on January 11, 2015 and orders the Planning Board secretary to circulate a Notice of Intent to Declare Lead Agency Status to the following Involved and Interested Agencies:

- Stony Point Town Board;
- Rockland County Health Dept;
- US Army Corps of Engineers;
- New York State Department of Environmental Conservation;
- Supervisor, Town of Stony Point;
- Stony Point Waterfront Advisory Committee;

- Stony Point Local Floodplain Administrator;
- Stony Point Architectural Review Board;
- NYS Ofc Parks, Recreation & Historic Preservation - Palisades Region;
- County of Rockland Planning Department;
- Town of Stony Point Fire District;
- Town of Stony Point Ambulance Corps;
- North Rockland Central School District;
- Supervisor, Town of Cortlandt; and

BE IT FURTHER RESOLVED, that the action is tentatively classified as Type 1; and

BE IT FURTHER RESOLVED, that the Planning Board hereby adopts a Positive Declaration of Environmental Significance, barring the receipt of objections by involved agencies to the Planning Board assuming lead agency status; and

BE IT FURTHER RESOLVED, that the Planning Board authorizes the Planning Board Secretary to distribute the Positive Declaration of Environmental Significance to all involved and interested agencies and publish notification of the Public Scoping session in the newspaper of record barring the receipt of objections by involved agencies to the Planning Board assuming lead agency status; and

BE IT FURTHER RESOLVED, that a Public Scoping Session be held on January 28, 2016 at 7:00 PM at the Rho Building - 5 Clubhouse Lane, Stony Point, NY 10980 barring the receipt of objections by involved agencies to the Planning Board assuming lead agency status;

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Michael Puccio	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Eric Jaslow	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Michael Ferguson	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Gerry Rogers	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>
Gene Kraese	<u>  x  </u>	<u>      </u>	<u>      </u>	<u>      </u>

Chairman Gubitosa	_____	_____	_____	___x___
Peter Muller	___x___	_____	_____	_____
Acting Chairman				

The Resolution was thereupon duly adopted.

Mr. Zigler: One other thing we would like to get a Court Reporter to take the minutes of the Scoping Session. Usually if we do it then they are working for us I think we would rather have the Town do it and then it would come out of the Escrow Account.

Chairman: Do we need a motion for a Court Reporter and the applicant has to pay the fees.

Mr. Honan: It should be part of the escrow fund it does not hurt to make a resolution that will happen.

**MOTION: TO HIRE A COURT REPORTER AND THE FEES WILL BE PAID OUT OF ESCROW ACCOUNT OF THE APPLICANT FOR PURPOSES OF RECORDING THE ENTIRE SCOPING SESSION**

Made by Gerry Rogers and Mike Ferguson  
Roll call vote all in favor

Mr. Zigler: One other question I want to give Mary smaller maps to put in with the notice if that would be alright.

Mr. Stach: I think that would be more appropriate.

Chairman: You have our permission.

Mr. Stach: One more thing I think it would be appropriate for the applicant to provide a letter to this Board giving permission to this Board to extend the sixty day period for adoption of a Final Scope till February 25, 2016.

Chairman: Dave will you provide that to us.

Mr. Zigler: Yes.

Mr. Kraese: Just one thing Tom do you have anything to say about this at this point?

Mr. Larkin: No John O'Rourke, Dave and I are almost settled on the Fire Department access it is a work in progress.

Chairman: Next on other business Jessup Ridge Cost Estimate Reduction.

Reduction of a Letter of Credit on Jessup Ridge West SBL 19.01-2-45.1

Mr. O'Rourke: Half of the work after all those years has been done we have re-evaluated the numbers and at the current cost we have more than sufficient monies to complete the project. On my letter of December 4, 2015 shows everything that they have done to date.

Mr. Sheehan: That is fine because we have enough money to finish this with a cushion built in.

Mr. Puccio: Good that was one of my concerns.

Copy of PDF December 4, 2015 Letter from John O'Rourke, Town Engineer  
Letter on Cost Reduction on Jessup Ridge West Below

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

John J. Lenc, P.E., L.S., P.P.  
David E. Higgins, P.E.  
Rodney C. Knowlton, L.S.

Arthur R. Tully, P.E.  
John J. O'Rourke, P.E.  
John D. Russo, P.E.

December 4, 2015

Thomas Gubitosa, Chairman  
Town of Stony Point  
Planning Board  
74 East Main Street  
Stony Point, NY 10980

RE: Jessup Ridge Bond Reduction

Dear Chairman Gubitosa and Planning Board Members:

Please be advised that our office reviewed the request from Mr. Ryan Nasher on behalf of Jessup Ridge for a reduction in monies currently held by the Town of Stony Point relative to improvements associated with the above referenced project.

Based upon our review of the prior engineer's files, approved plans and site observation of work completed to date, we would recommend the following reduction.

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>TOTAL</u>	<u>% COMPLETE</u>	<u>VALUE</u>
1. Belgian Block Curb	2,500 LF	\$37,500.00	90%	\$ 33,750.00
2. Standard Catch Basin	1	\$ 3,000.00	90%	\$ 2,700.00
3. Standard Manhole	3	\$ 9,000.00	90%	\$ 8,100.00
4. Drainage Outlet Structures	2	\$ 8,000.00	90%	\$ 7,200.00
5. 15" HDPE Pipe	231 LF	\$ 8,085.00	90%	\$ 7,267.50
6. 24" HDPE Pipe	140 LF	\$ 6,300.00	90%	\$ 5,670.00
7. Rip-Rap	115 SY	\$ 5,750.00	90%	\$ 5,175.00
8. Detention Basin Dry	21,000 CF	\$21,000.00	90%	\$ 5,175.00
9. New House San. Sewer Connections	3	\$ 5,250.00	90%	\$ 4,725.00
<b><u>Top Coat – Former Jessup Valley Estates</u></b>				
1. Top Wearing Course	1,450 Tons	\$146,300.00	50%	<u>\$ 73,150.00</u>
<b>Total Work Completed</b>				<b>\$166,637.50</b>

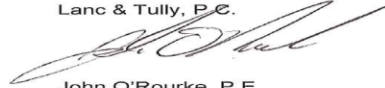
Based upon the current monies held by the Town of \$289,000, less the \$166,637.50 of work completed, leaves an amount of \$122,362.50 to be held by the Town for the remaining work and final cleaning/maintenance of drainage facilities.

(845) 294-3700 • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (845) 294-8609  
www.lanctully.com

December 4, 2015

We trust the above is sufficient for your needs at this time, however should you require any additional information or have any questions regarding the above, please do not hesitate to contact our office.

Very truly yours,  
Lanc & Tully, P.C.



John O'Rourke, P.E.

cc: Geoff Finn, Supervisor  
Joan Skinner, Town Clerk  
Larry Brissing, Highway Superintendent  
William Sheehan, Building Inspector  
Ryan Nasher, Atzl, Nasher & Sigler, PC

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December 4, 2015

**Thomas Gubitosa, Chairman**  
Town of Stony Point  
Planning Board  
74 East Main Street  
Stony Point, NY 10980

RE: Jessup Ridge Bond Reduction

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4. Drainage Outlet Structures	2	\$ 8,000.00	90%	\$ 7,200.00
5. 15" HDPE Pipe	231 LF	\$ 8,085.00	90%	\$ 7,267.50
6. 24" HDPE Pipe	140 LF	\$ 6,300.00	90%	\$ 5,670.00
7. Rip-Rap	115 SY	\$ 5,750.00	90%	\$ 5,175.00
8. Detention Basin Dry	21,000 CF	\$21,000.00	90%	\$ 5,175.00
9. New House San. Sewer Connections	3	\$ 5,250.00	90%	\$ 4,725.00

**Top Coat – Former Jessup Valley Estates**

1. Top Wearing Course	1,450 Tons	\$146,300.00	50%	<u>\$ 73,150.00</u>
<b>Total Work Completed</b>				<b>\$166,637.50</b>

Based upon the current mobnies held by the Town of \$289,000, less the \$166,637.50 of work completed, leaves an amount of \$122,362.50 to be held by the Town for the remaining work and final cleaning/maintenance of drainage facilities.

We trust the above is sufficient for your needs at this time, however should you require any additional information or have any questions regarding the above, please do not hesitate to contact our office.

Very truly yours,  
Lanc & Tully, P.C.

John O'Rourke, P.E.

cc: Geoff Finn, Supervisor  
Joan Skinner, Town Clerk  
Larry Brissing, Highway Superintendent



William Sheehan, Building Inspector  
Ryan Nasher, Atzl, Nasher & Sigler, PC

jessup.ridge.12.4.15.docx

**MOTION: REDUCE THE SECURITY IN THE AMOUNT OF \$166,637.50**  
Made by Gene Kraese and seconded by Gerry Rogers

**MOTION: ACCEPT MINUTES OF OCTOBER 22, 2015**  
Made by Gene Kraese and seconded by Gerry Rogers

**MOTION: TO CLOSE PLANNING BOARD MEETING**  
Made by Gerry Rogers and seconded by Gene Kraese

Respectfully submitted,

Mary Pagano, Clerk to the Board