Historic Town of Hyde Park

Planning Board
4383 Albany Post Road
Hyde Park, NY  12538
(845) 229-5111, Ext. 2, (845) 229-0349 Fax
“Working with you for a better Hyde Park”

DRAFT MINUTES OF THE APRIL 3, 2019
WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT:  MICHAEL DUPREE, CHAIRMAN
DIANE DI NAPOLI
CHRISTOPHER OLIVER
BRENT PICKETT
ANN WEISER
STEPHANIE WASSER
ROBERT WATERS-ALTERNATE BOARD MEMBER

MEMBERS ABSENT:  ANNE DEXTER - VICE CHAIR

OTHERS PRESENT:  VICTORIA POLIDORO, PB CONSULTING ATTORNEY
PETE SETARO, PB CONSULTING ENGINEER
LIZ AXELSON, PB CONSULTING PLANNER
CYNTHIA WITMAN, PLANNING BOARD SECRETARY

TABLE OF CONTENTS

ATHANAS EAST SOLAR FARM  2-4
ATHANAS WEST SOLAR FARM  4
CREAM STREET SOLAR FARM  4-7
TACONIC REALTY VIOLET AVENUE  7
HUDSON VALLEY HOSPICE  7
SAKE BREWERY  8-9
HYDE PARK TOWN CENTER NORTH-BLDGS. 3, 4 & 5 AMEND  10-11
STAATS-CREED LOT-LINE REALIGNMENT  12-13
KHOUSEY & NESHEIWAT  13-14

Chairman Dupree: Welcome everyone to the April 3rd meeting of the Hyde Park Planning Board. Please take note of exits around the room in case of emergency or
mishap and now join me as we salute the American Flag. Chairman Dupree commenced the Pledge of Allegiance.

WORKSHOP:

ATHANAS EAST SOLAR FARM
Site Plan & Special Use Permit Approval Solar Farm (#2018-12)
Location: 1436 Route 9G
Grid#: 6165-02-770880

In Attendance: Dawn Dana, La Bella Associates
               Adam Webb, MAP energy funding solutions

The applicants presented their revised application and the Board and their consultants responded with their comments and suggestions.

RESOLUTION CLASSIFYING THE ACTION, DECLARING INTENT TO
SERVE AS LEAD AGENCY IN A COORDINATED REVIEW, AND
REFERRING THE ACTION TO THE DUTCHESS COUNTY DEPARTMENT
OF PLANNING AND DEVELOPMENT

Athanas East Solar Farm

Date: April 3, 2019  Moved By: Ms. Wasser
Resolution: #2018-12  Seconded By: Mr. Oliver

WHEREAS, the applicant, NY Solar 1000 LLC, on behalf of owner Thomas Athanas, has submitted an application for site plan and special use permit approval to develop a 2.4-megawatt solar farm on property located at 1436 Route 9G (the “Project”), identified as tax parcel no. 6165-02-770880, in the Greenbelt Zoning District (the “Site”); and

WHEREAS, the Project is depicted on a site plan entitled “Athanas East Photovoltaic Plan,” prepared by LaBella PC, dated November, 2018, last revised January 31, 2019 (the “Site Plan”); and

WHEREAS, solar farms are permitted in the Greenbelt Zoning District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted an agricultural data statement, received March 19, 2019; and

WHEREAS, the Site is located within New York State Agricultural District 20; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form Part 1 (“EAF”) dated March 7, 2019; and
WHEREAS, the Project proposes the physical disturbance of 4.2 acres; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), the Planning Board is required to determine the classification of the proposed action; and

WHEREAS, pursuant to 6 NYCRR § 617.4(b)(6)(i), activities, other than the construction of residential facilities, that involve the physical alteration of ten or more acres constitute Type I actions under SEQRA; and

WHEREAS, pursuant to 6 NYCRR § 617.4(b)(6)(i), any Unlisted action that includes a nonagricultural use occurring wholly or partially within an agricultural district (certified pursuant to Agriculture and Markets Law, article 25-AA, sections 303 and 304) and exceeds 25 percent of any threshold established in this § 617.4 constitutes a Type I action under SEQRA; and

WHEREAS, the Project is located within 500 feet of New York State Route 9G; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:

1. Classifies the Project as a Type I action under SEQRA.

2. Declares its intent to serve as Lead Agency in a coordinated review of the Project and directs its secretary to circulate notice of its intent to all other involved and interested agencies.

3. Directs its secretary to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

Aye Mr. Dupree
Aye Ms. DiNapoli
Absent Ms. Dexter
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser
VOICE VOTE 6-0 1-Absent Motion Carried

Involved and Interested Agencies
New York State Department of Environmental Conservation
New York State Energy Research and Development Authority
New York State Historic Preservation Office
New York State Department of Transportation
Roosevelt Fire District
Hyde Park Town Board
Hyde Park Zoning Board of Appeals
Hyde Park Conservation Advisory Committee
Hyde Park Fire Inspector
Central Hudson
Hyde Park Central School District

MOTION: Ms. DiNapoli
SECOND: Mr. Oliver

To set the public hearing for Athanas East Solar Farm for May 1, 2019.

Aye Mr. Dupree
Aye Ms. DiNapoli
Absent Ms. Dexter
Aye Ms. Weiser
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser

VOICE VOTE 6-0 1-absent Motion Carried

ATHANAS WEST SOLAR FARM
Site Plan & Special Use Permit Approval Solar Farm (#2018-27)
Location: 1479 Route 9G
Grid#: 6166-03-488215

In Attendance: Dawn Dana, La Bella Associates
Adam Webb, MAP energy funding solutions

The applicants presented their revised application and the Board and their consultants responded with their comments and suggestions.

CREAM STREET SOLAR FARM
Site Plan & Special Use Permit Approval Solar Farm (#2018-28)
Location: 129 & 133 Cream Street
Grid#: 6264-01-473668, -465747

In Attendance: Dawn Dana, La Bella Associates
Adam Webb, MAP energy funding solutions
The applicants presented their revised application and the Board and their consultants responded with their comments and suggestions.

RESOLUTION CLASSIFYING THE ACTION, DECLARING INTENT TO SERVE AS LEAD AGENCY IN A COORDINATED REVIEW, AND REFERRING THE ACTION TO THE DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

Cream Street Solar Farm

Date: April 3, 2019          Moved By: Mr. Oliver
Resolution: #2018-28       Seconded By: Ms. DiNapoli

WHEREAS, the applicant, NY Solar 1000 LLC, on behalf of owners Equine129, LLC and Cattle133, LLC, has submitted an application for site plan and special use permit approval to develop a 4.7-megawatt solar farm on two properties located at 129 and 133 Cream Street (the “Project”), identified as tax parcel no. 6264-01-465747 and -473668, respectively, in the Greenbelt Zoning District (the “Site”); and

WHEREAS, the Project is depicted on a site plan entitled “129/133 Cream Street,” prepared by LaBella PC, dated November, 2018, last revised January 18, 2019 (the “Site Plan”); and

WHEREAS, solar farms are permitted in the Greenbelt Zoning District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted an agricultural data statement, received March 19, 2019; and

WHEREAS, the Site is located within New York State Agricultural District 20; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form Part 1 (“EAF”) dated March 7, 2019; and

WHEREAS, the Project proposes the physical disturbance of 4.6 acres; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act (“SEQRA”), the Planning Board is required to determine the classification of the proposed action; and
WHEREAS, pursuant to 6 NYCRR § 617.4(b)(6)(i), activities, other than the construction of residential facilities, that involve the physical alteration of ten or more acres constitute Type I actions under SEQRA; and

WHEREAS, pursuant to 6 NYCRR § 617.4(b)(6)(i), any Unlisted action that includes a nonagricultural use occurring wholly or partially within an agricultural district (certified pursuant to Agriculture and Markets Law, article 25-AA, sections 303 and 304) and exceeds 25 percent of any threshold established in § 617.4 constitutes a Type I action under SEQRA; and

WHEREAS, the Project is located within 500 feet of County Route 39; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a county highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:

1. Classifies the Project as a Type I action under SEQRA.

2. Declares its intent to serve as Lead Agency in a coordinated review of the Project and directs its secretary to circulate notice of its intent to all other involved and interested agencies.

3. Directs its secretary to refer the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

   Aye Mr. Dupree  
   Aye Ms. DiNapoli  
   Absent Ms. Dexter  
   Aye Mr. Oliver  
   Aye Mr. Pickett  
   Aye Ms. Wasser  
   Aye Ms. Weiser

VOICE VOTE 6-0 1-Absent Motion Carried

Involved and Interested Agencies
New York State Department of Environmental Conservation  
New York State Energy Research and Development Authority  
New York State Historic Preservation Office  
Dutchess County Department of Public Works  
Roosevelt Fire District  
Hyde Park Town Board
Hyde Park Fire Inspector
Hyde Park Conservation Advisory Committee
Central Hudson
Hyde Park Central School District

MOTION: Ms. DiNapoli
SECOND: Mr. Oliver

To set the public hearing for Cream Street Solar Farm for May 1, 2019.

<table>
<thead>
<tr>
<th>Aye</th>
<th>Mr. Dupree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aye</td>
<td>Ms. DiNapoli</td>
</tr>
<tr>
<td>Absent</td>
<td>Ms. Dexter</td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Weiser</td>
</tr>
<tr>
<td>Aye</td>
<td>Mr. Oliver</td>
</tr>
<tr>
<td>Aye</td>
<td>Mr. Pickett</td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Wasser</td>
</tr>
</tbody>
</table>

VOICE VOTE 6-0 1-absent  Motion Carried

TAConIC REaLTY VIOLET AVENUE
Minor Subdivision 4 lots & Site Plan Approval (#2018-29)
Location: 374, 378, 382, 386 Violet Avenue
Grid#: 6163-04-600353

In Attendance: Kelly Libolt, Page Park Associates

Board Member Chris Oliver recused himself from both the Taconic Realty Violet Avenue and Hudson Valley Hospice applications. He stepped down from the dais and was replaced by Alternate Board Member, Robert Waters.

The applicants presented their revised application and the Board and their consultants responded with their comments and suggestions.

HUdSON VALLEY HOSPICE
Site Plan & Special Use Permit Approval (#2019-10)
Location: 374 Violet Avenue
Grid#: 6163-04-600353

In Attendance: Joe Berger, Berger Engineering
Michael Kaminski, Hudson Valley Hospice

The applicants presented their application and the Board and their consultants responded with their comments and suggestions.

OTHER BUSINESS:

Alternate Board Member, Robert Waters stepped down from the dais and Board Member Chris Oliver returned.

SAKE' BREwERY
Site Plan Approval (#2018-25)
RESOLUTION GRANTING SITE PLAN AMENDMENT APPROVAL

Sake Brewery

Date: April 3, 2019
Moved By: Ms. DiNapoli

Resolution#: 2018-25F
Seconded By: Mr. Oliver

WHEREAS, on November 7, 2018, by Resolution #2018-25C, the Planning Board granted the applicant, Asahishuzo International Co., Ltd., conditional site plan approval to establish a Craft Brewery by redeveloping an existing commercial site with a pre-existing building, including the construction of a 4,000 sq. ft. rice polishing building, wastewater treatment plant, and related structures on a property located at 5 Saint Andrews Road, identified as tax parcel no. 133200-6164-03-021198, in the Town Center Historic District, as depicted on a site plan set entitled, “New Sake Brewery,” prepared by Chazen Engineering, Land Surveying & Landscape Architecture, Co., D.P.C., et al., dated December 11, 2017, last revised November 2, 2018, consisting of sheets G-001, C-001, C-002, C-003, C-004, C-005, C-011, C-011A, C-021, C-031, C-131, C-132, C-133, L-021, L-022, A-001, A-060, E-000, E-052, E-052A, E-052B, E-052C, E-052D, and E-100 (the “Conditionally Approved Site Plan”); and

WHEREAS, on December 5, 2018, the conditions of site plan approval were modified by Resolution # 2018-35D; and

WHEREAS, on February 5, 2019, the applicant submitted an application for amended site plan approval to remove nine feet of cladding from the western facade of the main building, eliminate the raised loading dock within the rice polishing building, and to add a canopy to the loading area at the rice polishing building (the “Amended Project”); and

WHEREAS, the Amended Project does not propose significant changes to the Conditionally Approved Site Plan and changes the Conditionally Approved Site Plan only as indicated on the Amended Site Plan Set; and

WHEREAS, on February 20, 2019, the Planning Board reaffirmed its prior determination of significance, a negative declaration, adopted on September 5, 2018, determining that the Amended Project will not result in any significance adverse environmental impacts; and

WHEREAS, on February 20, 2019, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for its review pursuant to section 239-m of the General Municipal Law, which responded on March 8, 2019 that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on March 20, 2019, during which all those who wished to speak were heard; and

WHEREAS, by letter dated March 22, 2019, the Zoning Administrator determined that a height variance would not be needed for the proposed wastewater treatment building.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants site plan amendment approval to the Amended Project, as shown on the Amended Site Plan Set, and authorizes the Chairperson or his authorized designee to sign the Amended Site Plan Set after compliance with the following conditions:

1. Payment of all fees and escrow.

2. Satisfaction of all conditions of approval for the Conditionally Approved Site Plan, as stated on November 7, 2018 in Resolution #2018-25C and as modified on December 5, 2018 by Resolution #2018-35D.

| Aye       | Mr. Dupree  |
| Absent    | Ms. Dexter |
| Aye       | Ms. DiNapoli |
| Aye       | Mr. Oliver |
| Aye       | Mr. Pickett |
| Aye       | Ms. Wasser |
| Aye       | Ms. Weiser |

VOICE VOTE  6-0  1-Absent  Motion Carried

HYDE PARK TOWN CENTER NORTH-BLDGS 3, 4 & 5
Site Plan Amendment Approval (#16-15)
RESOLUTION TO APPROVE AN AMENDED SITE PLAN

Hyde Park Town Center North – Buildings 3, 4, 5

Date: April 3, 2019  Moved By: Mr. Oliver
Resolution: #16-15I  Seconded By: Ms. DiNapoli

WHEREAS, on June 20, 2018, by Resolution # 16-15G, the applicant, N & N Hyde Park LLC, received conditional site plan approval for exterior alterations to three existing structures in an existing shopping center and other related site plan improvements located at 4272 and 4274 Albany Post Road, tax parcel nos. 6064-02-922988 and 6065-04-933017 located in the Town Center Historic District (the “Project”), as depicted on plans entitled “Hyde Park Town Center North – Amended Site Plan” prepared by Berger Engineering and Surveying, dated October 6, 2017, last revised June 14, 2018, sheets T1, EX1, SP1, SP2, SP3, and SP4, SP5, a lighting plan prepared by Selux dated June 13, 2018, landscaping plans prepared by the Michael Boice Collaboration entitled “Hyde Park Town Center North Amended Site Plan” dated April 9, 2016, last revised June 13, 2018 (6 sheets), and undated building elevations prepared by DeGraw and DeHaan Architects entitled “Hyde Park Town Plaza” submitted on June 14, 2018 (the “Site Plan”); and

WHEREAS, on December 19, 2018, the applicant requested that the Site Plan be amended to: remove a portion of the existing sidewalk along the west and northwest sides of Building 5, as labeled on the Site Plan, and replace it with landscaping and a new concrete sidewalk; trim the two privet hedges and add new landscaping; add gooseneck lighting to the façade of Building 5; change the location of the sign on Building 5; repaint the canopy and posts on Building 2 in lieu of removing it; and remove the monument sign planter located just north of Building 5; and

WHEREAS, the proposed amendments to the Site Plan are depicted on a site plan entitled, “Hyde Park Town Center – North – Phase II Site Plan Amendment,” sheet SP-1 Revised, prepared by Berger Engineering and Surveying, dated March 12, 2019, an elevation entitled “Emergency One (Sign Location)” prepared by DeGraw and DeHaan Architects, submitted March 13, 2019, and a sign plan entitled “Emergency One – Hyde Park,” sheets 1, 2, 3, and 4, prepared by Timely Signs of Kingston, Inc., dated February 20, 2019 (collectively, the “Amended Site Plan”); and
WHEREAS, on March 20, 2019, the Planning Board classified the Project as a Type II action under the State Environmental Quality Review Act; and

WHEREAS, on March 20, 2019, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for its review pursuant to section 239-m of the General Municipal Law, which responded on March 28, 2019 that it was a matter of local concern with comments; and

WHEREAS, the Amended Site Plan only modifies select sidewalk, landscaping, and façade features, and all other features of the approved Site Plan remain in full force and effect; and

WHEREAS, on March 20, 2019, the Planning Board waived the requirement for a public hearing.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the amended Site Plan and authorizes the Chairperson or his authorized designee to sign the Site Plan after compliance with the following conditions:

1. Payment of all fees and escrow.

2. Revision of the Amended Site Plan to depict the extension of the sidewalk on the eastern side of the Property to meet the location of the proposed Town sidewalk, as approved by the Town Engineer.

BE IT FURTHER RESOLVED, that prior to authorization of a certificate of occupancy for Building 5 by the Zoning Administrator, the applicant shall paint the canopy and supporting poles on Building 2 a gray color to match the Paint on Building 4, and otherwise restore the canopy and poles so that they are in a good condition free of visible rot and peeling paint.

Aye Mr. Dupree
Absent Ms. Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE 6-0 1-Absent Motion Carried
RESOLUTION TO GRANT 90-DAY EXTENSION OF SUBDIVISION AND SITE PLAN APPROVALS

Staats-Creed

Date: April 3, 2019  Moved By: Mr. Pickett
Resolution#: 2018-26C  Seconded By: Ms. Wasser

WHEREAS, on October 3, 2018, by Resolutions #2018-26A and #2018-26B, the Planning Board granted subdivision approval, and site plan and special use permit approval, respectively, to the applicant, David Freeman, on behalf of the Staats Family Trust and 58 River Road LLC, to adjust the lot line of parcels located at 58 and 60 River Road and to establish an accessory apartment in the second floor of an existing garage serving a one-family dwelling at 60 River Road (the “Project”), as depicted on a subdivision plat entitled “Lot Line Realignment – Staats & Frank Residences” (the “Conditionally Approved Subdivision Plat”), and on a site plan entitled “Accessory Apartment Staats Residence” sheets PB1 and PB2 (the “Conditionally Approved Site Plan”), both prepared by TEC Land Surveying and D. Freeman, Architect, and dated August 20, 2018; and

WHEREAS, the subdivision approval is conditioned on satisfaction of nine conditions of approval; and

WHEREAS, the site plan approval is conditioned on satisfaction of fourteen conditions of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, pursuant to § 96-13H of the Subdivision Law, conditional approval of a subdivision plat shall expire 180 days after the date of resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, in accordance with § 108-9.3E(4)(c) of the Zoning Law and § 96-13H of the Subdivision Law, approval of the Conditionally Approved Site
Plan and Conditionally Approved Subdivision Plat expires on April 1, 2019 if the conditions of approval are not satisfied; and

WHEREAS, the Planning Board, in its discretion, may grant up to two 90-day extensions of time in which to satisfy the conditions of site plan and subdivision approval; and

WHEREAS, by letter dated March 26, 2019, the applicant requested an extension of time in which to satisfy the conditions of subdivision and site plan approval; and

WHEREAS, the Planning Board has considered the circumstances warranting such an extension.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a 90-day extension of time in which to satisfy the conditions of subdivision and site plan approval to and including June 30, 2019.

Aye Mr. Dupree
Aye Ms. DiNapoli
Absent Ms. Dexter
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE 6-0 1-Absent Motion Carried

KHOURY & NESHEIWAT 22 HUYLER
Site Plan Waiver In-ground Pool (#2019-11)
Location: 22 Huyler Drive
Grid#s: 6066-04-749136

TOWN OF HYDE PARK PLANNING BOARD
Christine Khoury and Steven Nesheiwat
22 Huyler Drive
6066-04-749136
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: April 3, 2019 Moved By: Ms. Weiser
Resolution #: 2019-11 Seconded By: Mr. Pickett
Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Christine Khoury and Steven Nesheiwat to construct a 30’ x 45’ in-ground pool and spa in the rear of the existing single family home, and,

Whereas, the application is to construct a 30’ x 45’ in-ground pool and spa in the rear of the single family home, and

Whereas, the Planning Board has reviewed the request for this change in the Historic Overlay District, and

Whereas, the change is not significant in nature and is in character with the neighborhood, and

Whereas, the construction will not be visible from the Hudson River, and

Whereas, no other changes have been requested at this time and whereas the applicant is required to return to the Planning Board for all other changes to the approved plans, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator.

THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled Christine Khoury and Steven Nesheiwat, regarding the specific request as submitted March 21, 2019, and in the building permit application file dated March 21, 2019.

Aye Mr. Pickett
Absent Ms. Dexter
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Dupree

VOICE VOTE 6-0 1-Absent Motion Carried

The Chairman indicated that he has not hear back from the Town Board regarding his request for an extension to comment on the Core District Re-Zoning. He will have a letter compiling the Board comments to vote on at the April 17th meeting.

The Board briefly discussed the referral from the Zoning Board of Appeals for the Renaissance Rehab Sign variance request. The prevailing opinion was that the sign that was previously approved and Code compliant, was adequate given the proximity to Route 9. They also expressed that the Royal Purple color did not match the building canopies and was inconsistent with the character of the Town. The Chairman indicated that he would draft a response to the ZBA to consider at the April 17th meeting.

MOTION: Ms. DiNapoli
SECOND: Ms. Weiser
To adjourn.

Aye Mr. Dupree
Aye Ms. DiNapoli
Aye Ms. Dexter
Absent Ms. Weiser
Aye Mr. Oliver
Aye Mr. Pickett
Absent Ms. Wasser

VOICE VOTE 5-0 2-absent Motion Carried