

Town of Hamburg
Planning Board Meeting Minutes
May 21, 2008

The Town of Hamburg Planning Board met in regular session on Wednesday, May 21, 2008 at 7:30 p.m. in Room 7B of Hamburg Town Hall. Those attending included Chairman Gerard Koenig, Vice-Chairman David Phillips, Secretary Stephen McCabe, Richard Taber, Karen Rogers, Sasha Yerkovich and Peter Reszka.

Others in attendance included Andrew Reilly, Sarah desJardins, Richard Lardo, Councilman Kevin Smardz, Attorney Don McKenna and Attorney Timothy Quinlivan.

Public Hearing – Charles J. Sellers & Co. garage (4300 Camp Road)

Mr. McCabe read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a proposal by Charles J. Sellers & Co.

The applicant proposes to construct a 1,150 sq. ft. garage behind the existing building located at 4300 Camp Road.

In accordance with the new Town of Hamburg site plan ordinance, a Public Hearing will be held on May 21, 2008 at 7:30 p.m. in Room 7B of Hamburg Town Hall.”

Thomas Sellers appeared on behalf of the applicant, stating that the property in question is the former Athol Springs school and that the applicant would like to build a three-car garage behind the existing building to store lawn mowers and a pick up truck, as well as for work space for the maintenance personnel. He further noted that the garage is designed to be harmonious with the existing neighborhood and confirmed that a height variance has been obtained because it is proposed to be taller than the 18 feet allowed. He stated that the garage would not be visible from the road.

Mr. Reilly explained that under normal circumstances a Site Plan Waiver would be issued for this proposal, but because a variance is needed, Site Plan Approval is required per the Town Code.

Chairman Koenig declared the public hearing open. He then asked if anyone in the audience wished to speak in favor of or in opposition to the proposal. No one spoke.

Chairman Koenig declared the public hearing closed.

Mr. Phillips made a motion, seconded by Mr. Reszka, to grant Conditional Site Plan

Approval for this project, subject to the conditions of the Engineering Department's comment letter dated May 21, 2008. This is a Type II Action under SEQR and as such a Determination of Significance is not required. Carried.

Engineering Department comments are attached.

Public Hearing – Mead Two-Lot Subdivision (4808 Lakeshore Road)

Mr. McCabe read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a two-lot subdivision known as Mead Two-Lot Subdivision to be located at 4808 Lakeshore Road on May 21, 2008 in Room 7 B of Hamburg Town Hall at 7:30 P.M.”

Attorney Jay Pohlman appeared on behalf of the proposed project, stating that a number of years ago the Mead family received approval from the Town to demolish the main residence on this property and construct a new duplex. He further stated that the applicant's intent at this time is to obtain Planning Board approval of a two-lot subdivision for a zero-lot line duplex so that each half of the existing duplex can be sold individually on its own lot of record. Attorney Pohlman noted that the property has frontage on Lakeshore Road and Clifton Parkway and that one of the lots would have frontage on Clifton Parkway. He further stated that a driveway will not be proposed out to Clifton Parkway.

Attorney Pohlman stated that the duplex was constructed to comply with the zero-lot line requirements and that the Building Inspector has confirmed that the structure meets the fire code regarding zero-lot line duplexes.

Mr. Reilly confirmed with Attorney Pohlman that the existing building in the front of the lot will remain and that in 1999 when the applicant received approval to build the duplex, the building in the front was allowed to remain.

Mr. Reilly stated that if the building in the front of the parcel remains, the applicant will be creating a non-conforming lot because one of the lots would contain half of a duplex and a single-family home, which is not allowed in the R-2 zone, and that a variance would probably be required.

Chairman Koenig stated that the Board will require verification that the fire wall exists between the two residences and that the services will be separate for each residence.

It was determined that there are no wetlands on this property.

Mr. Reilly stated that Attorney Pohlman's client must understand that they may have to tear down the building in the front of the property if they are not successful in obtaining a variance.

Chairman Koenig declared the public hearing open. He then asked if anyone in the audience wished to speak in favor of or in opposition to the proposal. No one spoke.

Chairman Koenig declared the public hearing closed.

It was determined that the applicant must submit a plan to the Board showing the exact demarcation of the two proposed lots and the easement for the driveway on Lakeshore Road that is to be shared by the two property owners, as well as a note on the plan indicating that all services will be separate.

Mr. Phillips made a motion, seconded by Mr. Taber, to table this request to the Board's June 18, 2008 meeting. Carried.

Engineering Department comments are attached.

Benderson Development (Brierwood Plaza)

Mr. Tony Battista from Benderson Development appeared on behalf of the proposed project.

Mr. Reilly stated that one of the outstanding issues to be resolved is the location of the internal sidewalk linking the parking lot to Southwestern Boulevard.

Mr. Battista stated that, upon review of the grading plans for this project, it was determined that if a sidewalk is constructed as advocated by Mr. Reilly, there would be a 21% difference in slope and it would be very difficult to construct.

Mr. Reilly stated that the intent is to help pedestrians get from the plaza out to Southwestern Boulevard and it is his recommendation that a sidewalk be constructed on an angle from the parking lot east of the largest building to Southwestern Boulevard, which would be an approximately 4% grade. He recommended that Benderson's engineers work with the Engineering Department to resolve that issue.

Mr. Phillips made a motion, seconded by Mrs. Yerkovich, to grant Conditional Site Plan Approval for this project with the following conditions:

1. A Negative Declaration was issued by the Planning Board for the Brierwood Plaza site in connection with the Wal-Mart project on September 20, 2006.

2. The installation of sidewalks is required from the entrance to the plaza on Rogers Road north to the property line, as well as throughout the interior of the development and will be approved by the Planning Consultant.
3. The Building Inspector will monitor the types of businesses that go in the buildings and, as each is proposed, will determine if there are enough undesignated parking spaces left to accommodate that particular use.
4. Benderson Development shall advise the tenants of the plaza that delivery trucks should not enter the plaza from Rogers Road.
5. The proposed one-story office building east of Rogers Road is approved for office use only. If the applicant proposes a retail or restaurant use there in the future, they will have to return to the Planning Board for approval of such use.
6. The aesthetics of the rear of the building that parallels Rogers Road is to be as shown on the renderings submitted to the Planning Board entitled "Rear Elevation – View from Southwestern Boulevard looking down Rogers Road" and "Rear Elevation – View looking towards the intersection of Rogers Road and Southwestern Boulevard".
7. The landscape plan shall be approved by the Planning Department.
8. Approval is subject to the Engineering Department comment letter dated May 21, 2008.

Carried.

Engineering Department comments are attached.

Omni Pain & Wellness Center

Doug Hutter from Zaxis Architectural and Pat McFeely from McGuire Development appeared on behalf of the applicant.

Mr. Hutter stated that revised plans have been submitted to the Engineering Department showing concrete curbing around the landscaped islands, as well as additional parking behind Phase 1 (a net gain of 32 parking spaces).

Mr. Reilly stated that the two outstanding issues are the additional parking spaces the Board feels are necessary in Phase 1, which the applicant has included in the current site plan, and a recent letter received from the Fire Department indicating that connecting the two parking lots behind Phase 1 and Phase 2 is necessary for safety

purposes. He noted that the applicant has indicated a reluctance to connect the two parking areas.

Mr. Hutter stated that he has spoken with Paul Wilson, Lake Shore Fire Chief, about the fire department's concern and that the fire department is concerned that emergency vehicles might block traffic circulation in an emergency situation. Mr. Hutter noted that the layout of Phase 2 is no different than that of Phase 1 and the fire department did not seem to have a problem with the layout of Phase 1 when it was proposed. He stated that he has looked at the turning radius for fire trucks on the property and there is enough space for the emergency equipment to enter the site, park on the site and deal with any emergency situation.

Chairman Koenig stated that installing a connection between the two parking areas in the rear would not solve a problem created if emergency vehicles were to block the entrance to the site.

Mr. Hutter reiterated that the applicant feels very strongly that additional parking spaces are necessary behind Phase 1 and are not in favor of connecting the parking lots in the rear. He also confirmed that one dumpster will be utilized by both medical buildings.

Mr. Taber stated that the Planning Board has insisted in the past that other projects provide cross-access between parking areas. He sees it as contradictory that the Board would consider not requiring cross-access in this situation, particularly when the Fire Department is recommending it. Chairman Koenig responded that there is cross-access provided in front of the buildings.

Mr. Phillips stated that he feels that providing additional parking spaces behind Phase 1 is more important than providing a cross-access in the rear that may never be used.

Mr. Reilly stated that if the Planning Board decides to approve this proposal for Phase 2, it can include the proposed additional parking behind Phase 1.

Mr. Hutter stated that the developer does not want to lose any parking spaces and will come to the Planning Board with a plan showing a curb cut on to Camp Road for each building if the Board insists on the two parking areas being connected in the rear.

Mr. Phillips made a motion, seconded by Mrs. Rogers, to issue a Negative Declaration and grant Conditional Site Plan Approval for this project with the following conditions:

1. Approval is subject to the conditions of the Engineering Department's comment letter dated May 21, 2008.
2. The additional parking shown for Phase 1 is included in this approval.
3. Mr. Reilly will meet with representatives of the Fire Department and the applicant to attempt to resolve the Fire Department's concerns regarding cross-access. If

the issue cannot be resolved, the Planning Board will discuss this again at a future meeting to resolve it.

4. The site landscaping plan shall be approved by the Planning Department.

Carried.

Engineering Department comments are attached.

Oakwood Grove Subdivision

Mr. Reilly stated that the applicant has asked to be tabled, as the responses to the public comment received at the public hearing have just been completed. A copy of the responses was distributed to the members for their review and the applicant will appear at the Board's June work session to discuss them.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to table this project until the Board's June work session.

Engineering Department comments are attached.

Richard J. Izzo Rezoning request (Camp Road)

Richard J. Izzo, Richard R. Izzo and Nicholas Izzo appeared on behalf of the rezoning request.

Mr. Izzo stated that his family has been trying to get permission from the Town to rezone this property for several years and has spent much money in the process. He further noted that he has submitted a survey of the property and a sketch showing where the proposed road out to Camp Road would be located. He stated that he does not know what will be proposed on the property but that if it is not rezoned to a commercial zoning, no one will want to purchase it.

Mr. Reilly stated that in 1999 the applicant proposed a rezoning of this parcel but the project did not move forward because of the traffic study that was performed, which indicated that the project would not work with the access proposed. He noted that the Town does agree that the parcel should be zoned commercial but that the Town must take the SEQR laws into consideration, however, when approving a rezoning, and issues such as access, traffic and wetlands must be considered. He further stated that, because Benderson's proposal across Camp Road from this parcel includes access to Camp Road almost directly across from the Izzo's proposed roadway, the traffic issue that existed in 1999 might not be a problem any more.

Mr. Reilly stated that under the SEQR law, the Town needs some generic layout

showing the wetlands on the property, where the access would be to Camp Road and how development could occur. He stated that the Town would want to see that the wetlands on the property would be preserved, that there would be no access to Dartmouth Street and that there would be a buffer for the residents of Dartmouth Street. He also noted that it will benefit the applicant to have the SEQR review done at this time because it will make marketing the property much easier.

Mr. Tony Battista from Benderson Development stated that Benderson does not object to the proposed rezoning but does have concerns regarding what is planned on the Izzo property, as development on the Izzo property could affect the Benderson site in terms of traffic.

The Board discussed the importance of a traffic study. Mr. Izzo stated that a traffic study was performed in 1999 and Mr. Reilly responded that not only would it be considered outdated at this point, but in 1999 the proposed access to Camp Road was different than it is now.

Mr. Reilly reiterated that a traffic study will be required during the Town Board's review of this rezoning proposal addressing a full build-out and worst-case scenario. However, he stated that Mr. Izzo may be able to utilize the traffic information that Benderson Development has gathered regarding its proposed commercial development across Camp Road, as it is public information, but that during the SEQR review process Mr. Izzo will have to prove that the proposed access to Camp Road will work.

Mr. Phillips made a motion, seconded by Mr. Reszka, to forward a positive recommendation to the Town Board regarding the Izzo request for rezoning from RA to C-2 for the following reasons:

1. The request is in conformance with the Town of Hamburg Comprehensive Plan.
2. The request is in conformance with the anticipated traffic patterns associated with the proposed Hamburg Crossing project.

Carried.

Engineering Department comments are attached.

Walgreen's

Mr. Tony Battista from Benderson Development, Attorney Sean Hopkins and Dan Blamowski from FRA Engineering appeared on behalf of the proposed project.

The Board acknowledged Dan O'Connell, Ralph Allen, Joe Hayden and Jennifer Huber of the Village of Hamburg Planning Commission, all of whom were in attendance.

Regarding the round about currently being constructed near the project site, Attorney Hopkins stated that it is his understanding that instead of having two travel lanes, it will now have just one, and the applicant supports that change, as it makes it easier to evaluate traffic impacts.

Attorney Hopkins stated that the updates to the project since the Board's last meeting are as follows:

- The proposed curb cut on Legion Drive has been moved further away from the intersection, based on input from the County.
- The proposed curb cut on Walker Place has been slightly widened in order to accommodate truck traffic

Attorney Hopkins stated that Walgreen's plans on receiving one to two tractor trailer deliveries per week and that the applicant envisions delivery vehicles accessing the site from Legion Drive and then leaving the site via Walker Place. He noted that the applicant is looking at whether Walker Place can handle this type of truck traffic, and if it cannot, the applicant will be responsible for any improvements that would be needed.

Attorney Hopkins stated that the applicant presented several options in terms of the architecture of the building to the Village Planning Commission and has received positive feedback on the option that incorporates a residential style. He further noted that intensive landscaping and decorative walls are proposed on the portion of the property located closest to the round about.

Attorney Hopkins stated that the applicant proposes a right in – right out driveway on to Buffalo Street and has asked the New York State Department of Transportation for permission to extend the splitter island northerly to prevent vehicles from ever turning left into or out of the site from Buffalo Street.

Attorney Hopkins stated that he hopes to meet with the neighbors most impacted by this proposal in order to consider their input outside the confines of a formal meeting. He further noted that the Town and Village Traffic Safety Committees have asked for additional information regarding analysis of accident history and truck routing and the applicant will submit that information and meet again with the Traffic Safety Committees. He stated that he will keep the Planning Board updated on any new information provided.

The Board discussed the differences between the Town and Village requirements regarding setbacks and Attorney Hopkins indicated that the applicant proposes a zero-foot setback along Buffalo Street but does propose a setback on Legion Drive.

Mr. Phillips stated that by tearing down the two existing buildings on the site that were once homes, the character of the neighborhood will be altered. Attorney Hopkins responded that the property is properly zoned.

Mrs. Yerkovich asked Attorney Hopkins if the applicant knows how the anticipated traffic from this project compares to the traffic currently generated by the two businesses on the property. Attorney Hopkins responded that the traffic volume will increase with the proposed project, but that the traffic generated by other expressly permitted uses could be much greater. Mrs. Yerkovich stated that she does not want to discuss what could go on this property, as the proposal in front of the Planning Board is what the Board is considering. Attorney Hopkins stated that he will make sure the Planning Board receives information comparing the trip generation for the existing businesses on the site with the projected trip generation for this project.

Mr. Blamowski stated there would be an increase in traffic generated by this project, but it is a low traffic generator compared to what could go on this site.

Mrs. Yerkovich stated that she has been advised by the Traffic Safety Committee that the accident rate in that area is three times higher than the New York State average. Mr. Blamowski responded that the construction of the round about is expected to lower the accident rate in this area, as it is considered a traffic calming measure.

Attorney Hopkins stated that it is his understanding that the NYS Department of Transportation reconstruction project is scheduled to be completed by Labor Day and, if approved, the applicant would not start construction of this project until that time.

Mr. Battista stated that if this project is not possible, the applicant will approach the Town with other uses for this site that may create more traffic or less traffic than this project. He further stated that the applicant would like to move forward with the input from the various Town and Village boards and the residents to come to an agreeable conclusion that this is a viable project.

Mr. Reilly stated that a good idea would be for the Town Traffic Safety Advisory Board, the Village Traffic Safety Committee, the NYS Department of Transportation and the applicant to get together and discuss the potential traffic impacts.

Mrs. Rogers stated that she has serious issues with the traffic congestion in this area and feels that no one yet knows what the ramifications of the round about will be. She further stated that she wishes Walgreen's would occupy one of the vacant buildings in Town.

Mr. Reszka stated that his biggest concern is trucks exiting the site on Walker Place. He asked the applicant to consider blocking off Walker Place, making it a dead-end street, purchasing the eastern portion of the road from the Town and making it a real entrance to the site, thereby giving the residents of Walker Place some peace and quiet. Mr. Battista responded that he would not be opposed to this scenario and will give it some thought.

Mr. Phillips stated that he feels this idea would keep additional traffic off of Walker Place and would not change the character of the neighborhood.

Chairman Koenig asked members of the Village Planning Commission if they cared to speak. Mr. O'Connell stated that he has not reviewed all of the submitted documentation so is not ready at this time to ask questions. He further noted that he does have many concerns about this proposal.

Mr. Hayden stated that he likes the idea of blocking off Walker Place.

Mr. Phillips made a motion, seconded by Mr. Reszka, to table this proposal until the Board's next meeting. Carried.

Engineering Department comments are attached.

Woods at Versailles Subdivision, Part IV

Leanne Voit from Greenman-Pederson, Inc., Attorney Jeffrey Palumbo, representing the developer, and Don Owens and Travis Morse from Earth Dimensions appeared on behalf of the proposed project.

Chairman Koenig stated that in early May he met with Mr. Reilly and the applicants, who showed him a revised layout that eliminated the cul-de-sac and at that time he did not have a problem with it. However, new information provided to the Board by Mr. McCabe has brought the wetlands issue to light as a potential issue.

Attorney Palumbo confirmed that the revised layout does not include the cul-de-sac and that the area where the cul-de-sac was proposed would now be a conservation area. He further stated that representatives from Earth Dimensions, which is the firm that performed the wetland delineation, were in attendance and would address the Board about its concern regarding the accuracy of the delineation and about the U.S. Army Corps of Engineers' confirmation of the delineation.

Mr. Owens stated that the wetland delineation was performed in March and April of 2007 and confirmed by the Corps of Engineers in February 2008. He noted that two wetland areas were identified, one that was jurisdictional and one that was located in the extreme southwestern portion of the site and was deemed isolated.

Mr. Owens stated that Earth Dimension performs between 100 and 150 wetland delineations per year and only a few may require slight modifications after the Corps of Engineers reviews the report. He noted that he is very confident that the wetland boundaries on this site are as Earth Dimensions flagged them.

Mr. Owens stated "The soils are very stable on this site. I have no concern about the stability of the soils on this site to support residential homes."

Mr. Reilly confirmed that there would be filling of wetlands due to the configuration of the proposed road and that the applicant would be required to mitigate the filling of the wetlands. He asked the applicant if the mitigation would be proposed on site or off site. Mr. Morse responded that the applicant would like to mitigate on site in the area that is shown as a pond in the conservation area.

In response to a question from Chairman Koenig, Mr. Owens stated that “the water flow direction is basically to the north, that this site is sloped to the north and therefore the water flow will be to the north, as evidenced by the U.S.G.S. maps.”

In response to a question from Mr. Lardo, Mr. Palumbo stated that a Homeowners’ Association would be established to maintain the conservation area.

Mr. Reilly asked the applicants if any trees could be saved in the back yards of the proposed lots in the southern portion of the site that abut the existing subdivision. Mr. Owens responded that key trees could be identified by the Conservation Advisory Board and a plan could be devised to attempt to save them, although it would be difficult, given the size of the lots and the Town’s setback requirements.

Mr. McCabe stated that he is concerned about lots #132 through 135 and #144 and asked the applicants if construction could be avoided on those lots. Ms. Voit responded that the applicant feels that the creation of wetlands in the conservation area will far outweigh the impact of the loss of wetlands on the lots Mr. McCabe mentioned.

Ms. Judy Hargraves, 2206 Hunters Hollow, stated that she purchased a lot in one of the previous phases of the Woods at Versailles and was not ever told by Ryan Homes that the lot would be graded in the way that it was. She further stated that she does not think the Board should allow any more residential homes to be built in this subdivision.

Mr. Reilly stated that the applicant is looking for sketch plan direction so that the engineering plans can be initiated.

Mr. Phillips made a motion, seconded by Mrs. Yerkovich, to table this project. Carried.

Engineering Department comments are attached.

Hamburg Floor Covering (4340 South Park Avenue)

David Sutton from Dean-Sutton Architects appeared on behalf of the proposed project.

Mr. Reilly stated that at its last meeting, the Board asked the applicant to provide a better representation of what exists on the property, as well as a more aesthetically pleasing building. He noted that a revised plan was submitted showing the existing building, paving and green space and that minor changes were made to the proposed building.

Mr. Sutton stated that the proposed cold storage building would be used for inventory storage. He further noted that the existing dumpster on the site will be enclosed and that the comments received from the Engineering Department will be addressed by the Board's next meeting.

In response to a question from Mr. Taber, Mr. Sutton stated that the building would be in the nature of a pole barn and would not look like a metal building. He further noted that the property would be rehabilitated, the dumpster screened and the building would have a "clean" look to it.

The Board asked the applicant to clarify the exact location of the existing building on the site.

Chairman Koenig stated that he thinks the proposed building looks too much like a metal building and would like the applicant to dress the building up even more than what has been proposed. Mr. Sutton stated that he will meet with the applicant and see if they can create a more respectful façade and still stay within the applicant's budget.

In response to a question from Chairman Koenig, Mr. Sutton stated that delivery vehicles would enter and exit the site from South Park Avenue.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe to schedule a public hearing for this proposal for June 18, 2008. Carried.

Mr. Reilly suggested that the applicant notify the adjacent residential neighbor about the public hearing and ask for his input.

Mr. Phillips made a motion, seconded by Mrs. Yerkovich, to table this project. Carried.

Engineering Department comments are attached.

Sgroi Two-Lot Subdivision

Mr. Reilly stated that the applicant has withdrawn the subdivision request at this time.

Engineering Department comments are attached.

Linda Makin Rezoning request (4003 and 4006 Bristol Road)

Mr. Reilly stated that the applicant's property is zoned industrial, although a residence has always been on the property, and she requests that it be rezoned to a residential zone. He further noted that the Engineering Department has recommended that the

Town Board consider rezoning the small adjacent railroad and railway parcels west and east of this site to residential.

Mr. Phillips made a motion, seconded by Mrs. Rogers, to forward a positive recommendation to the Town Board regarding Mrs. Makin's rezoning request, as it is in conformance with the Town's Comprehensive Plan. Additionally, the Planning Board recommends that the Town Board consider rezoning the small adjacent railroad and railway parcels west and east of this site to residential. Carried.

Engineering Department comments are attached.

Timothy Wacker Rezoning request (North Creek Road)

Mr. Timothy Wacker, applicant, stated that he purchased the property in question in 2005 and that a portion of the property is located in the Town of Hamburg, while the other portion is located in the Town of Evans. He further noted that the Hamburg portion is zoned commercial and the Evans portion is zoned residential, that he would like to sell the property for residential use and he needs the Hamburg portion to be zoned residential in order to do that.

Mr. Phillips made a motion, seconded by Mr. McCabe, to forward a positive recommendation to the Town Board regarding Mr. Wacker's request to rezone his property from commercial to residential, as it is in conformance with the Town's Comprehensive Plan. Additionally, the Planning Board recommends that the Town Board consider rezoning the small triangular parcel east of this site that is currently zoned C-2 to residential. Carried.

Engineering Department comments are attached.

Wal-Mart (old Brierwood Plaza)

Attorney Neal Madden appeared on behalf of the project.

Mr. Phillips made the following motion, seconded by Mr. Taber:

Whereas, the Hamburg Planning Board granted Site Plan Approval for the Wal-Mart Supercenter to be located at the old Brierwood Plaza on December 20, 2006; and

Whereas, the applicant has not yet obtained a Building Permit but plans to do so within the next six months; and

Now, Therefore, Be It Resolved, that the Hamburg Planning Board hereby grants a six-

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month extension of the Site Plan Approval. Carried.

Engineering Department comments are attached.

OTHER BUSINESS

Attorney Quinlivan stated that, effective June 1, 2008, he would be resigning as Planning Board attorney due to personal reasons.

Mr. Taber made a motion, seconded by Mr. McCabe, to approve the minutes of May 7, 2008. Carried.

Mr. Phillips made a motion, seconded by Mr. Reszka, to adjourn the meeting. Carried.

The meeting was adjourned at 10:20 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board