

Town of Hamburg
Planning Board Meeting
October 7, 2015
Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 P.M., on Wednesday, October 7, 2015 in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Daniel O'Connell, Stephen McCabe, David Bellissimo, Joseph Collins, Augie Geraci, Doug Schawel and William Clark.

Others in attendance included Town Planners Andrew Reilly and Sarah desJardins, Principal Engineer Rick Lardo and Attorney Ryan McCann.

WORK SESSION

Upstate Tower – Requesting a Special Use Permit for and Site Plan Approval of a proposed cellular tower to be located on vacant land (north side of Cloverbank Road)

Mrs. desJardins stated that the applicant proposes to install a 175-foot-tall cellular tower on vacant land on Cloverbank Road near the railroad tracks. She further stated that the applicant notified all property owners within 500 feet of the property, as required, and she received several phone calls about the project, but the majority of people do not object to the tower.

Mrs. desJardins stated that the zoning of the site is R-1.

Mr. Reilly stated that R-1 zoning is lowest on the list of preferred alternatives to locate a cellular tower. He noted that additional review is needed on alternative sites before a public hearing is held.

Attorney McCann advised Board members to ask questions and make sure this is the most appropriate site out of all of the available sites for locating the cellular tower.

Mr. Bellissimo made a motion, seconded by Mr. Clark, to table this project.

Engineering Department comments have been filed with the Planning Department.

Carbon Activated Corporation – Requesting Site Plan Approval of a new 3,600 sq.ft. building to be located at 3774 Hoover Road

Mrs. desJardins stated that the applicant proposes to construct a 3,600 sq.ft. cold storage facility. She further stated that the small house on the property will be demolished.

Mr. Bellissimo made a motion, seconded by Mr. McCabe, to schedule a public hearing to be held on October 21, 2015. Carried.

Engineering Department comments have been filed with the Planning Department.

Hamburg Brewing Company – Requesting Site Plan Approval of a new 6,000 sq.ft. building to be located at 6553 Boston State Road

John Russo, Sr. applicant, stated that the new building would be strictly used for storage.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to schedule a public hearing to be held on October 21, 2015. Carried.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

James Grandoni Subdivision (Winslow Road)

Andy Gow from Nussbaumer & Clarke, representing the applicant, stated that a three-lot subdivision is proposed on Winslow Road. He stated that two (2) of the lots would be for single-family homes, and one (1) lot would be slated for a duplex townhouse.

Regarding the previous discussions about the ravine and grade adjacent to the proposed home on Lot # 1, Mr. Gow stated that topographic contours have been added to the Preliminary Plat. He further stated that adjacent to the home in question, there is a three-on-one slope, which is fairly gentle, that goes down to the center line of the creek. He noted that as one goes further back towards the rear of the lot, the slope does increase, but it is not a terribly unreasonable slope (1.8-on-one).

Mr. Gow stated that Lot # 1 is heavily vegetated, and the applicant is not proposing to disturb any of that vegetation from the bank towards the creek.

Chairman O'Connell stated that the Conservation Advisory Board (CAB) submitted a memo, as well as some photographs of roots that are exposed on the entire slope down to the creek, and that Board is concerned about erosion on the slope.

Mr. Gow responded that the applicant does not plan to cut any of the trees on the slope or disturb any of the root systems. He further stated that there are major trees growing on that bank.

Mr. Bellissimo stated that he visited the site and noticed that there are many large, strong entrenched trees on the bank. He further stated that the slope for the first 15 to 20 feet is very gradual.

Mr. Gow stated that the construction of a house on top of the bank twenty feet away from the top of the bank is not going to undermine the trees that are within the slope area.

Mr. Reilly expressed concern that a house could be constructed that close to the top of the bank (18 feet) without impacting some of the trees there.

In response to a question from Mrs. desJardins, Mr. Gow stated that it is not known who will purchase these lots.

Mr. Reilly stated that if this subdivision is approved, a condition to protect the top of the bank from construction should be imposed because the Town Code states that construction should not be located within 50 feet of the top of the bank.

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 three-lot subdivision known as the Grandoni Three-Lot Subdivision to be located on the north side of Winslow Road. The public hearing will be held on October 7, 2015 at 7:00 P.M. in Room 7B of Hamburg Town Hall.”

Chairman O'Connell declared the public hearing open. No one spoke.

Chairman O'Connell declared the public hearing closed.

Chairman O'Connell stated that he would like Board members to email the Planning Department with their thoughts regarding this proposal and how best to protect the property between the new home and the top of the bank.

Mr. McCabe stated that he would prefer to see Lot # 1 be a single-family lot.

Mr. Bellissimo stated that he would be in favor of a 20-foot conservation easement being placed on the land between the home and the top of the bank.

Mr. Clark stated that there are no other duplexes in this area.

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

Public Hearing - Lakefield Subdivision (Lakeview Road)

Attorney McCann stated that because there is one (1) deed that describes all five (5) lots, this is considered one (1) parcel of land, even though one (1) of the lots is not contiguous to the rest. He further noted, however, that the Planning Board has the ability to waive the condition regarding the public sewer if the applicant can establish an undue hardship. He noted that the factors to be considered are the size of the proposed lots, etc.

Andy Gow from Nussbaumer & Clarke, representing the applicant, reminded the Board that the subdivision was reduced from six (6) lots to five (5) lots, and the sizes of the proposed lots were increased as a result.

Mr. Gow stated that wetlands exist on the property that have been delineated, and the required 100-foot buffer has been located on the Preliminary Plat. He noted that signage is proposed at the rear of every lot to indicate where the wetlands exist.

Mr. Gow stated that lot # 5 is isolated from the rest of the lots by a 250-foot-wide piece of property with a power line running through it. He stated that lot # 5 has essentially and practically already been cut off from the rest of the proposed lots.

In response to a question from Mr. Clark, Mr. Gow stated that the applicant's hardship is that no public sewer exists in this area, and the proposed lots have been increased in area beyond what is required for putting septic systems on these types of lots.

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 five-lot subdivision known as the Lakefield Subdivision to be located on the north side of Lakeview Road. The public hearing will be held on October 7, 2015 at 7:00 P.M. in Room 7B of Hamburg Town Hall."

Chairman O'Connell declared the public hearing open. No one spoke.

Chairman O'Connell declared the public hearing closed.

Mr. Bellissimo made a motion, seconded by Chairman O'Connell, to reaffirm the Negative Declaration previously issued. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Collins, to grant Preliminary Plat Approval based on the submitted drawing dated August 19, 2015 with the following condition:

- Approval is contingent upon the Engineering Department comment letter dated October 7, 2015.

Carried.

It was determined that the Final Plat will not be waived, and a Map Cover will be required to be filed with the Erie County Clerk's Office.

Engineering Department comments have been filed with the Planning Department.

Michael Jablonski – Requesting a Special Use Permit to erect two (2) wind turbines at 3134 Old Lakeview Road

No one appeared on behalf of the applicant.

Mrs. desJardins reminded Board members that at its previous meeting (September 16, 2015), the applicant was given the following two choices in order to proceed with his request for two (2) wind turbines:

1. Apply and obtain a variance for the second wind turbine.
2. Provide the Board with correspondence from New York State Agriculture & Markets indicating that his property is classified as a farm, Hamburg's wind turbine law is too restrictive for him to operate an agricultural use, and he needs two (2) wind turbines.

Mrs. desJardins stated that the applicant has not done either of the above, and she has asked his representative (Keith DeGraff from United Wind) multiple times where they stand but has received no response.

Mr. Bellissimo made a motion, seconded by Mr. Clark, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

Woods at Bayview (South Park Avenue)

Joshua Best, applicant, stated that it has been determined that many trees would have to be removed along South Park Avenue in order to run the sanitary sewer to this site. He stated that an alternative route has been found, and he wanted to know which option the Planning Board prefers. He showed the Board two (2) options as described below:

- Option 1 – Sanitary sewer would run from Tisbury Lane southeast to near South Park Avenue and would then run south along South Park Avenue before being route southwest to the project site.
- Option 2 – Sanitary sewer would run from Tisbury Lane directly south to the project site.

Ken Zollitch from Greenman-Pederson, Inc. stated that the easement from Tisbury Lane would go beneath existing paved driveway in either option. He noted that upon performing the engineering review, his firm believes that Option # 1 would remove far more trees, which is critical because it would be so

close to South Park Avenue, which is a high traffic road, and would remove many trees that currently serve as a buffer between the road and Berkley Square.

In response to a question from Chairman O'Connell, Mr. Zollitch stated that approximately 15 to 20 feet of trees would have to be cleared, regardless of which option the Board prefers.

Mr. Lardo stated that it would be more like between 20 and 25 feet of trees that would have to be removed.

Chairman O'Connell stated that whichever option the Board chooses, the trees that come down must be replaced. Mr. Best agreed to replace the entire perimeter of the site with evergreen trees.

Mr. Mark Osborn asked if the driveway that is disturbed on Tisbury Lane will be replaced after it is cut. Mr. Best stated that he will patch the driveway where it is disturbed and then reseal it.

Mr. Best stated that he wants to be a good neighbor, and he will have his contractor look at the costs, and if the cost is not astronomical, he would be more than willing to replace the driveway that is disturbed to its previous condition.

Board members agreed that Option # 2 is preferable to Option # 1.

In response to a question from Ed Bukowski, President of Berkley Square Homeowners' Association, Mr. Lardo stated that the easement in question was recorded with the Map Cover when the subdivision was originally approved.

Mr. Stonier, 4207 Regents Park, asked if the nearby homeowners should be concerned about the sanitary sewer flow coming through the new sewers. Mr. Zollitch responded that it will be the same type of sanitary sewer flow that exists in the existing sewers today.

Mr. Ron Basalyga, 4134 Middleham Park, asked if there will be a concern with the added flow regarding the capacity of the area sewer system. Mr. Zollitch responded that 45 apartment units are planned, and the eight-inch sanitary sewer can easily handle the flow.

Mr. Bellissimo made a motion, seconded by Mr. Geraci, to authorize the alternative known as Option # 2 and the mitigations proposed by the applicant (driveway adjacent to the easement will be repaired and the disturbed lawn will be replaced). Carried.

Engineering Department comments have been filed with the Planning Department.

Glenn Wetzl – northeast corner of McKinley Parkway and Route 391

Attorney Sean Hopkins, representing the applicant, reminded Board members that the applicant was asked to provide a visual simulation of what the project would look like from McKinley Parkway, Newton Road and Route 391. He stated that Mr. Wetzl provided that visual simulation to Board members a week prior to this meeting.

Glenn Wetzl, applicant, showed Board members photos taken from 4584 Newton looking south at Lot # 31, from the intersection of McKinley Parkway and Newton Road looking at Lot # 21, from the intersection of Valleyview and McKinley Parkway looking at Lot # 12, from Grandview looking east and from McKinley Parkway looking east.

Mr. Wetzl stated that there is a drop-off looking east towards Lot # 12 from Valley View, and one cannot even see the stake representing the top of the home from that location because of the drop-off. He further stated that there would be some obstruction of view if someone is standing within 100 feet of the corner of McKinley Parkway and Newton Road, although the trees east of McKinley Parkway are approximately 20 to 30 feet higher than any home would be. He stated that along McKinley Parkway from Valley View to Route 391, there is not much of a view left because of the tall trees relatively close to the road.

Attorney Hopkins stated that the trees close to McKinley Parkway would not be disturbed.

Chris Wood from Carmina, Wood Morris, engineer for the project, stated that two (2) ditches traverse this site. He stated that the ditch that comes from McKinley Parkway and flows southeasterly across the site would be intercepted and diverted into a detention basin on site that would have an outlet control structure to control the outlet. He noted that by doing this, the outlet flow of water would be less than what currently exists, and the detention basin would be sized to accommodate the back up of that water.

Mr. Wood stated that the water that traverses the project site from Newton Road along the project site's east boundary would be diverted through a detention basin and discharged out the southeast corner of the detention basin, continue down the east property line where it would go into a second detention basin with an outlet control structure to control the outlet. He noted that rip rap stone would be provided in certain areas of the project site to reduce the erosion and slow down the velocity of the water flow.

Mr. Wood stated that none of the run off that flows from the project site goes east on Newton Road, but rather it travels southeast towards Boston State Road.

Attorney Hopkins stated that if the rezoning is approved and the applicant then returns to the Planning Board to seek approval of the subdivision, Mr. Wood would take what is currently shown on the plan, engineer it, supply supporting calculations and submit that to the Town Engineering Department for review and approval.

Attorney Hopkins stated that the applicant would be very comfortable with a condition associated with the rezoning of this site that the improvements relative to drainage described by Mr. Wood must be implemented. He noted that the PUD zoning is based on the precise layout, including the drainage improvements, so they would have to be implemented.

Attorney Hopkins stated that the applicant is confident that the water that currently crosses the site, as well as the drainage that would result from the construction of this subdivision, can be handled.

Attorney Hopkins stated that from a storm water management perspective, this project layout would have positive impacts, based on all of the enhancements proposed by the applicant. He further noted that the project has been revised several times based on concerns raised. He stated that the density was lowered, the frontage lots on Newton Road and McKinley Parkway were eliminated, the roadway connections on Newton Road and McKinley Parkway were eliminated, storm water management improvements were proposed, the applicant has agreed to preserve the vegetation along Newton Road and McKinley Parkway, and wetland impacts have been reduced.

Attorney Hopkins stated that 45 lots on 29.29 acres is not high density. He noted that the project is a cluster subdivision, which the Town Code encourages. He stated that this project would be a lower density than the existing neighborhood directly to the west.

Attorney Hopkins stated that he believes that the Town Board should consider a cluster development on this site because of the preservation of the permanent current open space (more than 50% of the site), including the important frontage along McKinley Parkway and Newton Road. He noted that if this property is developed under its existing zoning or R-1 zoning, this would not be the case.

Attorney Hopkins stated that a strong argument could be made that R-1 zoning would be appropriate on this site. He noted that an R-1 subdivision would probably include slightly fewer lots than the cluster subdivision proposed, but it would contain frontage lots on Newton Road, McKinley Parkway and Boston State Road. He stated that an R-1 subdivision would mimic the neighborhood west of McKinley Parkway, and the current proposed cluster subdivision would be clearly more beneficial.

Attorney Hopkins stated that the Town's Comprehensive Plan indicates that the preservation of open space in the southeast portion on the Town is important, and he feels that this layout does just that. He noted that the Town's Comprehensive Plan also indicates that residential growth in the southeast portion of the Town is appropriate.

Attorney Hopkins stated that the Town's Comprehensive Plan does not indicate that privately opened open property should remain green space in its entirety forever.

Attorney Hopkins stated that the Town Board conducted a Coordinated Review under SEQR, and the substantial evidence that has been received demonstrates that this project will not have any potentially significant adverse environmental impacts. He noted that both the New York State Department of Transportation and the Erie County Department of Highways reviewed the submitted Traffic Study and issued communications to the Town indicating that no significant traffic impacts would result.

Attorney Hopkins stated that 0.49 acre of wetlands would be impacted, and the engineer is quite confident that on site mitigation can be accomplished that would probably be at a ratio of 1:1 to 2:1, and the applicant assures the Planning Board that there would be no reduction in the wetlands on the site.

Attorney Hopkins stated that a "no determination" letter has been received from the New York State Office of Parks, Recreation and Historic Preservation, and a comment letter was received from the New York State Department of Environmental Conservation that contains standard comments (the project would require SWPPP approval, water quality certification and a sanitary sewer extension). He noted that none of these approvals can be sought until a SEQR determination is made on this project.

Attorney Hopkins stated that because this project would generate more than 2,500 gallons of sanitary sewage per day, the applicant's engineer will have to come up with a plan to take out four (4) gallons for every peak gallon of average flow based on this layout. He noted that this would be an environmental benefit.

Chairman O'Connell gave each Board member the opportunity to comment if they wanted to.

Mr. Collins had no comments.

Mr. Clark had no comments.

Mr. Bellissimo stated that the Planning Board members' responsibility is to listen to the neighbors, listen to the developer and be responsible when responding to the Town Board because that Board must ultimately make this decision. He stated that Board members do not take this responsibility lightly. He stated that the overall goal is to make the best decision for the Town, and Planning Board members carry a lot of weight.

Mr. Bellissimo stated that a developer proposing a traditional R-1 subdivision layout would not necessarily go over and above what is required relative to the extensive drainage improvements proposed by Mr. Wetzl.

Chairman O'Connell had no comments.

Mr. McCabe had no comments.

Mr. Schawel stated that this request is not to change the zoning of this property to a higher density zone like R-1. He stated that the request is for a PRD, which means that if approved, this project is the only project that could be developed on this site. He stated that under the current zoning, the following uses would be permitted:

- 2 ½-story dwelling units
- Farms with no height requirement on any structure
- Schools
- Kennels

Mr. Schawel stated that there are a whole variety of things that could be built on this site as it is currently zoned.

Mr. Schawel stated that if a regular R-A subdivision is built on this site, more than likely all the homes would be on frontage lots lining all three (3) roadways, and the homes could have 2 ½-stories, which would obliterate any vista the nearby residents now have. He noted that whatever developer constructs the R-A subdivision would not have to provide all of the extra drainage improvements being offered by Mr. Wetzl. He stated that in contrast, this proposal only has one (1) entrance to the development on Boston State Road, so there would be no driveways on McKinley Parkway or Newton Road, and all of the patio homes would be single story.

Mr. Schawel stated that he believes that approving this rezoning for this particular project is the right way to go to help the neighbors with their drainage concerns.

Mr. Geraci stated that he believes that the project as proposed is much better than it was when it was originally proposed two (2) years ago. He stated that the drainage issues in this area have probably been there for many years, and he likes the drainage improvements proposed by the applicant. He stated that he thinks of himself as a neighbor no matter where projects are proposed, and he tries to think about how he would feel if he lived near a proposed project. He noted that he agrees with what Mr. Schawel stated.

Mr. Bellissimo made the following motion, seconded by Mr. Schawel, to forward a positive recommendation to the Town Board regarding this proposed rezoning:

“WHEREAS, the Town of Hamburg received a request from Glenn Wetzl to rezone 24.48 acres of a vacant 29.29-acre site located on the northeast corner of Boston State Road and McKinley Parkway from R-A (Residential-Agricultural District) to PRD (Planned Residential Development District), and

WHEREAS, the Hamburg Town Board referred this rezoning request to the Planning Board on June 23, 2014; and

WHEREAS, on February 9, 2015 the Hamburg Town Board initiated the SEQR Coordinated Review, and comments were received from Involved Agencies; and

WHEREAS, the Planning Board has reviewed this project extensively, and many revisions have been made to the layout based upon Planning Board and residents' input.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby forwards a positive recommendation to the Town Board regarding this requested rezoning for the following reasons:

1. The Town's Comprehensive Plan encourages the preservation of open space through conservation subdivision design (clustering) in this section of the Town. This cluster subdivision would result in 16.83 acres of permanent open space, which is 57.4% of the site. The Comprehensive Plan also states that the areas close to the Village should be considered as potential areas for potential R-3 zoning, which is not suitable for this site, and this cluster subdivision is far better than any R-3 project would be. In this regards, it is the Planning Board's opinion that the proposed plan is in accordance with the Hamburg Comprehensive Plan.
2. The applicant has modified the cluster subdivision layout many times based on residents' concerns regarding preserving trees on the site and the existing views they enjoy.
3. The PRD zoning is preferable to any other residential zoning because the zoning would be based upon this specific clustered subdivision layout only.
4. If a traditional R-A subdivision is constructed on this property, the current vistas enjoyed by the nearby residents will be completely lost because in all probability there will be large 2 1/2-story homes fronting Newton Road, McKinley Parkway and Route 391. The applicant proposes one-story patio homes, which would be much less obtrusive and will not impact the vistas and aesthetics of the area. In addition, in all probability none of the site will be preserved as open space if it is developed as frontage lots.
5. The permanent buffers along Newton Road, McKinley Parkway and Route 391 would assure nearby residents that no frontage lots would ever be developed along those roadways. This would preserve the views of nearby residents and prevent driveways from ever being built onto these roadways for frontage lots.
6. The project engineer has revised the layout to include multiple additional storm water management ponds to intercept the water that currently crosses the site in the two existing ditches, and this will improve the drainage situation on the properties south of this site. It is highly unlikely that any other R-A development on this site consisting of frontage lots would include such involved storm water management ponds to alleviate current drainage problems off site.
7. The existing R-A zoning allows agricultural uses such as pig, cattle or livestock farms, which could result in the elimination of the existing vegetation on the site, unwanted odors and noise.
8. Based upon the amended plans and the supporting documentation that has been provided, the Planning Board's review of this information, and the above described positive recommendation on the rezoning, the Planning Board recommends the issuance of a SEQR Negative Declaration."

The following members voted aye:

Mr. Bellissimo, Mr. Geraci and Mr. Schawel

The following members voted nay:

Chairman O'Connell, Mr. Collins, Mr. Clark and Mr. McCabe

As the vote on the motion was three (3) ayes and four (4) nays, the motion failed.

Mr. McCabe made the following motion to forward a negative recommendation to the Town Board regarding this proposed rezoning:

“WHEREAS, the Town of Hamburg received a request from Glenn Wetzl to rezone 24.48 acres of a vacant 29.29-acre site located on the northeast corner of Boston State Road and McKinley Parkway from R-A (Residential-Agricultural District) to PRD (Planned Residential Development District), and

WHEREAS, the Hamburg Town Board referred this rezoning request to the Planning Board on June 23, 2014; and

WHEREAS, on February 9, 2015 the Hamburg Town Board initiated the SEQR Coordinated Review, and comments were received from Involved Agencies; and

WHEREAS, the Planning Board has reviewed this project extensively, and many revisions have been made to the layout based upon Planning Board and residents’ input.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby forwards a negative recommendation to the Town Board regarding this requested rezoning for the following reasons:

1. This particular parcel is listed specifically in the Comprehensive Plan as part of the Southeastern area and the overlays created for the southern part of the Town, which were designed to protect environmental resources, including scenic views and vistas, which play an important part in the quality of life characteristic for this area of Town. The Planning Board believes that this proposal does not meet this intent.
2. The proposed PRD plan would more than triple the density currently permitted under the parcel’s R-A zoning. Cluster developments could be allowed in this area but the Comprehensive Plan specifically limits them to a maximum of a 1-acre density and this proposed Plan far exceeds this limitation.
3. This site is very problematic for any development, primarily because of surface water impacts: it is sloped, crossed by surface water ditches, contains wetlands and has severe flooding problems. Tripling the allowable number of housing units built on it will also triple the amount of impervious surface area created and surface water runoff that must be controlled. The developer’s pledge to try to alleviate some of the flooding problems of neighboring parcels by engineering a complex system of stormwater retention ponds and managed release and routing systems would be admirable were it not for the fact that it may not work and is very probably wholly unenforceable.
4. Local residents have expressed opposition to this project, and it is clear that the R-A zoning of this parcel holds substantial meaning and value to them. Many residents have noted that this was a significant factor in their decision to buy and remain in their homes adjoining or close to the site. The applicant has not provided significant reasoning to support the need to rezone the property and build significantly more homes than allowed under the current zoning or as described in the Comprehensive Plan.
5. There are problematic SEQR issues associated with this site, most significantly, surface water impacts and stormwater management. It also impacts scenic vistas and the quality of the neighborhood character. Due to these and other factors previously discussed, the project would have a significant impact on the environment and if the project is considered for moving forward, the Planning Board would recommend a Positive Declaration and the completion of a thorough EIS addressing these problems.
6. The Conservation Advisory Board has a memo on record not supporting this rezoning.
7. The applicant proposes to fill up to ½ acre of wetlands in accordance with Federal and State regulations, but the Town’s wetland law requires that applicants avoid the filling of wetlands unless extreme circumstances warrant it.”

The following members voted aye:

Mr. McCabe, Mr. Collins, Mr. Clark and Chairman O'Connell

The following members voted nay:

Mr. Bellissimo, Mr. Schawel and Mr. Geraci

As the vote on the motion was four (4) ayes and three (3) nays, the motion carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. McCabe, to approve the minutes of September 16, 2015. Carried.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board

Date: October 14, 2015