

Town of Hamburg
Planning Board Meeting
August 1, 2012
Minutes

The Town of Hamburg Planning Board met for a Work Session, followed by a Regular Meeting, on Wednesday, August 1, 2012 at 6:30 p.m. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Peter Reszka, Stephen McCabe, Gerard Koenig, Sasha Yerkovich, Daniel O'Connell, David Bellissimo and Doug Schawel.

Others in attendance included Andrew Reilly, Sarah desJardins, Richard Lardo, Attorney Cheryl McFadden-Zak and Councilman Joseph Collins.

WORK SESSION

Chairman Reszka stated a petition was received from residents of Franklin Park requesting that the Special Use Permit granted to Carubba Collision on Lake Street be enforced or rescinded. He further stated that the residents' concern is a Code Enforcement issue and not an issue for the Planning Board, and it will be referred to the Building Inspection Department.

Boston State Holding Co., LLC – Rezoning from R-2 to R-3

Attorney Sean Hopkins, representing the applicant, stated that the applicant proposes to develop approximately 8.1 acres of vacant land currently zoned R-2 on Howard Road as luxury townhouse units. He further stated that 11 six-unit buildings are proposed. He noted that this property is located between an area that is largely zoned commercial and an existing subdivision zoned R-2, so the applicant believes that this project would be a good transitional use between the two areas.

Attorney Hopkins stated that, because a subdivision is located adjacent to this property, a 50-foot wide conservation easement area is proposed to separate the subdivision from the proposed project. He noted that the conservation easement would be subject to a deed restriction to be recorded at the Erie County Clerk's office to ensure that there would be no development in that area at any point in the future. He stated that the existing vegetation in the conservation easement area would be preserved.

Attorney Hopkins stated that attached garage units are proposed as part of the project, noting that the applicant wants this project to be upscale and different from the existing multi-family developments in Hamburg.

Attorney Hopkins stated that he met with the neighbors in this area on May 9, 2012 and received some excellent input mainly relating to the site plan (vegetation, dumpster location, etc.) and if the project moves forward, he will continue to meet with those neighbors.

Mr. Reilly stated that in 2004 the Planning Board conditionally approved a project on this property but it did not move forward. He stated that the applicant now would like to rezone the property to build 66 townhomes instead of 23 single family homes.

Mr. Reilly stated that when the Code Review Committee referred this plan to the Town Board and Planning Board, it asked the applicant to meet with the neighbors before coming to the Planning Board. Attorney Hopkins stated that all of the residents of the adjacent subdivision were notified of the informational meeting and approximately 12 residents attended the meeting. He further stated that he has assured the neighboring residents that he will keep them informed of the status of the Planning Board review of the project and the applicant will work with them to address any concerns they might have as much as possible.

Attorney Hopkins stated that there has been no vehement opposition to this project from the neighboring residents to this point.

Mr. Reilly stated that at the Staff Meeting earlier in the day, the Traffic Safety Advisory Board (TSAB) Chairman expressed concern regarding the additional traffic onto Howard Road.

Mr. Reilly stated that by the Town's definition of "townhouse" this project cannot be considered a townhouse development because there are requirements regarding lot size, patio size, etc.

Attorney Hopkins stated that the units would be rented and therefore the development would be considered an apartment development as far as the Hamburg Town Code is concerned.

It was determined that each building would house four (4) two-bedroom units and two (2) one-bedroom units. It was further determined that a single-car garage would be provided for each unit and the apartments would probably be rented by empty nesters and transient business people.

Mr. Reilly stated that the Town of Hamburg does not control the value of apartment complex rental units.

Chairman Reszka asked Attorney Hopkins why the applicant is requesting rezoning to R-3 and why the Planning Board should consider rezoning this property from R-2 to R-3. Attorney Hopkins stated that the R-2 zoning would not accommodate the proposed project. He further stated that commercial zoning exists on one side of this property and R-2 zoning exists on the other side, and putting R-3 zoning in between the commercial and R-2 districts would make sense in terms of a transitional zoning.

Chairman Reszka stated that a recreation area would have to be provided for this development, if approved.

Mr. Reilly stated that a certain square footage per unit of recreation area is required by the Town of Hamburg, whether the housing is deemed to be townhouses or apartments.

Chairman Reszka stated that he is not convinced that changing the zoning of this property from R-2 to R-3 is the right thing to do.

Attorney Hopkins stated that the applicant believes that it makes more sense for R-3 zoning to be located adjacent to commercial zoning than R-2 zoning. He further stated that there is less conflict between commercial uses and upscale apartment units than there could be between single family homes and commercial uses.

Mr. McCabe stated that he would be very uncomfortable making a recommendation on this rezoning request without hearing from the public.

It was determined that Attorney Hopkins will notify everyone in the adjacent subdivision about the proposed project and invite them to provide input to the Planning Board at its next meeting.

It was determined that the Planning Board will recommend to the Town Board that it initiate the SEQR process to obtain input from Involved and Interested Agencies regarding this proposal.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

Hamburg Recovery & Towing

Mr. Reilly stated that the Town of Hamburg has created a new policy that requires businesses that tow for the Town Police Department to have an up to date Special Use Permit.

Eric Volbrecht, owner of Hamburg Recovery & Towing, stated that he has towed vehicles since 2003 and received a Special Use Permit to operate at that time. He further stated that he operates an impound facility at his location on Camp Road. He noted that he is requesting the updated Special Use Permit so that he can continue towing for the Town Police Department.

Chairman Reszka informed Mr. Volbrecht that he does have a Special Use Permit but he never received Site Plan Approval because the plans were never signed by the Planning Board Chairman and the Town Engineer. He further stated that the Site Plan will have to be brought up to date at this time.

Mrs. desJardins explained to Mr. Volbrecht that the Planning Board approved the Site Plan in 2003 but it never received Engineering Department approval because there are outstanding concerns of the Engineering Department that were never properly addressed.

Mr. Reilly stated that Mr. Volbrecht is supposed to have a fenced-in area for the stored vehicles and it does not appear that a fence exists. He noted that Mr. Volbrecht must bring the property into conformance with the Site Plan approved by the Planning Board in 2003.

Sue Volbrecht stated that two (2) trees were lost by lightning. She further stated that the rear fence was removed by Mission Hills Apartments and a berm was built in its place.

Mr. Volbrecht stated that there were stored vehicles on the Mission Hills property, but he removed them and Mission Hills put a non-passable berm in that area.

Mr. Reilly stated that an eight-foot fence is required and a berm is not acceptable. Mr. Volbrecht responded that a fence has been installed in that area.

Mr. Lardo agreed to review the Site Plan and put together a letter listing the outstanding issues that must be addressed.

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to table this project. Carried.
Engineering Department comments have been filed with the Planning Department.

Erica Donato Day Care Facility

Mr. Reilly stated that the applicant proposes to occupy a portion of the existing building as a day care facility. He further stated that day care facilities are not a principal permitted use in the N-C zone but are permitted with a Special Use Permit. He noted that no new construction is proposed.

Mr. Reilly stated that per the Town Code, screening of adjoining residential areas and an outdoor play area are required for day care facilities.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to schedule a public hearing for this proposal to be held on August 15, 2012. Carried.

Mr. Bellissimo made a motion, seconded by Mr. McCabe, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Public Hearing - Frank's Flatbed Service

Mr. McCabe read the following public hearing notice:

"Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing for a Special Use Permit for Frank's Flatbed Service to operate a public garage at 5646 Maelou Drive. The Public Hearing will be held on August 1, 2012 at 7:00 p.m. in Room 7B of Hamburg Town Hall."

Mr. Reilly stated that the applicant is requesting a Special Use Permit so that he can continue towing for the Hamburg Police Department. He further stated that the applicant stores all vehicles inside the building.

Chairman Reszka declared the public hearing open. No one spoke.

Chairman Reszka declared the public hearing closed.

Board members directed the Planning Department to prepare approval resolutions for the Board's next meeting.

Mr. McCabe made a motion, seconded by Mr. Bellissimo, to table this proposal. Carried.

Engineering Department comments have been filed with the Planning Department.

Public Hearing – Randy’s Two-Lot Subdivision

Mr. McCabe read the following public hearing notice:

“Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a two-lot subdivision known as Randy’s Two-Lot Subdivision to be located on the east side of McKinley Parkway, south of Quinby Drive, on August 1, 2012 in Room 7 B of Hamburg Town Hall at 7:00 P.M.”

Mr. Reilly stated that a pole barn was constructed on the new lot and there were issues with the Building Inspection Department because a commercial building is not allowed on a residential lot by itself. He noted that the issues have been resolved and the applicant is requesting approval of the subdivision. He further stated that it now meets all zoning requirements.

Chairman Reszka declared the public hearing open. The following people spoke:

- Sherry Platt asked for the definition of subdivision. Chairman Reszka explained that the applicant is simply breaking the parcel containing the barn off of the larger parcel and that no homes are planned.

Chairman Reszka declared the public hearing closed.

Mrs. Yerkovich made a motion, seconded by Mr. O’Connell, to issue a Negative Declaration for this subdivision. Carried.

Mrs. Yerkovich made a motion, seconded by Mr. Bellissimo, to grant Preliminary Plat Approval to this subdivision with the following conditions:

1. The filing of a Map Cover is waived.
2. The construction of sidewalks is waived.
3. Approval is contingent upon the Engineering Department comment letter dated August 1, 2012.
4. The use of the building on the new lot will remain in conformance with the requirements of the R-A District.

Carried.

Engineering Department comments have been filed with the Planning Department.

Public Hearing – Roger Duffett (Maelou Drive)

Mr. McCabe read the following public hearing notice:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a Public Hearing on a proposal by Roger Duffett to construct a 15,000 sq.ft. commercial building on vacant property located north of 5646 Maelou Drive. The Public Hearing will be held on August 1, 2012 at 7:00 p.m. in Room 7B of Hamburg Town Hall.”

Mr. Reilly stated that the applicant proposes to construct a new 15,000 sq.ft. commercial building. He further stated that one of the issues to be resolved is the water line extension and whether the applicant will be able to install a septic system for this building.

Andrew Gow from Nussbaumer & Clarke, representing the applicant, stated that the plan is to connect to the public sewer and do a public water line extension.

Mr. Reilly stated that he remains concerned about the number of parking spaces provided, noting that he cannot think of a use that would only require three (3) parking spaces. Mr. Gow responded that the applicant owns property adjacent to this lot that he could use for additional parking, if needed. He further stated that the parking configuration proposed is based upon the users of the applicant’s business adjacent to this site.

Mrs. desJardins stated that the Planning Board previously forwarded a positive recommendation to the Zoning Board of Appeals regarding the 35-foot parking setback, but subsequently it was learned that the applicant also requires a variance for the front yard setback of the building (50 feet is required when opposite a residentially zoned property).

Chairman Reszka declared the public hearing open. No one spoke.

Chairman Reszka declared the public hearing closed.

Mr. McCabe made a motion, seconded by Mr. Bellissimo, to forward a positive recommendation to the Zoning Board of Appeals regarding the applicant’s variance request for relief from the front yard setback requirement. Carried.

Mr. McCabe made a motion, seconded by Mr. Koenig, to issue a Negative Declaration for this project. Carried.

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

1. Approval is contingent upon the Engineering Department comment letter dated August 1, 2012.
2. Approval is contingent upon the receipt of a variance from the Zoning Board of Appeals regarding the building front yard setback and the parking area setback.

Carried.

Engineering Department comments have been filed with the Planning Department.

Camp Road Development

Chairman Reszka stated that the Engineering Department has not received engineered plans and therefore the Board would have to table the project at this meeting.

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

Engineering Department comments have been filed with the Planning Department.

Gateway Printing

Chairman Reszka stated that the Engineering Department has not received engineered plans and therefore the Board would have to table the project at this meeting.

Mr. McCabe made a motion, seconded by Mr. Koenig, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

Heron Hill Apartments/First Baptist Church of Hamburg

Chairman Reszka stated that a church can be built in any District and noted that the proposal to construct a church on this property has nothing to do with the rezoning request.

Mr. Reilly stated that when the Town Board referred this rezoning request to the Planning Board, it indicated that it is not clear as to whether this project is in conformance with the Comprehensive Plan.

Mr. Phil Riggs stated that he lives on Sowles Road and is part of the First Baptist Church. He further stated that the Church initially looked to redevelop in its current location, but the Village of Hamburg would not allow that. He stated that the Church looked for land and found this property. He noted that the apartment developer elected to help the Church financially to be able to move forward with this location. He stated that this is a well planned out development that is not outside of the realm of what surrounds the neighborhood, noting that there are multifamily buildings on Newton Road and a church across the street on McKinley Parkway.

Mr. Riggs stated that the Church is looking to enhance the neighborhood and he believes that the architect has presented a very nice site plan.

Dominic Palmisano, architect, representing the apartment developer, stated that the developer decided that, with the beauty of the site and the community's interest in mind and in order to follow the Town's Comprehensive Plan, he would like to create a development that is sparse and that allows the community to have access to the visual aspects of the property.

Mr. Palmisano stated that the Town's Comprehensive Plan indicates that R-3 zoning would be a good use for property in the Village Transition Area and that rural aspects of the properties should be taken into consideration. He further stated that he designed this development with everything that is in the Comprehensive Plan in mind.

Mr. Palmisano stated that much of the property would remain untouched and the public would be granted access to the property for running, walking a dog, etc. He further stated that the residents of the apartment development would be able to walk to the Village and patronize the different businesses in the Villages to keep them profitable.

In response to a question from Mr. O'Connell, Mr. Palmisano stated that the previously proposed senior apartment building has been eliminated from the plan. He further stated that the apartment buildings closest to McKinley Parkway would be constructed first and that the church would be constructed within one (1) year.

Chairman Reszka stated that this project is not in the Comprehensive Plan's Village Transition Area.

Mr. Reilly explained that the Town had a 1997 Comprehensive Plan, which was then updated in 2007. He noted that in the 2007 update, only those things that needed to be changed from

1997 were actually changed and that both Comprehensive Plans still exist. He further stated that in the 1997 Comprehensive Plan, this property is in the Southeastern Area of the Town, which clearly was not intended for increased density. He noted that this property was not included in the "Village Transition Area" referred to in the 2007 Comprehensive Plan update.

Mr. Reilly stated that it does not look like this project is in conformance with the Town's Comprehensive Plan and it would really be stretching to go from R-A to R-3 for this property.

Mr. Reilly stated that he will supply the Board with the meeting minutes and maps from the 2007 Comprehensive Plan Committee defining where the "Village Transition Area" is and where the areas of Town are that are "close to the Village."

It was determined that the map associated with the "Village Transition Area" was drawn in error.

Mr. Palmisano read the following from the Town's 2007 Comprehensive Plan Update:

"Proximity to the Village is also an important consideration because good planning dictates that denser development should be located closer to developed hamlets and areas with public services. As previously noted, the areas close to the Village should be considered as potential areas for potential R-3 zoning for multi-family residential development."

Mr. Reilly stated that in the Recommendations section of that same Comprehensive Plan Update, it states that those areas in the Southeastern Area will not be considered for higher density development. He further stated that the "Village Transition Area" map incorrectly includes this property.

Mr. Reilly stated that the 2007 Comprehensive Plan Update indicates that the property between McKinley Parkway and the Town of Orchard Park should remain rural.

Mrs. Yerkovich stated that she was involved in the 1997 Comprehensive Plan and there was never any intent at that time to allow this type of development to occur on this property.

Mr. Reilly stated that the 1997 Comprehensive Plan absolutely would not support this rezoning. He further stated that the confusion is with the 2007 Update.

In response to a question from Mr. Palmisano, Mr. Reilly stated that the Comprehensive Plan allows for areas to the east, north and some areas of the south to be considered for multi-family developments.

Chairman Reszka stated that the Town is bound by the text of the Comprehensive Plan rather than a corresponding map.

The following members of the public spoke:

- Jay Lockrow, Grandview Avenue, asked what the impact would be to the entire Town plan if the property were rezoned to R-3.

Chairman Reszka stated that the impact would depend on what was built on the property.

Mr. Palmisano stated that it is clear that apartment complexes do not generate a lot of traffic.

- Margaret Sweeney asked if an Environmental Impact Study has been conducted. She further asked if there are wetlands on the site.

Mr. Reilly stated that if the Town were considering rezoning this property, an Environmental Impact Study would have to be conducted before the rezoning was granted. He further stated that the applicant has indicated that there are some wetlands on the site but that they would be avoided.

- Steve Baer, Harrison Road, asked what section of the Town this property is in relative to the Comprehensive Plan.

Mr. Reilly stated that in 1997, this property was considered to be in the Southeast Area. He noted that in 2007, some changes were made to the 1997 document. He stated that the applicant is arguing that in 1997 the entire Southeast Area was changed to a "Village Transition Area." However, the members of the Planning Board who were on the Comprehensive Plan Update Committee strongly feel that this was not the intent.

- Terry Vicente, Valley View Avenue, asked if the Board will make its recommendation to the Town Board before the Town Board's August 20, 2012 meeting.

Chairman Reszka stated that he does not know when the recommendation will be made to the Town Board, noting that it may be at the Board's next meeting and it may be at a later meeting.

Mrs. desJardins stated that this rezoning request will not be placed on a Town Board meeting agenda until a recommendation has been made by the Planning Board.

Mr. Palmisano stated that the Policy Statement of the 2007 Comprehensive Plan Update stated that "as defined in Section 272-2 of General Town law, the Comprehensive Plan shall 'serve as a basis for land use regulation...'" He asked if this means that this document is the official document. Chairman Reszka responded that the Board has to go by that document and everything that is done in the Town must be in conformance with the Comprehensive Plan.

Mr. Reilly stated that both the 1997 Comprehensive Plan and the 2007 Update must be considered.

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

Armor Inn Tap Room Parking Lot

Mark Tufillaro, representing the applicant, stated that he submitted a letter from Erie County regarding the different possibilities for pedestrians getting from the new parking lot to the restaurant. He further stated that the Traffic Safety Advisory Board (TSAB) has recommended that pedestrians cross Clark Street, walk along the gas station property and then cross Armor Duells Road to the restaurant. He noted that Erie County has indicated in the submitted letter that it agrees with the TSAB because it involves the shortest amount of roadway to cross.

In response to a question from Mr. Bellissimo, Mr. Tufillaro stated that pedestrians would have to walk in the gas station parking lot inside the curbing. He further stated that this area is in the County right-of-way.

Board members discussed the County letter and whether the County wants the walkways for the pedestrians to be inside or outside its right-of-way.

Chairman Reszka stated the letter from Erie County states that "pathways will be installed outside of the right-of-way leading to crosswalks". He further stated that it appears that the pathway in the vicinity of the gas station would be on private property.

Mr. Koenig stated that he feels that crossing Bayview Road and then crossing Abbott Road east of the restaurant looks like a safer route. Mr. Schawel, Mr. Bellissimo and Mrs. Yerkovich agreed.

Mr. Bellissimo stated that he finds it hard to believe that someone can safely walk in the same area where people are filling their vehicles with gas, cross over the concrete curb, get on the painted sidewalk and then cross Armor Duells Road.

Board members expressed concern about people walking so close to vehicles at the gas station.

Chairman Reszka stated that he is on the TSAB and that Board did not propose three (3) different routes. He further stated that the TSAB did not mention any specific route. Mr. Tufillaro responded that the County came up with the three (3) different routes.

Mr. Tufillaro stated that the three (3) different routes came from the County after he (Mr. Tufillaro) requested that the County look at this issue. The TSAB letter to the County was sent after the three (3) routes were proposed.

Chairman Reszka stated that the applicant owns the property immediately to the north of the restaurant and asked Mr. Tufillaro why the applicant does not demolish the existing building on that property and construct a parking lot there. Mr. Tufillaro responded that the parcel is very small and there is not enough area to install the same size parking area they could install across the street.

Chairman Reszka stated that he understands that the lot is smaller than the one across the street, but he feels it would be a much safer situation. He further stated that the Board still has concerns about getting people from the new parking lot to the restaurant.

Chairman Reszka stated that if the new lot is going to be for valet parking and employees only, the lot north of the restaurant could be used by patrons who do not wish to use the valet parking and this would be safer.

Chairman Reszka stated that he does not feel that the new valet lot will alleviate the current problem the applicant has. He further stated that the lot north of the restaurant may be small, but the applicant could fit a lot of vehicles there in a much safer manner than crossing the street with valet parking.

Mr. Tufillaro stated that the applicant plans to use the parcel to the north for commercial purposes. He further stated that the applicant does not want to demolish a perfectly good building.

Mr. Tufillaro stated that the applicant owns the property across the street and it makes perfect sense to construct parking there. He further stated that at the current time, valet parkers take the vehicles to the restaurant across Armor Duells Road, as well as to the Fire Department property.

Chairman Reszka asked if there has been a commitment from the County to install the appropriate stop bars on the roads.

In response to a question from Mrs. Yerkovich, Mr. Tufillaro stated that the parking problems generally arise on Friday and Saturday nights, as well as on Tuesday nights during the summer.

Mr. Schawel stated that that intersection has left turning arrows in both directions. He further stated that crossing Bayview Road and then Abbott Road would be safer for pedestrians. Mr. Bellissimo and Mr. Koenig agreed.

Mr. Koenig stated that he would like the TSAB to revisit this issue, taking into consideration the three (3) alternatives in the letter from Erie County.

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

1. Approval is contingent upon the Engineering Department comment letter dated August 1, 2012.
2. An agreeable solution to the pedestrian route from the new parking lot to the restaurant will be worked out under the advisement of the TSAB.

Carried.

Engineering Department comments have been filed with the Planning Department.

Russo Development (Old Milestrip Road)

Andrew Gow from Nussbaumer & Clarke, representing the applicant, stated that the applicant requests that the Planning Board schedule a public hearing for its next meeting. He further stated that most of the Engineering Department concerns have been addressed.

Chairman Reszka stated that the TSAB is emphatic that no access to Lake Avenue be allowed. He further stated that the existing entrance on Milestrip Road could be improved, a second entrance onto Milestrip Road could be constructed or an access to Coder Road could be constructed.

Mr. Gow stated that this property is zoned properly for this type of use and there would be minimal truck traffic accessing Lake Avenue. He explained that the applicant's equipment is ripping up the existing parking lot and the applicant would rather have the equipment access Lake Avenue rather than Old Milestrip Road. He further stated that the applicant does not want the heavy equipment ruining the parking area that is also used by employees, visitors, etc.

In response to a question from Chairman Reszka, Mr. Gow stated that the applicant has researched crossing the existing easement so as to access Coder Road. He noted that the owner of the strip of land between this property and Coder Road is not interested in an easement.

Chairman Reszka stated that the businesses on Lake Avenue have access to Lake Avenue. He further noted that Coder Road was built for truck traffic and if the applicant used that roadway, it would avoid the cutting down of the trees on the property and putting in a long driveway.

Joe Russo, Sr., applicant, stated that the property is zoned properly and he does not understand the problem with accessing a commercial road (Lake Avenue). He further stated that the property will be cleared for future development at some point.

It was determined that the TSAB will be asked to revisit this project with the new information received that the applicant plans to develop the property along Lake Avenue for commercial use in the future.

Mr. Bellissimo stated that the Board will want as many trees as possible to remain on the property.

Mrs. Yerkovich made a motion, seconded by Mr. McCabe, to schedule a public hearing for this project to be held on August 15, 2012. Carried.

Engineering Department comments have been filed with the Planning Department.

OTHER BUSINESS

Mr. Bellissimo made a motion, seconded by Mr. O'Connell, to approve the minutes of July 5, 2012. Carried.

Chairman Reszka stated that Dennis Long moved into the building and is occupying it without a Certificate of Occupancy. He stated that a Stop Work Order has been issued by the Building Inspection Department.

It was determined that Mr. Reilly will offer two (2) hours of training on September 26, 2012.

Board members discussed the complaints the Town has received about Carubba Collision on Camp Road.

Mr. Bellissimo made a motion, seconded by Mr. Schawel, to adjourn the meeting. The meeting was adjourned at 8:50 P.M.

Respectfully submitted,

Stephen J. McCabe, Secretary

Planning Board

Date: August 8, 2012