

Town of Hamburg
Planning Board Meeting
May 5, 2021
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, May 5, 2021 in Room 7B of Hamburg Town Hall. Those attending included Chairman William Clark, Bob Mahoney, Doug Schawel and Megan Comerford.

Members who attended via Webex included Vice-Chairman Kaitlin McCormick, Dennis Chapman and Al Monaco.

Others in attendance in Room 7B included Town Planners Andrew Reilly and Sarah desJardins, Town Engineer Camie Jarrell and Planning Board Attorney Jennifer Puglisi.

WORK SESSION

David Homes - Requesting Planning Board approval of modifications to the previously approved Waterford Pines Subdivision regarding front yard setbacks, Waterford Preserve limits and the location of pedestrian paths

Bill Tuyn from David Homes stated that the quality of life of the people who live in this subdivision is the reason David Homes is requested relief from the 25-foot front yard setback requirement and the elimination of the walking paths behind certain building lots. He stated that David Homes took this project over when the previous developer went bankrupt.

Mr. Tuyn stated that a few years ago, David Homes received approval from the Planning Board to revise Phase II of the subdivision to include cul-de-sacs and at that time 25-foot setbacks were required. He noted that this effectively transferred property from the rear yard to the front yard and the trail behind the homes became quite close to the rear of the homes. He stated that the building lots along the perimeter of the subdivision in the next phase have smaller rear yards and pushing the homes five (5) feet further back from the road means that the people using the trails behind the homes come very close to them.

Mr. Tuyn stated that this subdivision is comprised of families with children who have security needs. He further noted that a pedestrian network already exists in this subdivision in the form of a sidewalk system that runs through the entire subdivision.

Mr. Tuyn stated that David Homes is requesting that the Planning Board allow the minimum front yard setback to be 20' instead of the current 25'. He noted that as he understands it, the concern with 20' front yard setbacks was that people would be blocking the sidewalk with their vehicles. He stated that he does not see cars blocking the sidewalks when he drives through the subdivision.

Mr. Tuyn stated that the biggest thing David Homes is looking for is the move to a 20' front yard setback.

Michael Metzger, project engineer, stated that the first phase of the subdivision is in with 20' front yard setbacks. He stated that in 2016 a revised layout was approved by the Planning Board with the addition of the cul-de-sacs and the Planning Board approved 20' setbacks for the lots adjacent to the cul-de-sacs.

In response to a question from Chairman Clark, Mr. Tuyn stated that two (2) or three (3) homes have been built with the 25' setback and one (1) is under construction. He noted that two (2) more homes are ready to go and permits have been applied for with 25' setbacks, but if the Planning Board approves the 20' setback those homes will be built accordingly.

It was determined that approximately half of the homes in the subdivision were built at a 25' setback and the other half were built at a 20' setback.

In response to a question from Mrs. Comerford, Mr. Tuyn stated that a typical home in this subdivision that has a 25' front yard setback has approximately 22 feet of space between the back of the home and the preserve, which cannot be touched. He further stated that some of the lots have a ten-foot wide drainage easement just inside of the preserve as well.

In response to a question from Mrs. Comerford, Mr. Tuyn stated that people who purchase or buy these homes are aware of the size of the backyard.

Chairman Clark made a motion, seconded by Mrs. Comerford, to schedule a public hearing on these requests to be held on May 19, 2021. Carried.

Engineering Department comments have been filed with the Planning Department.

Bob Johnson - Requesting Sketch Plan Review of a proposal to construct a brewery/restaurant on vacant land adjacent to 4046 Lake Shore Road

Attorney Sean Hopkins, representing the applicant, stated that the project location is adjacent to the existing Peg's Place restaurant and the proposal is for a two-story 10,000 sq.ft. restaurant and brewery with approximately 250 seats. He stated that there would be a shared parking lot between this building and Peg's Place that would provide 229 parking spaces (154 spaces would be new).

Attorney Hopkins stated that a new right in/right curb cut is proposed on Route 75 for this project.

Attorney Hopkins stated that the site is zoned WC (Waterfront Commercial) and is located in the Route 5 Overlay District.

Chairman Clark stated that he would like to see the proposed very large parking area screened or reconfigured so that any potential future development, as well as this proposed building and Peg's Place, would surround the parking lot.

Bob Johnson, applicant, stated that Peg's Place closes at 8:00 P.M. and therefore the two (2) businesses would be open at the same time for only a short period.

Mr. Reilly confirmed that this site is located in the LWRP (Local Waterfront Revitalization Program) and that the Waterfront Revitalization Committee will review this project and complete the Waterfront Assessment Form.

Chris Wood, project engineer, stated that the building is proposed where it is because of the seating on the upper level and the views of the lake it would afford customers.

Ms. McCormick asked Mr. Wood to break up the large parking lot with larger islands with vegetation or trees.

In response to a question from Mr. Reilly, Mr. Johnson stated that the building would house a restaurant, brewery and distillery. He further stated that there would be an area on the site to accommodate buses.

It was determined that a Traffic Impact Study will be required.

Chairman Clark made a motion, seconded by Mr. Mahoney, to authorize the SEQR Coordinated Review for this project when the Site Plan and application are submitted and table the project. Carried.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Continuation of Public Hearing - 7:00 P.M., Boston State Holdings Co., LLC – Requesting Planning Board approval of a revised Site Plan for the Village at Cedar Valley to be located north of East Pleasant Avenue, west of the Thruway. Original Site Plan Approval was granted on July 15, 2015.

In response to a question from Chairman Clark, Mrs. desJardins stated that the Planning Department had not received any correspondence regarding this proposal since the Board's last meeting.

It was determined that the request is for the re-approval of a project that was previously approved.

Attorney Hopkins clarified that, although this would be a re-approval, the original approval did expire because of issues in terms of sanitary sewer routing the applicant encountered. He noted that the layout was changed from what was originally approved.

Ms. McCormick stated that she was under the mistaken impression that the applicant is able to move forward with the previously approved project without Planning Board authorization when in fact the previous approval has lapsed.

Chairman Clark stated that a comment was received from a member of the public on Facebook as follows:

"I live on Cooper Ridge and I also was not informed about building an apartment complex in this neighborhood. What are you going to do about all of the traffic? One way in and out is crazy. The value of our home is going to decrease. We moved here for the quiet and lack of huge neighborhood of people. No one in our neighborhood wants this. We have enough apartments in Hamburg. Don't need any more. Is a bad thing to do to all of us that spent all this money on a forever home. Now we are thinking of selling and moving out."

Attorney Hopkins stated that a rezoning was approved in connection with the existing subdivision. He stated that this project is entirely consistent with what was presented at that time. He noted that while it is true technically that the Site Plan Approval for the apartment project ex-

pired, the use was contemplated, discussed extensively and subject to an environmental review pursuant to SEQR and was the subject of extensive discussion with a wide assortment of nearby stakeholders at that time.

Ms. McCormick noted that the property is zoned property for apartments and the project meets the setback requirements and other requirements of the Town Code.

Attorney Hopkins stated that when the SEQR Coordinated Review was performed on this project previously, 162 units were contemplated and 144 units are now proposed.

Chairman Clark stated that members of the public who have expressed concern that they were not informed by their builder that apartments were planned at this location should contact their lawmakers. He noted that in some states realtors must disclose that a home is haunted, but in no state must they disclose that a development is planned on nearby property.

Chairman Clark declared the public hearing closed.

Chairman Clark made the following motion, seconded by Mr. Schawel:

“Whereas, the Town of Hamburg Town Board had previously conducted a coordinated SEQR process for the overall development of this site by Pleasant Development LLC including the construction of 30 single family attached homes, 80 patio homes and 168 multi-family units at this location and had issued a SEQR Negative Declaration on 4/8/13; and

Whereas, the Planning Board approved a 144 unit multi-family development at the same location as shown in the 2013 Plan for the 168 multi-family units in 2013; and

Whereas, the applicant has amended the plan, which approvals have expired, and wishes to receive site plan approval of this amended plan; and

Whereas, the amended plan includes the same amount of units as previously approved, in the same location, with two connections to Cedar Valley Way, but with the layout being revised; and

Whereas, the Planning Board has held a public hearing, considered input from Town staff and Advisory Boards, and has reviewed the proposed amended plan.

Therefore, Be It Resolved, that the Planning Board finds the environmental impacts from this proposed amended project to be the same as the previous project and the project that the Town Board issued a SEQR Negative Declaration on and concludes that SEQR does not have to be re-opened.

Be It Further Resolved, that the Planning Board, based on its issuance of this SEQR decision, review of the project in accordance with Article XLIV (Site Plan Approval) and the R-3 Zoning district requirements of the Town of Hamburg’s Zoning Code, having received and considered input from Town departments, committees and advisory boards, having completed the required public hearing hereby grants Conditional Site Plan approval for the Village at Cedar Valley project to be located on Cedar Valley Way with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated April 30, 2021.
2. The final landscape plan will be approved by the Planning Department and reviewed by the Conservation Advisory Board and shall include additional screening and landscaping along Cedar valley way where the new buildings and parking areas are shown.

3. Lighting shall be shielded and dark sky compliant as shown on the plans.
4. The Traffic Safety Advisory Board will provide any recommendations on signage along Cedar Valley Way and at the driveway intersections.
5. The construction of sidewalks is waived as they are already located along the road.”

Carried.

Engineering Department comments have been filed with the Planning Board.

Odor Stop - Requesting Site Plan Approval of a 15,373 sq.ft. building to be constructed on vacant land located at 5139 Southwestern Boulevard

In response to a question from Ms. Jarrell, Rob Pidanick from Nussbaumer & Clarke stated that the applicant owns both parcels at this location and will be granting himself an easement to allow the use of the catch basins on the applicant’s other parcel for this development and facilitate fire truck access around this building.

Mr. Reilly noted that the applicant is not subdividing the property but rather reconfiguring two (2) parcels.

Chairman Clark made the following motion, seconded by Mr. Schawel:

“**WHEREAS**, the Town of Hamburg received a Site Plan application from “Odor Stop” requesting Site Plan Approval of a 15,373 sq.ft. building for its business to be located at 5139 Southwestern Boulevard; and

WHEREAS, the proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town Planning Board has received input from the Town’s Advisory Boards and Town staff; and

WHEREAS, in accordance with Part 617 of the implementing regulations pertaining to Article 8 (SEQRA) of the Environmental Conservation Law, the Hamburg Planning Board has reviewed Part 1 of the SEAF, completed Part 2 and Part 3 of the SEAF and reviewed the criteria for determining significance in accordance with Section 617.7 of SEQRA.

NOW, THEREFORE BE IT RESOLVED, the Hamburg Planning Board, in accordance with the State Environmental Quality Review Act (SEQRA) has determined that the proposed project will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public, and is consistent with social and economic considerations, and therefore issues a SEQRA Negative Declaration in accordance with Section 617.7 of the SEQRA regulations; and

BE IT FURTHER RESOLVED THAT, the Planning Board Chairman is authorized to sign the Environmental Assessment Form (EAF), which will act as the Negative Declaration.”

Carried.

Chairman Clark made the following motion, seconded by Mr. Mahoney:

“The Planning Board, based on its issuance of a SEQR Negative Declaration, review of the project in accordance with Article XLIV (Site Plan Approval) and the C-2 Zoning district requirements of the Town of Hamburg’s Zoning Code, having received and considered input from Town departments, committees and advisory boards, having completed the required public hearing and having the applicant amend the drawings based on the Planning Board’s

comments, hereby grants Conditional Site Plan approval for the Odor Stop project to be located at 5139 Southwestern Boulevard with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated April 30, 2021.
2. The final landscape plan will be approved by the Planning Department.
3. Lighting shall be shielded and dark sky compliant as shown on the plans.
4. No outdoor storage will be allowed.
5. The construction of sidewalks is waived as they are already located along the road.
6. A drainage easement must be recorded on the deed to the adjacent lot south of this project.

Carried.

Engineering Department comments have been filed with the Planning Board.

Chick-Fil-A - Requesting Site Plan Approval of a new restaurant building to be located in front of 3464 Milestrip Road

Attorney Sean Hopkins, representing the applicant, stated that a Traffic Impact Study (TIS) was obtained and submitted to the Planning Department.

Attorney Hopkins stated that the property is properly zoned and the proposal is to construct a 5,000 sq.ft. restaurant building with 35 stacking spaces. He noted that the TIS compared the provided stacking number with other Chick Fil A locations in Greece, NY and Cicero, NY and found that the Greece location has 18 stacking spaces and the peak stacking that was ever encountered was 18. He further noted that the TIS found that the Cicero location has 29 stacking spaces and the peak stacking that was ever encountered there was 19.

Attorney Hopkins stated that the applicant is very comfortable with the number of stacking spaces provided.

Attorney Hopkins stated that no new curb cuts are proposed for this project and therefore approvals are not required from either the New York State Department of Transportation (NYSDOT) or Erie County Department of Public Works.

Attorney Hopkins stated that this project is an Unlisted Action under SEQR and the applicant is confident that it will not result in any potentially significant adverse environmental impacts.

In response to a question from Ms. McCormick, Tim Freitag from Bohler Engineering stated that when customers exit the drive-thru lane they will be directed either back into the parking lot shared with Raymour & Flanigan to access Milestrip Road or north to access McKinley Parkway.

Attorney Hopkins noted that both of the existing curb cuts that would be utilized by customers to exit the site are located a substantial distance from the intersection of Milestrip Road and McKinley Parkway.

Ms. McCormick stated that she is concerned about customers exiting the drive-thru and then driving in front of the Raymour & Flanigan store where its customers will be entering and exiting.

Mr. Freitag stated that Chick Fil A is an expert in drive-thru traffic management. He noted that the drive-thru traffic and dine-in guests will not be mingled and each restaurant has a manager to manage traffic flow all day. He further stated that a team member would be positioned at the exit of the drive-thru to facilitate the exiting.

In response to a question from Mrs. Comerford, Mr. Freitag stated that the Walden Avenue Chick Fil A has 24 stacking spaces and the Transit Road site has 20 stacking spaces. He noted that the traffic patterns are somewhat different at this point in time because the restaurants are not open for customers inside.

Mr. Freitag stated that this Chick Fil A would have two (2) drive-thru lanes, which doubles the rate of processing customers.

In response to a question from Mrs. Comerford, Attorney Hopkins stated that the applicant has no ability to modify the curb cut onto Milestrip Road, noting that it is not on the site Chick Fil A plans to lease.

Mr. Freitag stated that the TIS concluded that there are adequate gaps at the exit onto Milestrip Road to accommodate the full movements during peak hours.

In response to a question from Mrs. Comerford, Mr. Freitag stated that there are approval rights in the lease for shared parking with Raymour & Flanigan and Sketchers.

Mr. Freitag stated that during a grand opening period, the grand opening team from out of state is on site providing extra hands, training in the kitchen and order menus, directing traffic, etc.

In response to a question from Mr. Chapman, Mr. Freitag stated that Chick Fil A would have a 20-year lease with an extension option.

Chairman Clark made a motion, seconded by Mr. Monaco, to authorize the Planning Department to begin the SEQR Coordinated Review and schedule a public hearing to be held on May 19, 2021. Carried.

Engineering Department comments have been filed with the Planning Board.

Mike Schultz – Requesting Planning Board re-review of a towing and recovery impound area at 5505 Southwestern Boulevard (Site Plan Approval and Special Use Permit granted on 11-18-20)

It was determined that the applicant was not present.

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

Apollo Concrete Coatings - Requesting Site Plan Approval of a 6,791 sq.ft. office/store room building on vacant land located on the south side of Riley Boulevard, north of Southwestern Boulevard

Mr. Chapman stated that this use would be considered an office with an area for storage.

Board members reviewed the Findings Form created related to the Hamburg Business Park for this project.

Chairman Clark made the following motion, seconded by Ms. McCormick:

“Whereas, the Town of Hamburg received a site plan application from Apollo Concrete Coatings to construct a new facility off of Riley Boulevard; and

Whereas, the Hamburg Planning Board has reviewed the plan and held the required public hearing; and

Whereas, the project is located in the Hamburg Business Park, which was the subject of a GEIS and Findings were issued by the Town Board; and

Whereas, the Hamburg Planning Board, in accordance with the New York State Environmental Quality Review Act (SEQRA), as an Involved Agency, must issue its own Findings for the first project that needs to be approved by the Planning Board within this Business Park; and

Whereas, the Planning Department and Planning Board have utilized the Town Board Findings Statement to create a Findings document for the Planning Board: and

Whereas, the Planning Board has reviewed the project against the SEQR Findings Form created by the Planning Board; and

Whereas, the Hamburg Planning Board, in accordance with SEQRA, has determined that the proposed action is in accordance with the SEQR Findings and therefore will not adversely affect the natural resources of the State and/or the health, safety and welfare of the public and is consistent with social and economic considerations.

Now, Therefore, Be It Resolved, that the Town of Hamburg Planning Board hereby issues the attached Positive SEQR Findings indicating that the project is not anticipated to result in any significant adverse environmental impact; and

Be It Further Resolved that the Planning Board Chair is authorized to sign the SEQR Findings Form, which will act as the documentation for conformance to the Findings.”
Carried.

Chairman Clark made the following motion, seconded by Mrs. Comerford:

“The Planning Board, based on its issuance of a SEQR Positive Findings for this project, review of the project in accordance with Article XLIV (Site Plan Approval) and the C-2 Zoning district requirements of the Town of Hamburg’s Zoning Code, having received and considered input from Town departments, committees and advisory boards, having completed the required public hearing and having the applicant amend the drawings based on the Planning Board’s comments, hereby grants Conditional Site Plan approval for the Apollo Concrete project to be located On Riley Boulevard with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated April 30, 2021.
2. The final landscape plan will be approved by the Planning Department.
3. Lighting shall be shielded and dark sky compliant as shown on the plans.
4. No outdoor storage will be allowed.
5. The construction of sidewalks is waived as they are already located along the road.”

Carried.

Engineering Department comments have been filed with the Planning Department.

David Manko – Requesting Preliminary Plat Approval of a 67-lot subdivision to be located on the west side of Parker Road

Chairman Clark thanked the subcommittee for the work it has done on these projects. He stated that the administrative work it is doing now will make it so that when the full Board

reviews the environmental documentation provided it will be able to do so much more thoroughly and efficiently.

Mr. Reilly stated that because the Wetzl request is for a rezoning, there has been no official site plan application submitted at this point in time.

Ms. McCormick stated that the Board needs the applicant to provide a conservative limit of disturbance, which would provide the Board a better tool to understand certain SEQR issues.

Attorney Hopkins stated that the requested binders for the subcommittee were submitted and the subcommittee provided comments that pertain to the individual projects, as well as the cumulative impacts of both projects.

In response to a question from Ms. McCormick, Chris Wood, project engineer, stated that the lots that contain the ditch on the northern side of the parcel will be graded but the wetland boundaries will be respected. He noted that those lots will come with a deed restriction that shows the wetland boundary on the survey and the anticipation is that the wetland boundary will not be disturbed.

In response to a question from Ms. McCormick, Mr. Wood stated that the wetlands in the area of the ditch are there mainly because the ditch is there and not necessarily because of water flow. He stated that the ditch does not have steep side slopes, so the water from the large tributary area upstream tends to migrate sideways. He noted that the grading design will be started a few feet off the edge of the wetlands and work away from them so that grading does not occur in the wetlands.

Mr. Wood stated that the discharge from the storm water management area would continue to go to the ditch. He noted that there would be a pipe that supplies water to that wetland area. He confirmed that the storm water pond would be flowing at a rate that is at or below existing conditions.

Ms. Jarrell stated that when the Engineering Department looks at a project for the limit of disturbance, as well as being along wetlands, it asks for at a minimum an orange construction fence and signage identifying wetlands during construction.

It was determined that Mr. Wood will respond to the comments and questions submitted by the subcommittee.

In response to a question from Ms. McCormick, Mr. Wood stated that the wetland delineation for this project has been submitted and he is awaiting the determination from the U.S. Army Corps of Engineers.

Attorney Hopkins stated that to the extent the Conservation Advisory Board (CAB) has substantive comments, he would like it to provide him with documentation backing them up. He read the following memo received that day from Mark Lorquet, CAB Chairman:

"The Hamburg Conservation Advisory Board will not attend tonight's meeting. We haven't even been given any information regarding questions needed by the Planning Coordinator and we want to be prepared to answer questions to the best of our ability. Our Board was

questioned at the last meeting on Facebook about the lack of specific information. We ask the Planning Board to table for two weeks till the CAB can receive specific information from Federal agencies on open issues regarding the Manko subdivision.”

Attorney Hopkins stated that no one has asked Mrs. desJardins to provide the CAB with questions and noted that there must be a misunderstanding. He stated that he is asking for something to substantiate the CAB memos on this proposed subdivision. He noted that he has asked if the memos are on behalf of one person or the entire CAB.

Attorney Hopkins stated that there is no response to many of the comments made in the CAB memos regarding this subdivision.

Ms. McCormick stated that it might be helpful for the Board, after it reviews the Part II for both this project and the Wetzl rezoning project, to review what information it already has and which items in the Part II it is still waiting for information on and then annotate a version of the Part II and review it at a later meeting.

Ms. McCormick stated that consistency with community character and consistency with community plans are two areas that she believes should be discussed by the Board as a whole.

Chairman Clark stated that at the Board’s next meeting the subcommittee can do a short presentation on some of the simpler sections of the Environmental Assessment Form (EAF) it reviewed. He stated that after that the whole Board can discuss the two areas Ms. McCormick referred to above.

It was determined that the subcommittee is putting together Part Two of the EAF and will review that with the whole Board at the next meeting. Mr. Reilly noted that determining the significance of the impacts and what additional information may be needed is the harder task for the Board to tackle.

Attorney Hopkins stated that a letter will be submitted responding to Ms. McCormick’s comments and questions that were received via email.

Chairman Clark made a motion, seconded by Mrs. Comerford, to table this project. Carried. Engineering Department comments have been filed with the Planning Department.

Glenn Wetzl – Requesting rezoning of vacant land located on the south side of Big Tree Road, east of 4255 McKinley Parkway from C-1 and R-1 to R-3

Attorney Sean Hopkins, representing the applicant, stated that the Stage One Cultural Resource Report was performed that indicates that no artifacts were recovered and therefore it was submitted to the New York State Office of Parks, Recreation and Historic Preservation. He further stated that he expects to receive a letter from that office indicating that this project will not have any adverse impacts on cultural, archeological or historic resources.

Attorney Hopkins stated that the snowmobile club has indicated that the snowmobile trail will not be located on this site.

Mr. Reilly stated that the Town Code requires that 500 sq.ft. of recreation area be provided per unit and additionally that 5% of land must be dedicated to the Town for recreation purposes or a payment in lieu of that land will be required.

In response to a question from Ms. McCormick, Mr. Wood stated that the goal in designing the site is that no dirt leaves the site because of the expense.

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

OTHER BUSINESS

Chairman Clark stated that a letter was received from Mr. & Mrs. Fadale, 5337 Abel Road, indicating that the fence that was required as part of the approved Site Plan for the adjacent Jim Cleary self-storage project on Southwestern Boulevard and Abel Road is not necessary in their opinion.

Mr. Schawel stated that a fence is not necessary and Mr. Cleary should not have to install it. It was determined that the Fadales are the only affected neighbors.

Board members agreed that Mr. Cleary does not have to install the fence that was on the approved Site Plan.

Chairman Clark stated that a Draft Scoping Document was received from the Broadway Group regarding the proposed Dollar General store on Southwestern Boulevard and Heltz Road. He stated that the Final Scoping Document will be voted on at the Board's June 16, 2021 meeting and submitted on or before Friday, June 18, 2021. He further stated that a draft of the Final Scoping Document will be sent to Planning Board members before June 11, 2021 and therefore the public Scoping Meeting should be held on June 2, 2021.

Board members discussed when and where the public Scoping Meeting should be held.

Mrs. Comerford made a motion, seconded by Mr. Schawel, to approve the April 21, 2021 minutes. Carried.

Mr. Schawel made a motion, seconded by Mr. Mahoney, to adjourn the meeting. The meeting was adjourned at 9:30 P.M.

Respectfully submitted,
Megan Comerford, Secretary

May 13, 2021