

TOWN OF NIAGARA

COUNTY OF NIAGARA, STATE OF NEW YORK
NIAGARA FALLS, N.Y.

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TOWN OF NIAGARA PLANNING BOARD MEETING MINUTES

June 6, 2023

(Minutes approved at the July 5, 2023 Planning Board Meeting)

6:30 pm

Meeting held at the Town Hall

BOARD MEMBERS PRESENT:

Barbara Hathaway/Chairman
Dennis Collins
Mike Murawski
John Polka
Eugene Pucci

BOARD MEMBERS EXCUSED:

IN ATTENDANCE:

Corey Auerbach	Edward Hatten
Nick Batson	Jarret Johnston
Charles Grieco	Marc Romanowski
Chuck Haseley	Mike Risman
Gerald Hathaway	Gus Wilson
	Christopher Wood

The meeting was called to order at 6:30 pm.

Mrs. Hathaway announced a change to the agenda. She is going to have two applicants present together. Since both applicants are neighboring businesses, Presentation #3 for Kelton Enterprises (Tim Hortons) and Presentation #5 The Broadway Group (Dollar General) will combine their presentations.

I. PRESENTATIONS:

Presentation #1- Covanta/Darek Teeters, CES Vice President/General Manager

Project Location: 8335 and 8340 Quarry Road

Town of Niagara

**Approval to Amend Letter of Intent
Recommend Re-zone LI to HI
Recommend Special Use Permit
Tax Map #'s- 132.13-1-4/132.13-1-13.1**

Darek Teeters is requesting accessory parking at 8340 Quarry Road, a special use permit with a term of 5 years, and approval for a zoning change from Light Industrial to Heavy Industrial with special use permit for accessory parking for the 8335 Quarry Road facility. The property is located on the south side of Quarry Road between Miller Road and Quarry Road.

Tax Map Numbers: 132.13-1-4/132.13-1-13.1

Mr. Murawski stated he received an email two weeks ago regarding Covanta. He said the email was from a Town staff member in a position of influence and supported by another staff member in a position of influence. Mr. Murawski

said they were dead set against the project. Mr. Murawski stated he just received paperwork on the proposal a week ago. He was bothered that people already made up their minds about the project before seeing the paperwork or presentation. He stated that the Planning Board is a recommending body and once all the rules are followed, the project can be moved on to the Zoning Board or Town Board.

Mrs. Hathaway stated that she gets emails and reads them, but does not take to heart. She believes in transparency and that everyone has their opinions, but the Planning Board represents the whole Town of Niagara. She also reiterated that the Planning Board is only a recommending body.

Mrs. Hathaway questioned Mr. Teeters about having two amendments to one letter of intent in his presentation packet. Mr. Teeters explained that there are two letters of intent since there are two aspects to the project. One is for a revision to what is proposed at 8335 Quarry Road, which is the parcel the facility sits and operates. They are just proposing to create a covered walkway for the loading dock. The property is zoned light industrial. He said it is an expansion of a legal non-conforming use. As of 2019, the Town changed its zoning code to say you can only have a solid waste facility in a heavy industrial zone, and the zoning code says you cannot expand a legal non-conforming use. He said even though it is a small expansion it triggers the need to rezone the property to heavy industrial. Because of the nature of this lot, Mr. Teeters said there are also some area variances that will be triggered and will go before the Zoning Board of Appeals. They will also require a special use permit. He said there is also a property across the street (8340 Quarry Road) that Covanta purchased last year and a portion of that parcel will be used for accessory parking. He said that property needs to be rezoned to heavy industrial.

Mr. Ed Hatten, Director of Operations, went over the history of the facility. He said that Covanta purchased the property in 2015. He said they have an existing transfer facility permit from 2015, which is good for ten years. He said 2 months ago they were inspected by the DEC and there were no violations. He has been operating the facility for three years with no issues with the Town. He said he has a list of acceptable wastes that they manage now that includes used oil that they ship to another facility, tank bottoms, water contaminated with some oil, ink, latex paint, oil based paints that are non-hazardous, other sledges, contaminated dirt and sand, soaps, shampoos, and contaminated soil. He said they have three waste streams at the facility. One is a liquid waste stream that they take to another facility. He said they have a solid blend they make which is a solid fuel. They blend the materials that come in that are non-regulated and acceptable with diapers and some sawdust at times. He said they send that fuel to another facility which is burned to generate steam that then it generates electricity. Covanta looks to keep materials out of landfill. He said the last piece is for the oil separator sludge that is not approved and cannot be burned. It has to be solidified and then it goes to Modern landfill. He said eventually they would like to do a permit modification to expand with some additional waste streams. They are also looking to utilize the loading dock, which they cannot utilize now because the corridor that goes to the loading dock has to be contained and covered. They are looking to possibly have an expansion of hours in the future. Current operation is from 7:30 am to 4:30 pm. They normally do not open on Saturday, but do on occasion based on amount of waste they have. They withdrew their permit request and are not looking to expand the amount of waste that comes into the facility. They are not changing the types of waste, and they do not bring in public trash at this facility.

Mr. Hatten stated he understands that the Planning Board represents the town and so does Covanta. They want to be a good neighbor and look to be a sustainable company to keep as much out of landfill to generate fuel. He said they are a green company and a growing company.

Mrs. Hathaway said she noticed five cars in the parking area across the street from the facility where a concrete pad is. She asked Mr. Hatten how many cars they intend on having for employee parking. Mr. Hatten said he operates the facility with eight employees.

Mrs. Hathaway asked about Covanta requesting a 5-year renewal for the parking area. Mr. Hatten said their transfer facility permit with the DEC goes for 10 years and will be up for renewal in two years. The permit would then be renewed for 10 years with the State. He said they understand the Town has their own rules, but just asking if it is possible for the difference.

Mrs. Hathaway asked Mr. Haseley if the code states 1 year annually for renewal. Mr. Haseley said usually special use permits are by the year.

Mr. Polka questioned about the business model being changed when Covanta withdrew its expansion request. Mr. Hatten said the business model has not changed from its existing one. The permit and increasing the waste volume has changed.

Mrs. Hathaway asked if they would be bringing in more trucks or employees. Mr. Hatten said their tonnage now is strictly what their tonnage is. If they have the ability to do additional transportation, they can then see bringing on another driver.

Mrs. Hathaway asked what Mr. Hatten classifies as industrial and commercial wastes. Mr. Hatten said industrial wastes would be soaps, shampoos, latex paints, caulk, etc. He said commercial wastes would be oil separators from commercial properties.

Mr. Polka asked Mr. Haseley if it is a requirement that the zoning be changed. Mr. Haseley said it is to his understanding the Town has been granting the special use permits as a legal non-conforming use, but due to the grandfather clause and the continued use, the insurance, bank loans etc. gain industrial permit on the expansion on the 8335 Quarry Road location. The Town code allows for accessory parking on adjacent properties that are owned or leased by the agent. The zoning is the question and the Town has been on record of allowing accessory parking legally in 2018 and 2019 per their request. He said that 7 acres really does not have to be rezoned at this time. He said to make 8335 Quarry Road more conforming and to allow them to keep moving without the constraints of non-conformity, it is to his understanding that they want to have the heavy industrial zone to make it legal and to have a more fluid business model.

Mr. Hatten said the reason they are seeking a rezoning is in 2019 the Town changed its zoning code that says you can only operate a waste management facility in a heavy industrial zone. He said that rendered this facility a legal non-conforming use. He said under the Town zoning code it says no non-conforming building shall be enlarged, extended, or increased. He said because they need this small enlargement of the building to be able to use loading dock under their DEC permit, the only way they could do that is for the property to be rezoned heavy industrial because they would no longer be a non-conforming building.

Mr. Hatten commented that the concern of the public is that if they rezone to heavy industrial that might open the door to much more intense uses and that is not what Covanta is proposing. He said given the constraints of this property it is quite a small parcel that is hemmed in by a railroad right of way and a gigantic quarry. He said under the Town zoning code there is no practical way to expand the property regardless of who comes in there.

Mr. Haseley said usually the Town of Niagara, in the best interest, would hold off on rezoning a piece of property until there is a principal plan in place.

Mr. Hatten offers to the Town Board, Planning Board etc., to visit and tour the facility at any time.

Mr. Polka asked Mr. Hatten what the harm is of leaving 8340 Quarry Road as light industrial as accessory parking for 8335 Quarry Road. Mr. Hatten said he does not see it as any harm doing it either way. He said it just made sense to put both as heavy industrial.

Mrs. Hathaway asked what the intention is for the rest of the property once you get the parking on there. Mr. Hatten said there are no other intentions.

Mr. Polka said he agrees with Mr. Haseley and said he would rather rezone it when something further is done with the property. He does not feel that it is necessary to do the rezoning now. He said he does not have a problem with the accessory permit. He recommends the 8335 Quarry Road location with the additional covering on the loading dock be light industrial non-conforming use.

Mr. Haseley said prior to heavy industrial he believes they were going to get a variance.

Mr. Auerbach says it is the determination that covering the loading dock would be an expansion of the non-conforming use. Mr. Haseley said yes because the Town's definition and State's definition it would be an addition at that point. The addition would be an expansion of the non-conforming facility and the only way it can be done is with a variance. Mr. Auerbach said their options are to seek a use variance from the Zoning Board of Appeals or a rezoning from the Town Board. They cannot proceed in light industrial absent from a use variance or rezone.

Mr. Hatten said the use variance route is not an attractive use for them. It is a much more difficult standard to meet. He said they would have to prove that they could not economically use the property for any permitted use. He said given the fact that all we want to do is cover the loading dock, all the surrounding businesses are heavy industrial and given the constraints of this property he believe there is no reason not to rezone that property to heavy industrial. He said it is a much cleaner route for us. He said it makes it a conforming use consistent with the Town zoning code. Mr. Haseley says it is zoned as heavy industrial and will still need its annual special use permit and the changes would still need to be approved by the Town Board under those special use permits. Mr. Haseley said he agrees that that would be the best route for the applicant.

Mr. Polka asked if there was a SEQR involved. Mr. Hatten said the DEC declared themselves lead agency when they previously submitted a permit application to the DEC for a project that had been withdrawn. The DEC issued a negative declaration. They acknowledged that they could not rely on that negative declaration. They submitted a short EAF today to Mr. Risman. They have no objection for the Town to act as lead agency.

Mr. Auerbach stated the town has to make determination for SEQR. The Town could treat it as a coordinated review of an unlisted action and could seek input from interested or involved agencies. The Town normally would coordinate with the Town engineer and GHD who would assist in circulating the EAF. He said they have not established a lead agency and have not classified the action. There is significant steps that need to be taken from a SEQR perspective before anyone can take an action on an actual approval. Mr. Hatten stated he feels a coordinated review would be the most efficient way to proceed.

No further comments.

Mr. Polka made a motion with regard to 8335 Quarry Road and finds that the requested addition to cover the loading dock is a minor expansion. The Planning Board would recommend that the zoning not be changed and remain light industrial and the area variances be approved to facilitate the construction of the covered loading dock. We would also be recommending an annual special use permit for the property.

Mr. Polka made a correction to the above motion and stated that the Planning Board recommends rezoning the 8335 Quarry Road parcel from light industrial to heavy industrial to make it conforming. Given the fact that the property expansion is limited, they will make the recommendation for the variance.

Mr. Haseley wanted to clarify that they also will need a rezoning request for 8335 Quarry Road, site plan request, siting permit, area variance and special use permit.

Mr. Murawski seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Mr. Polka made a recommendation with regard to the 8340 Quarry Road property for accessory parking. The Planning Board recommendation would be not to rezone it from light industrial to heavy industrial and a special use permit be issued for accessory parking on an annual basis.

Mr. Murawski seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Presentation #2- Caliber Collision represented by Bret Flory, NCARB

Project Location: 2749 Military Road

Request for Variance Waiver

Town of Niagara

Tax Map #-145.11-2-51

Bret Flory, NCARB agent for Caliber Collision is requesting a variance waiver for 2749 Military Road. He is seeking relief from the conditions of approval of a special use permit for a motor vehicle repair in Article IX of Chapter 245, which states that no motor vehicle service station or public garage shall be located within 500 feet of any public entrance to a church, school, library, hospital, charitable institution or place of public assembly. The property is located on the east side of Military Road, between Packard Road and Laur Road.

Tax Map Number: #-145.11-2-51

Gus Wilson introduced himself as the Developer of the project and stated that Bret Flory is the architect, but could not be present tonight. Mr. Wilson did a recap on the previous presentation held with the Planning Board a month ago and the Town Board a couple weeks ago. The consensus was they do not see the need to go to the Zoning Board of Appeals for a use variance. He is requesting from the Planning Board approval of the waiver for the variance and then to the Town Board for final approval. Mr. Wilson wanted to reiterate that Caliber Collision is not open on the weekends. The hours are Monday through Friday 7:30 am to 5:30 pm. Since the location of Caliber Collision is near 2 churches they are hoping the 500 feet ruling will not be an issue since the church events mainly fall on the weekends or after 5:00 pm and are opposite the hours of Caliber Collision.

Mrs. Hathaway asked Mr. Risman if there would be a public hearing. Mr. Risman said the meeting is on Wednesday, June 21, 2023. They will have a public hearing on the special use permit.

Mrs. Hathaway asked Mr. Wilson if they would have an enclosed dumpster area. Mr. Wilson said they would have a fully enclosed dumpster with a chain link fence with vinyl slats. It will completely cover all damaged vehicles. He said there are 12 open spots up front for parking and is accessible to public. All damaged vehicles will be closed off with a fence and a gate. Mrs. Hathaway asked about the height of the fence. Mr. Wilson said they generally have the fence at a height of 6 feet. Mr. Wilson said the vehicles that will come would just have minor fender benders or chipped windshields. He said no totaled vehicles would be on the property. Mrs. Hathaway asked if they have a way of recycling batteries and Mr. Wilson said they do and they will recycle properly. Mrs. Hathaway asked about big parts going in the dumpster. Mr. Wilson said they would arrange to have someone come in to take away the major big parts. Mr. Wilson said they have over 1300 locations in 28 states and are good neighbors to the residents and businesses. The noise is contained in the building and not heard outside and there will not be fumes. Neighbors have not had issues.

Mr. Pucci asked about the possibility of expanded hours in the future and being open on Saturday. Mr. Wilson said none of the 1300 locations of Caliber Collision are open on a Saturday. It would be highly unlikely for them to have one shop open on a Saturday. Mr. Haseley said special use permits are held to what is submitted so if they would desire to open on a Saturday they would have to come back to amend their special use permit or wait until their yearly annual renewal to add that request.

Mr. Polka asked Mr. Haseley if the waiver variance goes with the property or with the special use permit. Mr. Haseley said the waiver goes with the special use permit. He said if they leave, someone else would have to go through the same process, as it is not transferable.

No further comments.

Mr. Polka made a recommendation recommending a negative declaration on the SEQR.

Mr. Pucci seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)

MOTION CARRIES

Mr. Polka made a recommendation for approval of the variance waiver requested regarding being less than 500 feet from two churches. The Planning Board will recommend subject to any negative comments coming from the public hearing.

Mr. Murawski seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)

MOTION CARRIES

Presentation #3- Joe Cecconi's Chrysler Service Center (Mike Jensen, Owner/Applicant) represented by Advanced Design Group, Kristin Savard, PE, Jarret Johnston, EIT, Sean Ferry, EIT

Project Location: 2429 Military Road

Sketch Plan Review

Town of Niagara

Tax Map #-145.16-2-29

Kristen Savard, PE, Jarret Johnston, EIT, and Sean Ferry, EIT, from Advanced Design Group are requesting a Sketch Plan Review for the property owner, Mike Jensen, Owner/Applicant of Joe Cecconi's Chrysler for the remodeling of the existing facility for a vehicle service center. The proposed project includes maintaining the existing building footprint while adding an additional parking area to the East. The property is located on the East side of Military Road between 4th Avenue and Recovery Road.

Tax Map Number: #-145.16-2-29

Jarret Johnston stated this is a sketch plan for the existing Four Seasons facility that they want to convert to a service center for vehicles. The building footprint will remain the same and only the interior will be adjusted. A service bay and a parts center will be installed. There will be a loading bay on the outside and overhead doors for access to the service bays. Mr. Johnston showed the existing site plan and stated that the only thing that changes is the turnaround area off to the east where the one service bay is proposed. This will allow for easier access in and out of the area. There is a current ditch on the property, so they will have to go over the drainage. There is a loading dock on the south side that is being proposed. They will also dress up the outside of the building as well.

Mrs. Hathaway asked if they would be moving their other service area on the other side of Military Road to this location. Mr. Johnston said it will stay there and this proposed project will be a separate entity. He said the parts facility is currently on Porter Road and that will be moved to this new location.

Mr. Pucci asked the type of vehicles that will be serviced. Mr. Johnston said just standard type vehicles.

Mrs. Hathaway asked if they would be prepping new cars. He said they will be a service center and will have some new vehicle prep such as a photo booth where pictures can be taken of the cars.

Mr. Polka asked about the parking and if there would be an addition or reduction. Mr. Johnston said the parking area along the south will stay the same and it is all paved.

Mrs. Hathaway asked if there will be a dumpster on site. Mr. Johnston said that will be included on the site plan.

Mr. Polka asked if there would be any changes to the entrances. Mr. Johnston said no and that it would stay the same.

Mr. Auerbach wanted to note that his office has a conflict of interest because they represent Joe Ciccone on a separate matter other than this current project. He said Mr. Risman would be the attorney of record for anything regarding this matter.

No further comments.

Mr. Pucci made a motion recommending approval of the sketch plan review.

Mr. Murawski seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Note: Presentations #4 and #5 will be combined as stated by Mrs. Hathaway at the start of this meeting.

Presentation #4- Christopher Wood P.E. agent for Kelton Enterprises

Project Location: 9400 Lockport Road

Sketch Plan Review

Town of Niagara

Tax Map #-132.14-1-4

Christopher Wood, P.E. is requesting a Sketch Plan Review for property located on 9400 Lockport Road. The current use is vacant/farm land. Commercial business proposed use is (B-1) Commercial business. The property is located on the North side of Lockport Road between Tuscarora Road and Joris Court.

Tax Map Number: #-132.14-1-4

Presentation #5- The Broadway Group LLC represented by Development Manager, DeAnna Hyche

Project Location: Lockport Road

SEQR

**Preliminary Site Plan Review, Minor Subdivision,
and Area Variance**

Town of Niagara

Tax Map# 132.14-1-4

DeAnna Hyche, Development Manager of The Broadway Group, LLC is requesting a Preliminary Site Plan Review, a Minor Subdivision and Area Variance for property on Lockport Road. They are purchasing 12.33 acres of land located on the north side of Lockport Road between Tuscarora Road and Haseley Drive.

Tax Map Number: 132.14-1-4 and SEQR

Mrs. Hathaway stated the reason it would be good to have both presentations together is because we have Tim Hortons and Dollar General as neighbors as well as the Amazon project on Lockport Road. She said Dollar General is opening their entrance right where the entrance is supposed to be for Amazon (unless Dollar General changes it).

Mark Romanowski, Attorney, stated he is representing both applicants- Kelton Enterprise and the Broadway Group. He said from a SEQR standpoint both projects will be reviewed as a combined project. Both applicants can go back and work through the projects collectively and individually.

Mr. Romanowski stated the corner lot at Lockport Road and Tuscarora Road is a little over a 14-acre parcel that will be split up in four different pieces. The existing owner is going to retain the western most piece, which is about 3 to 3 ½ acres. He said that parcel is associated with the cell towers. He said there is a 1.72-acre piece where the Dollar General is proposed. There is also the sketch plan from Kelton Enterprises (Tim Hortons) which is approximately a 2.7-acre parcel that takes up the corner at Lockport Road and Tuscarora Road. There is no development plans for the remaining 6 ¼ acres that the Broadway Group owns.

Mr. Pucci asked if a portion of land to the north would be landlocked. Mr. Romanowski said no and that it will have a lot of frontage on Tuscarora Road. Mr. Pucci spoke of the bridge that goes over the railroad tracks and the short distance where the driveway to the school is on corner. He said that is at the bottom of the hill. Mr. Pucci is concerned how the traffic will be. Mr. Romanowski said they would look into that and provide that in the supplemental information. He said there is about 500 feet of frontage and he thinks it will be okay.

Mr. Polka spoke of Mr. Pucci's concerns and agreed about the obstruction of the bridge and the incline of Tuscarora Road. Mrs. Hathaway also agreed. Mrs. Hathaway also mentioned about the two exits and one entrance for Tim Hortons and how busy the traffic will be. Mr. Romanowski said they would work things out.

Mr. Pucci spoke of his concern about pulling in and out of the driveway onto a very busy street. He agrees with Mrs. Hathaway that Tuscarora Road would be the safest way. Mr. Romanowski said they would look into what Amazon is proposing and how their site interacts so there are no conflicts with their design.

Mr. Romanowski introduced Chris Wood, Engineer for Tim Hortons. Mr. Wood said they are proposing a 1600 square foot Tim Hortons with a drive through and an interior with 25 seats. They also have a drive up ATM on the Tuscarora Road side. He said the property is 2.6 acres and they plan to reserve a portion of the site for potential future developments. Mr. Wood said they would have an exit onto Lockport Road, which would be essential for traffic and deliveries.

Mr. Haseley asked if the storm water would be planned for both Tim Hortons and for the potential future development on the property. Mr. Wood said Tim Hortons will be putting in the storm water for any future development and it will be in the preliminary site plan.

Mr. Pucci said he hears many things from residents and those who oppose do not want commercial, but want subdivisions and houses. He said we want people moving into the town along with businesses. Mr. Romanowski said the remaining 6.2 acres of the land could be farmed, but said they will look into that for next month's meeting.

Mr. Romanowski said Dollar General's current size is proposed at 10,640 feet with 35 parking spots. He said the code requires 76. They will be seeking a variance for that requirement.

Mrs. Hathaway asked about bollards. Mr. Romanowski said they would look into that and comply with the code.

Mr. Romanowski said the layout meets all setback requirements and no variances would be necessary except for the parking.

Mr. Murawski said Tuscarora Road is right across from the entrance of Dollar General. Mr. Romanowski said they would put an area map in which will show where Amazon is, where their entrance points are and will look at site distances, distances between drives, etc.

Mrs. Hathaway said the grounds around Tim Hortons is very nice and would like the Dollar General to be the same. Mr. Romanowski said in the past they have suggested to other communities that have concerns to have an approved

maintenance plan so that becomes part of the site plan package. Dollar General would then understand what their expectations are and it then becomes an enforceable expectation for the Town.

No further comments.

Mr. Pucci made a motion recommending to the developer that they take note of the following key concerns:

- **Lot #3 and the access to Tuscarora Road and the bridge over the railroad tracks. This will be a key element to making sure that property has legitimate access to the public highway.**
- **We recommend coordinated egress to Lockport Road associated with the Amazon project and the plans provide both current construction of Tuscarora and Lockport Road as well as proposed construction if the Amazon project goes through.**
- **Traffic and customers at Tim Hortons seems to be resolved, but there is always a concern about traffic spilling out onto the highways.**
- **The exterior storage of carts and cardboard at the Dollar General store at the current one in the Town is unacceptable and we will need to see some provision for this and to have interior storage so that those types of deliveries do not have to be on the exterior.**
- **As the project progresses there will need to be preliminary discussion with the County DOT to avoid getting too far ahead only to find out the DOT has an entirely different opinion of how things should be addressed.**

Mr. Murawski seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Mr. Murawski made a motion to approve the May 2, 2023 Planning Board minutes.

Mr. Pucci seconded the motion.

ROLL CALL:

YES- (4) Mr. Collins, Mr. Murawski, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (1) Mr. Polka

MOTION CARRIES

Mr. Murawski made a motion to adjourn the meeting at 8:25 pm.

Mr. Pucci seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

NEXT MEETING: Due to Tuesday, July 4, 2023, being a holiday, the next Planning Board meeting will be held on Wednesday, July 5, 2023 at 6:30 pm.

Respectfully submitted,

Kimberly Meisenburg
Planning Board Secretary