

TOWN OF NIAGARA

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

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Niagara Falls, New York 14305



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TOWN OF NIAGARA PLANNING BOARD MEETING MINUTES (Approved at the October 3, 2023 Planning Board Meeting)

September 5, 2023
6:30 pm
Meeting held at the Town Hall

BOARD MEMBERS PRESENT:

Barbara Hathaway/Chairman
Dennis Collins
John Polka
Eugene Pucci

BOARD MEMBERS EXCUSED:

IN ATTENDANCE:

Corey Auerbach	Johnny Parks
Scot Buckley	Mike Risman
Charles Haseley	Marc Romanowski
Gerald Hathaway	Kristin Savard
Marvin Henchbarger	Rick Sirianni
DeAnna Hyché	Joe Smith
Nick Merrifield	Chris Wood

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

I. PRESENTATIONS:

Presentation #1- Joseph Smith, President of David Chevrolet Buick Inc.

**Project Location: 10195 Niagara Falls Boulevard
Town of Niagara**

**Subdivision Request
Tax Map #'s- 146.19-2-3, 146.19-2-4.1, 146.19-2-4.2**

Joseph Smith, President of David Chevrolet, is requesting a Subdivision for 10195 Niagara Falls Boulevard. The property is located on the south side of Niagara Falls Boulevard between Williams Road and Caravele Drive.

Tax Map Numbers: 1 46.19-2-3, 146.19-2-4.1, 146.19-2-4.2

Joe Smith stated he had the medical development redrawn about a year ago to incorporate the buildings on the property and the new private road that connects Niagara Falls Boulevard to Williams Road. He said this has been done and submitted to the County and the deeds have been recorded. He said there is a requirement that the Town of Niagara has that the Planning Board is supposed to sign the Mylar map.

Mr. Haseley said it is an inter-municipal agreement. He said they might have to propose that the Town be lead agency. Mr. Auerbach asked what the actual action is before the Planning Board and Mr. Haseley said a minor subdivision request, but it involves a re-dimension of lots. Mr. Romanowski mentioned that Wheatfield accepted and filed it and

the County accepted the deeds for the Wheatfield parcels because they were underneath the Wheatfield subdivision requirement. They were exempt, so they accepted that which created this line on the Town lines. He said this development was subject to site plan approval 4 years ago and that included construction of the road and buildings, but at the time, they did not cut the lots up. Since that time, Joe Smith wants to come back and cut up the lots that are in the Town of Niagara. Mr. Romanowski stated to Mr. Auerbach that the Town went through the SEQR process with the development that occurred which was the road construction and building and there is no other development occurring at this stage other than Joe Smith wanting to cut the parcels.

Mr. Smith stated that the Planning Board has all the information as to what the proposal is, the size of the parcel, how many lots created and the dimensions. He explained that the property was partly owned by the dealership and part by the Moose Lodge, when they bought it from Benderson 12 years ago. He said now that the property is being developed the dealership should be owned by the dealership and everything else has to be a separate entity.

Mr. Auerbach recommended that this be treated like a sketch plan and the surveyor needs to prepare a plan that shows a plat map. The plan should show the two lots that were created, property lines, acreage, and a legal description.

Mr. Polka stated the plat map provided should show the buildings. Mr. Romanowski said it will show the buildings and the existing conditions.

Mr. Auerbach stated the following that is needed: a plat map, Mylar map, compliance with code as far as existing structures, sufficient setbacks and conforming lots of record, recommendation from the Planning Board, and submittal of an Environmental Assessment form.

No further comments

Mr. Polka made a motion to table the presentation with the direction to the applicant that they prepare a plat map showing the proposed lots and filing a subdivision application with an Environmental Assessment form for review by the Planning Board.

Mr. Pucci seconded the motion.

**ROLL CALL: YES- (4) Mr. Collins, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)**

MOTION CARRIES

Presentation #2- Joe Cecconi's Chrysler Service Center (Mike Jensen, Owner/Applicant) represented by Jordan Alaimo of Harris Beach

Project Location: 2429 Military Road and vacant lots to the east.

Town of Niagara

**SEQR
Re-subdivision (combination of 3 lots)
Final Site Plan Review
Special Use Permit Request**

Tax Map #'s-145.16-2-29, 146.13-1-1.1, and 146-13-2-1

Jordan Alaimo of Harris Beach is requesting a Re-subdivision (combination of 3 lots), Final Site Plan Review, and Special Use Permit request for the property owner, Mike Jensen, Owner/Applicant of Joe Cecconi's Chrysler. The property is located on the East side of Military Road between 4th Avenue and Recovery Road.

Tax Map Numbers: 145.16-2-29, 146.13-1-1.1, and 146-13-2-1 and SEQR

Kristin Savard is representing Joe Cecconi, as the other representative could not be present. Ms. Savard said they received comments from the Building Inspector as well as the department heads in the Town. She said the plans have been revised to address the comments and they provided a response letter on how they addressed each comment.

Mrs. Hathaway asked Ms. Savard if she received Mr. Haseley's memo dated August 25, 2023. Ms. Savard said yes and that she submitted revised plans and a response letter to those comments.

Mrs. Hathaway said the current plan show the addition of a 3rd lot and is not mentioned in the letter of intent. She read that the lot following a Town of Niagara search is currently zoned R-1, single family. Ms. Savard said there is a parcel along the frontage that is a separate parcel under the same ownership. She said the current record shows that it is still a separate parcel. Some records showed that it was previously consolidated into one parcel, but the real County maps show two separate parcels. They are calling for those two parcels to be combined and not sure if it is possible being they are two separate zones. She said if the two separate zones could not be combined, they would like to leave them separate.

Mrs. Hathaway asked Mr. Haseley if the fire lane be 20 feet by code. Mr. Haseley said that is correct. Mrs. Hathaway said a disclaimer states that this item will be provided. She asked if the addition of the fire lane, fire hydrants and other emergency items be added to the final drawing for approval or just go on a statement that it will be provided. Ms. Savard said the plans do provide it now. She said that statement is intended to convey that if the plans are changed down the road they must comply with that.

Mr. Polka asked if the property to the west of the existing property line is being purchased and how they are providing a fire lane. Ms. Savard said there is a blanket easement over the entire area that allows for parking, access and sewers. She said adjacent to the guardrail there is the actual driveway that you utilize to get into the site. She said that was one of the reasons that they had to make sure this easement still existed because of the main driveway as well as the fire lane. Ms. Savard said they could revise the plan and then delineate what they are calling the drive lane.

Ms. Savard said there is a fire hydrant out on Fourth Street and the plan was submitted to the fire chief. A driveway goes around the back where the turning lane is on the east side of building and that is how they would get around the building. Mr. Haseley said the existing fire lane should be identified on the plans. Ms. Savard said they would do that.

Mrs. Hathaway asked Mr. Haseley if there are variances for parking spaces in the code. Mr. Haseley said his original request was to identify special permits. He said one is for the use of accessory and overflow parking for the used car lot. He said the car lot itself leaves 18 spots for cars and with that, they will not need a variance. Ms. Savard said that was presented to the owner. She said not all the cars there are for the used car lot. Some are cars that are being worked on. They are figuring out what they need to meet the business plan.

Mr. Pucci said he drove by the property and said there is a surplus of new vehicles there. He asked what they are going to do with those vehicles. He said it is confusing if there are customers driving in and out. Ms. Savard said there would be signage. Mr. Pucci said there is no room to get to the building with the cars that are there now. Ms. Savard said that is correct because the drive lane is on the adjacent parcel at the west property line. Mr. Haseley said in the proposal they only have 18 cars for sale and other than that they will need a variance.

Mrs. Hathaway asked Mr. Haseley about the list of agencies and asked if he heard any comments from them. Mr. Haseley said he heard from NYS DOT and they had no comment. Niagara County, he believes, is okay with everything. No comment from Town engineers. Mr. Haseley said he spoke with the Water and Sewer Department today and they were fine with everything.

Mr. Polka asked about the ramp that goes across the creek into the eastern parcel. Ms. Savard said it is just a section of culvert pipe. Ms. Savard said it would be paved over the top of the ramp. It is a turnaround for vehicles so that when they go back there they can get out and then exit. Ms. Savard said once they do the lot consolidation it will be one lot and the lot line will go away.

Mr. Polka asked if the one residential lot would have to be rezoned before combining it. Mr. Haseley said yes. Ms. Savard asked if it had to be combined. Mr. Auerbach said you could not merge it in if it is different zoning. Ms. Savard said they were not going to merge it in originally, but then the question came up about it being a separate parcel. Mr. Auerbach said if there is some value to the project you have to go to the Town board anyway for the special use permit and subdivision approvals. He said if you keep it in through a public hearing for the rezoning it

will give time if the applicant desires a variance from the reduction in amount of parking for the repair garage. He suggested taking a little time and do a public hearing, rezone the property, get a zoning variance that increases the parking and then get all approvals at the Town Board all at one time. Ms. Savard said she would go back to the team for a strategy for this to figure out the best approach. Mr. Auerback asked if there is value in proceeding with the filed plan for now for the purposes of this meeting with the Planning Board. If the Planning Board is ready to move forward with the plan that is presented to allow the momentum of taking this to the municipal and federal process if the client does not elect to combine the residential property and seek the variance for the overflow parking, which the code enforcement officer would be in support of. He said this could still move forward with not combining the third parcel and sticking with the 18 spots and moving to the Town Board if the Planning Board is willing to advance this site plan at this time. Ms. Savard asked if that step be taken with some sort of condition that it is approved with 18 spots with no variance and it is limited to that and variance be obtained for anything over 18 spots. Mr. Auerbach said the rezoning would still need to be handled. Ms. Savard said she would rather have approval that meets her client's needs for everything and to make sure the SEQR is done correctly. She said she will leave with the feedback from this meeting and address the fire lane, fire hydrants and if they will want to pave the west corner and will go from there at the next meeting.

No further comments.

Mr. Polka made a motion tabling the request pending additional information from the applicant.

Mr. Pucci seconded the motion.

**ROLL CALL: YES- (4) Mr. Collins, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)**

MOTION CARRIES

Presentation #3- Kelton Enterprises represented by Marc Romanowski, Esq. of Rupp Pfalzgraf LLC and Christopher Wood, P.E.

Project Location: 9400 Lockport Road

Town of Niagara

**SEQR
Preliminary Site Plan Review
Tax Map# 132.14-1-4**

Marc Romanowski, Esq. of Rupp Pfalzgraf LLC, and Christopher Wood, P.E. are requesting a Preliminary Site Plan Review for property on 9400 Lockport Road. The property is located on the north side of Lockport Road between Tuscarora Road and Haseley Drive.

Tax Map Number: 132.14-1-4 and SEQR

Marc Romanowski stated that an updated traffic impact study was submitted based on concerns from the last presentation before the Planning Board. Some concerns are queuing, which has been addressed in the updated traffic impact study, site line distance going up Tuscarora Road, and future Amazon development. The traffic volume and the queuing areas at Tim Horton's appear to be long enough that even at the highest demand hours they are not going to spill out onto Tuscarora Road. He said the site distances regarding Tuscarora Road are quite large and sufficient. Mr. Romanowski said Amazon shift changes do not align with the peak hours. Amazon's peak is different from the anticipated road peak. The volume that Amazon is intending to generate is not going to exceed the peak hours that they estimated for. Mr. Romanowski said they also added to the updated traffic study the potential impact of another retail development on the Tim Hortons site. He said it does not anticipate any adverse traffic impacts.

Mr. Romanowski said they went to the County Planning Board and they recommended approval of the subdivision. He said there are still questions regarding the drainage and sewer, they have reached out to the Town engineer and GHD, and they will be providing information.

Mrs. Hathaway commented to Mr. Romanowski that in the Traffic Impact Report, it read, Town of Niagara, Erie County, New York and it should be Town of Niagara, Niagara County. Mr. Romanowski said he would make sure that it is corrected.

Mr. Polka stated that the SEQR application involves subdivision as well as the site plan for both Dollar General and Tim Hortons. Mr. Romanowski stated that is correct. He said all the information provided reflects the entire development.

Mr. Polka asked if there would be a light scheduled for the north side of Tuscarora Road. Mr. Romanowski said there is no light there- just turning lights. He said there is striping for turning lanes, but no signal.

Mr. Auerbach said there are back-to-back left turn lanes proposed at Tuscarora Road and Lockport Road. He said there is the Tuscarora south entrance and then there is the first entrance to the actual facility that has a light and the next second access to the facility has a light. He said just past Lockport Road and Porter Road there is a third light.

Mrs. Hathaway asked about the storm water detention. Mr. Romanowski said the storm water detention is designed for full acreage of the lot. It is not designed just for Tim Hortons, but the additional acreage as well. Mrs. Hathaway asked if another occupant goes into the vacant spot what would happen. Mr. Romanowski said they would be able to tap into it. He said Dollar General is independent and has their own.

Mrs. Hathaway said the plans show that Tim Hortons will have nice greenery. She asked what Dollar General would have. Deanna Hyche said the plans presented meet the requirements for code, but site plan approval changes that at times. Mr. Romanowski suggested making landscaping requirements a condition of the site plan approval because then it becomes an enforceable provision to use. Ms. Hyche said the plans currently show shrubbery around the freestanding signage for the store. There is shrubbery and grasses towards the end of the sidewalk at the front of the store. The property will also be fully sodded.

Mrs. Hathaway asked if there would be bollards. Ms. Hyche said yes.

Mr. Romanowski asked for both site plans and the subdivision to be on the agenda for next month.

Mr. Auerbach addressed the Planning Board and said for SEQR purposes all the projects have to be looked at. The applicant is going to be looking for the Planning Board to make its recommendations to the Town Board on the site plan and on the subdivision. The site plan for Dollar General cannot proceed without a parking variance as submitted. He said it would have to be decided how to proceed with advancing that component of the development ahead of the Zoning Board of Appeals. He said if the Planning Board wants to make a recommendation to the Town Board, you could do that, but have to be comfortable with all of it, which is the division of this parcel into four parcels. This includes two parcels that will be developed. One with Tim Hortons and something to be determined, one with the Dollar General, one for the cell tower, and one that is vacant with no plan. He said you also have to be comfortable with the Tim Hortons, not with the future development on the other portion of the site, and with the Dollar General proposal. The whole thing has to be looked at all together. The Planning Board needs to instruct the applicant what is needed to be comfortable with those things.

For the next meeting Mr. Romanowski said he will submit to the Planning Board a single package that has the site plans and all the things previously submitted so that everything is all together for review so final decisions can be made.

Mrs. Hathaway mentioned about the landscaping. Mr. Romanowski said they are open to suggestions and to take another look at the plans to discuss at the next meeting. Ms. Hyche said to let them know if there is something specific that the Planning Board would like to see planted.

Mr. Auerbach asked about any updates regarding feedback from engineering for Tim Hortons. Mr. Wood said they have not heard yet. Mr. Auerbach said that the engineering is a critical component. Mr. Auerbach commented on the sanitary/sewer issue. Mr. Wood said he would reach out to GHD and Amazon and get the information.

Mr. Romanowski said he would like to table the proposal and set the agenda item for both site plans and the subdivision for the next meeting.

Mr. Polka said he would like to discuss more about the cross access across the parcels. He said if he is at the Dollar General and would like to head north on Tuscarora Road he would much rather use private property to get to the left turn onto Tuscarora instead of pulling out onto Lockport Road. Mr. Romanowski said that is understood. He said that is a cross access easement, which is a private decision that they would have to evaluate. He said they could talk about it and have an answer at the next meeting. Mr. Polka said the concern is the retention area that is probably right where that cross access easement would be. Mr. Romanowski said they would talk about it and have answers at the next meeting.

Mr. Auerbach said there was a question at the last meeting whether there would be a consideration for a three-lot subdivision since there is no future proposal for the northern lands. He asked whether the applicant would consider combining the cell tower parcel and the northern parcel into a single parcel. He said there is the option to come back later for a future development proposal and seek to divide. Mr. Romanowski said the ownership does not flow that way. The current owner will maintain their piece and the Broadway Group is buying the rest and selling a piece off. Broadway Group would maintain the ownership. The cell tower parcel is not being acquired.

Mr. Haseley said if the Board is looking for the interconnection between the lots the applicant might want to show the interconnection easement is in place before a third party is interested. Mr. Romanowski said he would take it under consideration.

Mr. Romanowski said he would put a package together and follow up with GHD on sanitary and storm water.

Mr. Auerbach asked Mr. Romanowski if he would be willing to show an alternative plan that included cross access. Mr. Romanowski said he would talk to his clients. Mr. Auerbach said it would be in conjunction with the traffic engineer to determine if there was cross connection would there be a better plan as it relates to access to County Road.

Mr. Auerbach said the board is clearly interested in seeing a cross access and helping them to see what that would look like would be beneficial. Mr. Romanowski said he would talk to his clients.

Mr. Auerbach asked Mr. Romanowski to send him a copy of his submittal. Mr. Romanowski said he would.

No further comments

Mr. Polka made a motion to table the preliminary site plan.

Mr. Pucci seconded the motion.

**ROLL CALL: YES- (4) Mr. Collins, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)**

MOTION CARRIES

Presentation #4- Uniland Development/Kevin Kirk, R.A.

Project Location: 3401 Military Road

**SEQR
Final Site Plan Review, Rezoning and
Minor Subdivision**

Town of Niagara

Tax Map #- 131.19-1-45

Kevin Kirk, Director of Planning and Design of Uniland Development Company, is requesting a Final Site Plan Review, Rezoning, and Minor Subdivision for the project located at 3401 Military Road. The property is located on the East side of Military Road between Lockport Road and Woodside Place.

Mrs. Hathaway asked if Mr. Kirk received the memo from the Building Inspector dated September 5, 2023. Mr. Kirk said he did.

Mr. Kirk did a recap of the project. He said they have a 25.9-acre parcel at 3401 Military Road. The parcel has access onto Woodside Place and Military Road. The north is an existing railroad, the south and east are existing residential, and to the west is Military Road. They are proposing to rezone 16.3 acres from R3 to light industrial and they are proposing to maintain 9.5 acres to the east as residential R3. The rezoning request is to develop an industrial building. They are proposing the building in 2 phases. The total square footage is a total of 150,000 square feet. Each phase would be 75,000 square feet. The dimensions of the building are approximately 375 feet by 200 feet at each phase. The height of the building at the highest point is 32 feet. The total parking they are providing is 180 car parks. It will be 87 in phase 1 and another 93 in phase 2. He said they do have spaces for trailer parking on the site and are proposing 14 in Phase 1 and 24 in phase 2. To the east of the property, they have an area with about 36 additional spaces if needed by a tenant. The site is laid out so the dock areas to the north keeps it adjacent to the railroads and avoids direct contact with residential.

Mr. Kirk said there is a strong market for industrial space; there is low cost of renewable energy in this area, good proximity to major transportation and route to Canada.

Mr. Kirk said the Town was most concerned with buffer on the east side of the property. They have included on the site plan a 75-foot buffer, which is a parcel that they are not developing as part of this, but they will maintain the 75 feet and it will be written into the agreement and not developed in the future.

For the landscaping on the south side there is a 60-foot distance from that property line to the parking and that will be maintained with the existing as much as they can. Mr. Kirk said the buffer requires 25-feet and they have more than double of what is required.

Mr. Pucci questioned if the trucks will be coming in and going to the north side of the building for loading and unloading. Mr. Kirk said that is correct. He asked what the south side parking is for and Mr. Kirk said for the employees. Mr. Pucci mentioned about the residents on Woodside. He does not see anything that would protect them as far as scenery and shrubbery. Mr. Kirk said in the 60 feet there is many existing trees and they will maintain all of that in the 60 feet. There will be enough screening for the residents.

Mr. Kirk said they did a full traffic study in October 2022. One of the concerns at the time was the traffic not fully opened at the Canadian border. The traffic study was updated in January 2023. The traffic study showed the existing transportation network could accommodate this project. Traffic volumes in this development will resolve in minor impacts to the intersections.

One of the concerns was proximity to the overpass. The traffic study did not have any issues with that. The overpass is 475 feet from the curb cut, which is an existing curb cut on Military Road. They are as far away as possible from that.

Mr. Kirk said a wetlands delineation report was done in December 2022. It shows approximately 1.1 acres of wetland area on the northern side of the property. He said half of it is on the site we are rezoning and the other side is on the site we are not.

Mrs. Hathaway noticed in the letter of intent, dated October 8, 2022, it stated the proposed tenant was going to be Fairview USA. Mrs. Hathaway asked who the current tenant is. Mr. Kirk said they still have discussions with Fairview, but he cannot say he is as optimistic as he was. He said the tenant is to be determined.

Mrs. Hathaway asked Mr. Haseley about the conceptual development form dated August 22, 2023. It stated the existing R3 proposed zoning to light industry 16.34 acres. R3 to remain 9.56 acres. On another area, it has town

request action form signed and originally dated August 22, 2023. Proposed use is light industrial structure on 1634 and R1 undeveloped vacant. Mr. Haseley said it must be a misprint and should be R3.

Mr. Polka had concerns as to what protection do the people on the south side have with the vegetative buffer. He is concerned the building gets built and in 5 years someone decides to expand their parking lot or clear out the area. There is not the same protection in this area as there is to the residents on Joanne Circle.

Mr. Auerbach said the only protection is that they would have to come back to the Town to revise the site plan. If they were to do anything to the 60-foot southern boundary that is intended to be a buffer they would have to come back to the Town to provide their site plan.

Marvin Henchbarger-Town Resident- Comments:

Marvin Henchbarger stated the reason Uniland does not want to include the portion behind Joanne Circle as part of the L1 is that if the whole thing were L1 you would pay more taxes on it. Mr. Kirk said not necessarily. He said we also do not have any reason to develop that property at this time. Ms. Henchbarger had the concern about having that piece of property that is R3. She said at some point if it is developed R3 it is then up to 375 cars in addition to all the cars coming up Military Road because of Amazon. She said in addition we then have someone across from Military Road that wants to put in low-income housing that will only add to the traffic. She asked why the section that is left R3 could not be rezoned and left as R1 so that it would be single-family residences. There would be a lot less people and traffic. People 5-10 years from now will not know about the conversation regarding this and it is not fair.

Mr. Auerbach said Ms. Henchbarger’s point is well received and that would be a question to propose to the Town Board or submit a letter to the Town Board. The Town Board has the authority to change the zoning of that parcel.

No further comments.

Mr. Polka made a motion tabling this subject to the Town department heads comments and for the Water and Sewer Department meets with the Town engineers to review the water and sewer connections.

Mr. Pucci seconded the motion.

**ROLL CALL: YES- (4) Mr. Collins, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)**

MOTION CARRIES

Presentation #5 –Niagara Storage, LLC represented by Advanced Design Group, Kristen Savard, PE, Jarret Johnston, EIT, Sean Ferry, EIT

Project Location: 2540 Military Road, Niagara Falls

Town of Niagara

**SEQR
Sketch Plan Review
Tax Map# 145.15-1-6.1**

Kristen Savard, PE, Jarret Johnston, EIT, and Sean Ferry, EIT, from Advanced Design Group are requesting a Sketch Plan Review for the property owner of Niagara Storage, LLC. They are requesting the construction of a Multi-Story Storage Facility at 2540 Military Road located on the west side of Military Road between Packard Road and Recovery Road.

Tax Map Number: 145.15-1-6.1 and SEQR

Ms. Hathaway stated we received no additional new information regarding this presentation. Ms. Savard said the presentation could wait; they will discuss things with Mr. Haseley and get new information. She said if they do not submit anything then they do not expect to be on the next agenda. They will only be on the agenda with a revised plan.

No further comments.

Mr. Polka made a motion to table the request for Niagara Storage, represented by Advanced Design, pending additional information.

Mr. Pucci seconded the motion.

ROLL CALL:

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

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Mr. Pucci made a motion to approve the minutes from the August 1, 2023 Planning Board meeting.

Mr. Collins seconded the motion.

ROLL CALL:

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

NO- (0)

ABSTAIN (1) Mr. Polka

MOTION CARRIES

Mr. Polka made a motion to adjourn the meeting at 8:30 pm.

Mr. Pucci seconded the motion.

ROLL CALL:

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

NO- (0)

ABSTAIN (0)

MOTION CARRIES

NEXT MEETING: The next Planning Board meeting will be on Tuesday, October 3, 2023 at 6:30 pm.

Respectfully submitted,

Kimberly Meisenburg
Planning Board Secretary