

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, July 23, 2013 7:30 P.M.

Approved 9/24/13

PRESENT: Carl Pelcher, Chairman
Mace Markham
Jim Schanzenbach
Nicole Schlater

ALSO PRESENT: Stephen Darcangelo, Village Engineer
David Jones, Village Attorney
Susan LaQuay, Board Secretary

GUESTS: Mr. Mark Murphy (regarding McHarrie Towne Phase 3)
Mr. Jeremy Davidheiser (regarding McHarrie Towne Phase 3)
Mr. Garth Winterkorn (from Morgan Management regarding 197 Downer Street)
Ms. Kathleen Bennett (from Morgan Management regarding 197 Downer Street)
Mr. Kevin Morgan (from Morgan Management regarding 197 Downer Street)
Mr. Calvin Hall (regarding Redneck R/C)
Mr. Dennis Henney
Mr. Hal Romans (regarding Aspen Springs Phase 3)
Mr. Claude Sykes, Town of Van Buren Supervisor

The minutes from the June 26, 2013 meeting will be reviewed/approved at the August meeting.

OLD BUSINESS

Discussion/Action regarding Baldwinsville Apartments (197 Downer Street - former Tri-County Mall site) – Morgan Management

Mr. Kevin Morgan, Ms. Kathy Bennett, and Mr. Garth Winterkorn are present to address the Board. Ms. Bennett stated that since the last meeting they appeared in front of the Village Board to give them an overview of the project. She stated they considered the comments from the Village Board as well as the comments from the Planning Board when they revised the plan, which has been submitted for this meeting. She noted that at the previous Planning meeting there was a concern regarding the location of the club house and the pool. She stated they considered moving them but determined that placing one of the 3-story apartment buildings in the location of the club house and pool would be more imposing on the neighboring properties and, therefore, the clubhouse and pool will remain in their original locations. The revised plan includes grading and a landscaped berm to provide a visual and sound barrier, along with a fence.

Ms. Bennett stated they were made aware that a study had been conducted by the Syracuse Metropolitan Transportation Council in 2009 and they were able to review that. This study was based on the site being used for retail and it suggested there would be no significant adverse impact due to increased traffic. The proposed use will have even less impact than that.

Ms. Bennett stated that in response to suggestions made by the Planning Board, they will be providing a Centro bus stop and a school bus stop at the club house. They will also be providing sidewalks along Meigs Road. However, they will not be providing access through the site from the adjacent senior living facility (Conifer Village), in part due to the location of the storm water management pond and potential liability issues associated with that. Alternatively, access

along the easterly property line was discussed, but this will not be provided either as that would result in people coming out into the backyards of the homes on Downer Street.

Ms. Bennett stated the revised plans do include subdivision lines showing phase 1 and phase 2.

Ms. Bennett noted that N. Schlater had voiced concerns regarding the distance between the garages and the sidewalks. She noted they will be reducing the space between the buildings from 72' to 60', which will provide 14' between the garage bay and the sidewalk. Prior to the change there was 5' between the garage bay and sidewalk.

Ms. Bennett reviewed fire and emergency access. The layout is adequate.

Chairman Pelcher asked Stephen Darcangelo if he feels a berm separating the residential neighbors from the clubhouse and pool is sufficient. Stephen Darcangelo stated that it will act as a good visual screen. The landscaping will help with the noise. He feels that this is an adequate approach to minimize the impact on the neighbors. Mr. Winterkorn stated they will landscape with 6' to 8' trees, mostly evergreens, and will install a solid board-on-board fence. The evergreens will be on the residential side of the fence. The development side of the fence will have ornamental/deciduous trees. The berm itself is 3' to 4' higher than the yards. Mr. Morgan stated they will be sure to plant larger trees so they won't have to wait several years for them to reach maturity. Mr. Winterkorn stated they will submit a revised landscaping plan to Stephen Darcangelo, which will include the species and the calipers, etc. They will have a 2" caliper on oaks and maples.

Chairman Pelcher stated the Planning Board had brought up the issue of performance bonds. This is being handled by the attorneys.

Chairman Pelcher noted that some of the sidewalks are not continuous. Mr. Winterkorn stated that they will be complete and that the CAD operator has fixed this. They will all connect to Downer. He noted that this amount of sidewalks in an apartment complex is unusual, but they think this is in the spirit of the Village and the Syracuse Metropolitan Transportation Council's study.

Stephen Darcangelo addressed the engineering. The water main that currently runs through the property is a dedicated water main for the Village. It serves the properties to the south on Meigs Road. If the Applicant would want to have all the water private and within the property boundaries they would need a means for which to provide water onto Meigs Road. He suggested a new water main that would run from Downer Street and make connection on Meigs Road just beyond the existing Microtel. There was some concern about doing that. There would be a cost associated with that and it would be somewhat difficult. Mr. Winterkorn stated another reason they are looking for a dedicated main within the site is due to the subdivision. When separate private lots are created then separate private services to each lot would have to be run. There is an easement for the water main. There is another public water main that also goes through the site and feeds Meigs. He discussed with Stephen Darcangelo that they are hoping to make new connections from both sources offsite during Phase 1 and get that dedicated and then come up with a way engineering-wise to keep the water constant throughout construction. Stephen Darcangelo stated this can be done; however, his preference would be to go to Meigs Road. Generally public utility is run in the right of way and, if that cannot be done, it is run in easements. He would want to be sure there are agreements in place regarding maintenance. He noted that just two weeks ago there was a water main break right at this site and this would have been inconvenient if the development were already there. He stated it can be done either way, either through an easement or relocation of the water main onto Meigs Road; however, there would have to be a standard easement in place for a public utility across private property and there would have to be a maintenance agreement. Mr. Winterkorn stated the concerns they have are not just in regard to cost. They are concerned because they are creating lots. He thinks one advantage to the village is there would be just one feed rather than two on Meigs Road. Stephen Darcangelo agreed that this is an advantage. He stated this is an issue he will resolve with Mr. Winterkorn. He stated if the other lines are private (including hydrants), he will need to see if there is a requirement for backflow prevention. Mr. Claude Sykes, Supervisor of the Town of Van Buren and former Superintendent of the Department of Public Works for the Village, stated that the Health Department will not allow a private line without backflow preventers.

Mr. Sykes stated he would like to address the Board on behalf of some concerns regarding the Town of Van Buren. He stated he is here on behalf of the Town Planning Board Chair, who was not able to attend. Mr. Sykes stated he did not realize how far along in the Planning process this site plan had come. The Town Planning Board feels the Downer Street Corridor Study needs serious consideration for this project as well as for Phase 3 McHarrie Towne. He believes the numbers cited in the study are accurate even with the change of use from retail to residential given the other development going on in the area. He noted that Eckerd had required its own traffic signal and Rite Aid inherited that light. They would like to get rid of it. M. Markham stated it has been proposed to move that light to Meigs Road and have the County take over maintenance. Mr. Sykes noted that the Downer Street corridor study calls for a light at Meigs Road, but there is not enough room for stacking if the Rite Aid light is left in place. Mr. Sykes noted that the Town is thrilled to see this site plan, but would like some input and the Town Planning Board is willing to work with the Village Planning Board to help facilitate this project. One concern he has, however, is there is a drainage ditch that pools from the site easterly through Conifer Village and across the Village's well field. There was an idea that the next developer to come in on this site would take care of that swale to prevent any possible contamination of the Village's water supply by lining the swale. Stephen Darcangelo stated that was discussed at the last meeting. Mr. Sykes noted that moving the light was just one issue. He is not sure what McHarrie Town's plan is to bring the road across to Canton Street. He stated it was always the general plan to hook up with Legacy Drive where that was left off and take it across to Canton. Mr. Winterkorn stated his interpretation of the study was that the relocation of the signal would be warranted when the Route 48 connection was made.

Ms. Bennett stated the Downer Street corridor study looked at three different scenarios of recommendations and each was additive. Scenario 1 was what are the quick and easy fixes? Scenario 2 was what can be done beyond that? Scenario 3 was more long term and obviously more expensive. If the only thing done is the relocation of the light, then Meigs Road is still at LOSF assuming a 50% build out and looking at proposed retail and office space for this particular site. Just relocating the light without doing the other scenarios really does not do anything to improve the conditions at Meigs Road and certainly does not improve conditions at Frawley Drive. However, the study seems to conclude there would be some benefit from it, but in their level of service analysis, if the other scenarios, particularly the road relocations, are not implemented then the light relocation does not provide as much benefit as is intended by the study.

Mr. Sykes stated that the water line on Downer Street is weak on flows and if they are trying to hook in and feed Syracuse Home, they are at a breakeven point as far as pressures. They have had low level alarms in the past. Stephen Darcangelo stated they basically come off of Downer Street now. The original plan would have eliminated the Canton Street connection as well.

J. Schanzenbach asked what Phase 2 will look like during construction of Phase 1. Mr. Winterkorn stated that the earth work for the entire project will be done during Phase 1. They will grade and seed it and stub the street and utilities. J. Schanzenbach stated he would prefer to make the area green during construction of phase 1. He asked what the setback is from the clubhouse to the residential properties. Mr. Winterkorn stated it will be a minimum of 20'. Ms. Bennett stated that the PDD defines the setback and there are no setback requirements except what is approved by the Board for the PDD. J. Schanzenbach stated he would like to have a firm number for the setback. Ms. Bennett stated the distance from the sidewalk to the property line is 18' 8".

J. Schanzenbach asked if there is a photometric plan. Mr. Winterkorn stated it had been submitted with the last set of plans. J. Schanzenbach asked where the drainage swale drains to. Mr. Winterkorn stated everything drains to the pond. Stephen Darcangelo asked if this swale would become a drainage easement to allow Downer Street to drain onto this area as well like it does now? Mr. Winterkorn stated this would be maintained. It would be on Morgan's property so an easement would not be needed, but if it is an MS4 there may be need to be a storm water maintenance agreement.

J. Schanzenbach asked if they have an area planned for snow storage. Mr. Winterkorn stated this has not been discussed yet. Mr. Kevin Morgan stated they do their own snow removal and will move the snow off site if necessary, as they do on their other properties. They will initially pile onto the medians and areas adjacent to the roads.

D. Jones stated that Mayor Saraceni has signed off on the SEQR as lead agency. He has not heard back from the other four agencies and noted that as they are asking for an affirmative it is not unusual for those agencies to let the time expire (the 29th).

Chairman Pelcher stated they will review the impact statement and do declarations line by line subject to the expiration of the time to get it out of the way at this meeting. The Environmental Assessment Form was reviewed as follows:

Part I

Chairman Pelcher noted that total anticipated water usage is noted as 90,000 gallons per day. He asked Stephen Darcangelo if this is accurate. Stephen Darcangelo stated he ran the numbers and got 81,600, so 90,000 is an accurate number to use there.

PART II - all responses are "NO" unless noted below:

Item 1 – Yes to point 5 with a small to moderate impact.

Item 5 – Yes to "Other impacts" with the comment "Proposed action has the potential to impact groundwater quality. This impact may be mitigated by lining the adjacent outlet near the Canton Street Well to the west."

Item 6 – Yes to "Other impacts" with the comment "Minimal impact. Storm water management will be improved – the project will require a storm water management plan and the Applicant is proposing a detention basin."

Item 15 – Yes to "Other impacts" with the comment "Project will result in increased traffic on Downer Street and the New York State Route 690 ramps."

Item 19 – Yes to point 4 with a small to moderate impact.

Chairman Pelcher presented a resolution to provide a negative declaration for Baldwinsville Apartments Environmental Assessment Form.

Upon **motion** by J. Schanzenbach and second by M. Markham to accept the resolution as stated. Carried 4:0

Vote to accept the resolution and provide negative declaration –

Chairman Pelcher - Yes

M. Markham – Yes

N. Schlater – Yes

J. Schanzenbach – Yes

Chairman Pelcher stated there are still some issues that need to be addressed. He will look at the Downer Street corridor study again and would like to consider Mr. Sykes' comments. Stephen Darcangelo asked if the Applicant has any numbers regarding traffic counts. Mr. Winterkorn stated they did not take counts, but used the ITE manual based on apartment use. They will provide counts. Stephen Darcangelo would like to see how their anticipated trip counts compare to the Downer Street corridor study, which was based on retail use. Stephen Darcangelo also noted that if the traffic light moves to Meigs Road, they would be funneling traffic specifically to Frawley Drive and the adjacent exit further returns to the office the east as there would be very little opportunity for traffic to move out onto Meigs Road. This could be an issue with a queue up at the two Downer Street exits. Mr. Winterkorn stated that the traffic counts on

Meigs Road are very low. Moving the light will be more warranted when the other east-west connections are made onto Meigs Road. M. Markham noted that a large portion of the Sun Meadows development exits onto Meigs Road. Mr. Winterkorn noted that the study was based on the Shoppes at Baldwinsville, which was double the square footage of Tri-County Mall and included a lot of office space. Ms. Bennett noted that the corridor study references intersections that are functioning at acceptable levels. When including The Shoppes at Baldwinsville, delays may occur at the Route 48 intersection at peak hours.

Regarding the traffic light, Mr. Winterkorn stated their plan proposes to leave the light in place. They will give the timing more thought. Stephen Darcangelo stated the timing is determined by Rite Aid and right now a green light at Frawley is timed to an approaching vehicle. Frawley Drive is not a busy street, however, so there is not a large queue up turning left out of the site.

Discussion/Action regarding Redneck R/C (80 Smokey Hollow Road)

Mr. Calvin Hall is present to address the Board. Chairman Pelcher noted that this business was recently before the Planning Board for a similar plan at a different location (85 East Genesee Street owned by Byrne Dairy). However, Byrne did not approve of the plan. Chairman Pelcher asked who the owner of this property is. Mr. Hall stated Mr. Muraco is the owner. Chairman Pelcher asked if Mr. Muraco is aware of the plan being proposed. Mr. Hall stated the owner is aware and he will provide something in writing for the record.

Chairman Pelcher asked how the plan will impact the surface water at the site. Mr. Hall stated the field already has a drain around it. Chairman Pelcher asked Stephen Darcangelo if he would like to see more than what was submitted. Stephen Darcangelo noted there is a mechanism in the code to require a site plan if drainage is impacted. However, the Village does not want to put undue burden on the Applicant and will give him the opportunity to convince the Board that the plan will not alter the drainage. Will they need to regrade the site? Mr. Hall stated they will not. Stephen Darcangelo asked if they will create any banks or turns that will result in water being collected. Mr. Hall stated they will not. Stephen Darcangelo asked Mr. Hall to describe the track. Mr. Hall stated the track will have some jumps and turns. He stated they will be sure to grade the track so it will drain off and they have never had water problems on a track. They will be adding dirt on top. Stephen Darcangelo noted that there was an issue at the Byrne Dairy property in the location where they planned to have the track, although this was not necessarily from work that Redneck R/C was doing, and he just wants to be sure they adjacent properties will not be impacted. Mr. Hall noted that the entire field has a drainage ditch. Chairman Pelcher noted that there is also a stream between the track location and the school (Elden Elementary).

Stephen Darcangelo noted that the application states that the project impacts 1.1 acres. He asked if that figure is accurate. Mr. Hall stated that is the size of the property being leased. The track will be half that and the rest will be the pit. Stephen Darcangelo noted that any disturbance over one acre requires a stormwater management plan and asked if that will be over one acre. Mr. Hall stated the area disturbed will be much less than one acre. Stephen Darcangelo suggested he amend this application to reflect the actual project area, not the acreage they will be leasing from Mr. Muraco. Mr. Hall agreed to amend the application to reflect that less than an acre will be disturbed.

Stephen Darcangelo stated he would like to closely monitor the construction phase as there is not a site plan with the idea that there will be no drainage issues.

J. Schanzenbach asked if they will be bringing in dirt. Mr. Hall stated they bring in strictly topsoil. J. Schanzenbach agreed that this project will just need close monitoring during construction to address any issues as they arise, if they do arise. He noted that there was a concern about noise with the previous plan. Chairman Pelcher stated he feels this will not be an issue and this location is much better suited for this track. The map makes the church look like it is close, but it is actually not. The track will back up to a soccer field behind the school and he believes that even if a race was held on a school day that noise would not be a problem.

D. Jones stated that the Board can approve this application for a development plan. No vote is needed as there is no site plan required. Chairman Pelcher stated the sketch plan submitted is approved.

Discussion/Action regarding Phase 3 – McHarrie Towne Expansion Concept Plan

Mr. Mark Murphy is present to address the Board. Mr. Jeremy Davidheiser is present on behalf of the Applicant as Mr. Kurt Hackwelder was not able to attend the meeting. He stated this plan is for the Phase 3 expansion of McHarrie Towne. There will be 19 new duplex buildings in this phase. The new plans include grading and stormwater management. The goal for this evening is to have the Planning Board declare lead agency status and advance that process and well as to obtain approval of the resubdivision to be forwarded to be the Village Board. He demonstrated the resubdivision on the map. M. Markham noted that there were multiple property lines involved with this and they Board has asked that they be cleaned up. Mr. Davidheister stated this has been cleaned up. D. Jones noted that the Planning Board does not want to be in the business of changing tax map parcels, but did want to see the additional parcels included. They do not want to resubdivide, but rather change the meets and bounds of the PDD. Mr. Murphy stated it is his understanding that one parcel was split to keep the PDD one continuous piece. There is no master plan for the part that was removed. D. Jones noted that perhaps “resubdivision” is not the correct choice of word and it means something different to the Village. There is not an actual resubdivision that is redrawing lot lines. Mr. Davidheiser confirmed this. They will just be changing the meets and bounds. D. Jones stated that, as this is not a subdivision that will alter tax map parcels, this will be easier for the Planning Board as they are not changing County mapping, just the zoning map and the PDD law. This will be expanding the PDD by including land that is currently zoned R1a. The process is the same as if they were doing new PDD – the procedure is to review the approved site plan and the site plan for section 3 and also review the local law calling for PDD to include Section 3. This will need an attachment showing all phases 1 through 3 on one map. Mr. Davidheister stated it is his understanding the Planning Board will have to recommend the PDD to the Village Board. D. Jones noted the Village board will have to reapprove the entire project, but will only be looking at Phase 3. Procedurally the map has to reference the entire project showing phases 1 through 3. The Planning Board is not ready to refer this to the Village Board yet. D. Jones noted the local law will only change by the meets and bounds description and they will need the meets and bounds for the entire perimeter. Mr. Murphy stated that this new drawing that was submitted for tonight’s meeting does show the entire perimeter. D. Jones stated this is fine.

Chairman Pelcher asked if there will be sidewalks. Mr. Murphy stated there will not be as they want to keep it similar to the other phases, which do not have sidewalks. Chairman Pelcher noted that over the last five years or so there has been a big push in the Village to incorporate sidewalks into new developments. N. Schlater noted that they have been encouraging sidewalks with other sites as well. Mr. Murphy stated that requiring sidewalks may make the project cost prohibitive. J. Schanzenbach asked if the residents just walk on the street to get to Rifts Drive. Mr. Murphy confirmed this. Stephen Darcangelo asked if the current residents would like to have sidewalks. Mr. Murphy stated they maintain the roads and clear them sufficiently in the wintertime. There is never a time when the residents cannot walk. They also clear the sidewalks on Rifts and Canton Street down to Canton Woods Senior Center. M. Markham stated the Board should consider that this phase is being developed strictly for the people who live there and they will not be drawing pedestrian traffic from other areas of the Village. Mr. Davidheister stated that this development does not get a lot of visitors and he cannot see a cost benefit to adding sidewalks. All the streets are private. Chairman Pelcher stated he would like the Board members to think about this for the next meeting.

M. Markham asked if the hammerhead for the turnaround is big enough for plows? Stephen Darcangelo stated it is and it has been extended.

D. Jones stated that the Board can make a declaration tonight for lead agency for the long form EAF and he will contact the County and the Village to let them know that the Planning Board will be the lead agency for this project. He noted there is no interest for the County or the DOT, so those agencies should not be an issue.

Chairman Pelcher presented a resolution to make the Village of Baldwinsville Planning Board lead agency for the Long Environmental Assessment Form.

Upon **motion** by J. Schanzenbach and second by M. Markham to accept the resolution as stated. Carried 4:0

Vote to accept the resolution and declare lead agency for the Long EAF –

Chairman Pelcher - Yes

M. Markham – Yes

N. Schlater – Yes

J. Schanzenbach – Yes

Stephen Darcangelo stated he will review the water distribution for the next meeting. Mr. Davidheiser stated that is included with the plan that was submitted for tonight's meeting, as is a landscaping plan. This proposes larger than 2" caliper trees. He stated it is their intent to submit a full SWPPP for the next meeting as well. There will be infiltration basins like the rest of McHarrie Towne. They will meet the new DEC requirements for green infrastructure by utilizing grassed swales.

Chairman Pelcher asked if there will be a photometric plan. Mr. Davidheister stated there will be no street lighting, just lampposts.

D. Jones suggested they call to get on the Village Board agenda to show the proposal for the PDD just to get on their radar as the referral will go from the Planning Board to the Village Board.

Mr. Davidheister stated they are hoping to obtain site plan approval by the end of August. D. Jones stated that September is more realistic.

Discussion/Action regarding Aspen Springs Phase 3 – (Lots 1-4 Aspen Springs Drive/Lots 68-82 Lauren's Way)

Mr. Hal Romans is present to address the Board regarding Aspen Springs Phase 3. He stated this phase includes approximately 7.5 acres and 19 lots. Sheet 1 shows Lots 68-82 along Lauren's Way and Sheet 2 shows lots 1-4 on the west side of Aspen Springs Drive. He noted all lots meet R1a zoning except for lots 4, 68, and 82, for which there are variances dated 2004. Chairman Pelcher stated he confirmed this earlier today.

Mr. Romans stated the pavement and the stormwater management was already done with the other phases. They are ready to file this and it follows the preliminary plan. There have been no changes to that. All the lot areas are within code. Chairman Pelcher noted this phase was approved as part of the whole plan back in 2005. The environmental impact study has already been done and approved.

Chairman Pelcher noted that a fence around the second retention pond was required with phase 2 and he does not believe this was done. Mr. Romans stated he remembers the discussion about this, but he cannot confirm that this was actually done.

Chairman Pelcher asked if payment in lieu of parks was involved with other 2 phases? Mr. Romans stated that Mr. Alberici did work for the Village on the trails to meet this requirement. D. Jones stated this is not really an issue, but it is good to note it for the record.

M. Markham noted that they took several years to pave Aspen Springs Drive with a top course and, therefore, there ended up being problems with insufficient top course adhesion. Mr. Romans stated Lauren's Way has been paved and has the binder coat. M. Markham asked that the plan include the timeframe for the top course. Stephen Darcangelo stated he

would like to see them wait for build out. M. Markham stated he would not want to see the Village saddled with an inferior base and end up with potholes like on Aspen Springs Drive. Mr. Romans stated that typically the developer works with the contractor to cut and repair the road prior to the top course and most municipalities require notification to allow them to look for potholes or soft spots prior to the top course being put on.

M. Markham noted there was also an issue with the curbing on Aspen Springs Drive. He would want the Village held harmless for plow damage. Stephen Darcangelo noted that the road is not dedicated yet, but the Village does clear it and the areas where there are inlet catch basins are being broken by plows and this is based on the design. M. Markham stated that Mayor Saraceni worked this out with the previous phase, but he is not sure how. Stephen Darcangelo noted that dedication of the road does not take place until the final plat and upon dedication asked if the Village will require that the damaged curbing be replaced or repaired as the Village did that damage while providing snow removal service to roads that were not yet dedicated to the Village? Mr. Romans stated the other roads have been dedicated once they were filed. He stated the Village will inspect when they are ready for final plan and probably holds a letter of credit or bond to insure the top course happens and the roads will be dedicated at that time. Usually if there is a problem where a pothole shows up or something like that at the time that the top course is put in then the Village and the developer will meet and discuss this. M. Markham stated he would like to see a time stipulated for the application of the top course as they were still doing construction at the time they put the top course on with the other phase. Mr. Romans explained that this is because they had expected to build out the entire site faster, but building slowed down with the downturn in the economy. Stephen Darcangelo noted that Mr. Alberici is very responsive and he does not feel this will be a problem.

Chairman Pelcher presented a resolution to approve the final plan and authorize Chairman Pelcher to sign the final plan for Phase 2 Aspen Springs dated December 2012 pending confirmation of the required fencing around the retention ponds.

Upon **motion** by N. Schlater and second by J. Schanzenbach to accept the resolution as stated. Carried 4:0

Vote to accept the resolution and approve the final plan –
Chairman Pelcher - Yes
M. Markham – Yes
N. Schlater – Yes
J. Schanzenbach – Yes

The meeting was adjourned at 9:55 p.m. The next meeting is scheduled for Tuesday, August 27, 2013.

Respectfully Submitted,
Susan A. LaQuay
Planning Board Secretary