

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, March 25, 2008, 7:30 P.M.
Approved April 22, 2008**

PRESENT: Chris Savacool, Chairman
Don Cronk
Carl Pelcher
Dave Arthur
John McFall

ABSENT: Larry Barnett
Ed Rock

ALSO PRESENT:

Joseph Saraceni, Village Mayor
Ron Carr, Village Attorney
Tim Baker, Village Engineer
John Camp, Village Engineer
Marie Giannone, Secretary

GUESTS: Dan Sidon, B'ville Sports Bowl
Jason Katak, TDK
James Trasher, TDK
Tom Elliott, TDK
Hal Romans, Ianuzi & Romans
Amy Damin, CHA
Robert Germain, German & Germain, Golden Legacy II Project
Tom Sciuga, Golden Legacy II Project

REGULAR MEETING

The minutes of the November 27, 2007 meeting were approved.

Chairman Savacool made a couple of changes to the minutes of the February 26, 2008 meeting. Approval of these minutes will be made at the next regular planning board meeting.

OLD BUSINESS

1. Aspen Springs - – Final Subdivision Follow-up CHA Project No. 15489.1006.1101
 - Certification of Roadway and Drainage Systems within Section I
 - Copy of OCDOH Approval of Water Supply Extension Plans for Aspen Springs dated Dec. 11, 2007
 - Certified Environmental Services, Inc. Report of Analyses for the Aspen Springs Subdivision

- Resubmission of Certifications of the Water System and Sanitary Sewers dated Sept. 11, 2006

Mr. Hal Romans is present to address the Board. Mr. Romans stated that since the last meeting they have gone through the plan in detail and there were a couple of things that needed to be addressed. Mr. Romans referred to the October 11, 2007 letter from Plumley Engineering.

Mr. Romans said the 100-year flood route constructed from the emergency spillway was completed.

Mr. Romans said the right-of-way and easement for the roads within Section 1 has been given to legal. Mr. Carr said this will be given to the village board for approval.

Mr. Romans said a topographic map of the constructed booster pump station building, along with the associated water system components and access drive has been completed.

Mr. Romans said a note was added on Sheet 4 stating the variance was granted to allow corner lot widths to be narrower than the required 1 ½ times the minimum width for interior lots.

Mr. Romans said the following items have been completed:

- Inspection of roadway subgrade
- Receipt of satisfactory roadway subgrade compaction testing
- Satisfactory inspection of pressure testing for water and sanitary sewer lines
- Certification of water system construction by CHA
- Certification of sanitary sewer main construction by CHA
- Walk-through inspection of project construction
- Booster pump station startup testing
- Periodic project inspection

Mr. Romans said the following engineering issues were completed:

1. Certification for the construction of the roadway and drainage systems with Section 1
2. Onondaga County Department of Health approval of the constructed water system was approved.
3. Mr. Romans said this item was about the developer wanting to start construction as soon as possible with a considerable amount of work to be completed. A letter of credit needed to be established. This has been worked on.
4. The constructed public improvements, which include the roadway, water system, booster pump station, sanitary sewer system, storm sewer system and drainage basins, needed to be conveyed to the village before final subdivision approval can be granted. This has been worked on.
5. A warranty bond to guarantee the improvements to be dedicated to the Village should be provided by the owner. The warranty should be subject to conditions set forth by the Village Board of Trustees and Village Attorney. The bond amount is typically based on a recommendation by the engineering consultant for the Village. The warranty period begins upon the satisfactory completion of that improvement. If a

letter of credit is being held for the completion of roadway work, such as the placement of the top course of asphalt, the warranty period for the roadways should not commence until the top course has been placed. Mr. Romans was aware of the letter of credit being approximately \$138,000.

6. Legal and engineering fees for administering the final subdivision approved process shall be paid prior to final acceptance by the Village.

Chairman Savacool asked Tim Baker if there were any other outstanding issues. Mr. Baker noted three items: (1) asphalt top, (2) damage to fence and (3) pump station. Mr. Baker said with regards to the strainer, this will be taken out and the meter that required the strainer will be replaced. Mr. Baker they are working with them as to installation and payment.

Mr. Baker said they are working on the details regarding the warranty as to when it starts because there is still ongoing operations work being done. Mr. Baker said the concern is keeping the developer responsible for damages that may occur during construction.

Chairman Savacool asked the village attorney if there were any legal issues that are outstanding. Mr. Ron Carr said all the easements have been offered by the attorney. These will be prepared for acceptance by the Village, possibly by the next board meeting.

Dave Arthur brought up about the depth of the pond that is at the intersection of Rt. 31 and 631. Mr. Romans and Mr. Baker looked at the site plan and discussed what could be done. Mr. Romans said he would look into this with the developer to see what could be done.

Chairman Savacool asked if there were any further comments/discussions. Hearing none, he outlined a motion as follows:

Motion to approve the final plan for Aspen Springs Section 1 as detailed on four sheets revised on December 5, 2007, File No. 488.028. Such approval is contingent upon payment of all legal and engineering fees, contingent upon the Village securing a letter of credit from the applicant for any outstanding items yet to be completed, such items being fairly minor, and that the project is substantially complete. All is contingent upon these items being completed. Motion approved and carried.

Site Plan Approval regarding Retail Sales (Advantage Accessories), 45 East Genesee St., B'ville Sports Bowl

Mr. Dan Sidon is present to address the board. Mr. Sidon met with Mr. Baker to discuss the current on-site parking space as it is presently used. The site plan shows a design display area, which may be altered, due to logistics or security.

Don Cronk asked Mr. Sidon if he had a back-up plan. Mr. Sidon said possibly around the back of the building.

Dave Arthur asked about the parking on the North side, referring to the site plan that shows 11-22 spaces. Mr. Sidon said the cars park in that area nose to tail. Mr. Sidon did state that there has never been parking problems. He said when the Sports Bowl is busy, other places are not or they are closed. Mr. Sidon stated that to the best of his knowledge, there has never been an issue about parking.

John McFall asked how long he would have his display up. Mr. Sidon said from April 1 through Labor Day. After Labor Day, Mr. Sidon said he would be clearing the area.

Chairman Savacool asked Tim Baker about the parking in this area. Tim Baker said the code for a bowling alley specifies 10 cars per lane. There are 16 lanes, so this would be 160 cars. Mr. Baker said B'ville Sports Bowl is not meeting code now and they haven't been for many years. Mr. Baker said the layout falls short of the 160 parking spaces required under code. Mr. Baker said this is what the code says now and he didn't know if the board wanted to make any changes.

Chairman Savacool said the parking spaces are non-conforming now and asked Mr. Carr what type of variance would be required as the applicant is asking to make something more non conforming. Mr. Carr said, not knowing the history of the property, it seems this is now a multi use property as there is a bowling alley, retail sales within the bowling alley, retail sales office and outdoor sales of retail product. Mr. Carr said generally speaking a non conformity of parking would continue under the village code, and until it was altered would increase the non conformity. Mr. Carr said that is what is occurring with this site plan. Discussion continued by the board and the applicant.

Chairman Savacool said based on the site plan being approved would be contingent upon a variance for the parking requirements by the zoning board of appeals.

Mr. Sidon was unclear as to why he had to obtain a variance. Chairman Savacool said now the non conforming variance becomes worse with the added retail sales. Mr. Sidon disagreed. Chairman Savacool said Mr. Sidon could be make the argument that he is not making the situation worse and that could be something that the zoning board would look at and grant a variance. Chairman Savacool said because the applicant is not conforming to the code, and the board does not know why or when changes were made, any change that is made sparks another review. Mr. Sidon said he loses more parking spaces to snow buildup. Chairman Savacool said this board does not have the authority to say this site plan is okay, because this is non conforming relative to parking requirements. Chairman Savacool asked if there were any other questions or comments.

Carl Pelcher asked if the bowling alley would be open during the sales of outdoor products. Mr. Sidon said the bowling alley is closed during the summer months, due to lack of business. Mr. Sidon said to keep this bowling alley open would be cost prohibitive.

Tim Baker said to take the bowling alley out of the equation for parking space, would require for a restaurant one (1) per 60 square feet of floor area which would be 38 spaces and one (1) per 100 square feet of floor area for retail space. If Mr. Sidon shut down the bowling alley and kept the restaurant open, that would free up parking space.

Mr. Sidon said he is closed except for two private parties. Other than these two events, the bowling alley is closed from mid-April until Labor Day. Mr. Sidon said his displays could be moved so that more parking space area available for these two events.

Chairman Savacool asked the board and attorney what can be done. Mr. Carr said this warrants a variance from a required number of spaces to something less. Mr. Carr said this variance is not for the board's protection, it is for the applicant's protection. Mr. Carr said if this site plan was approved over and above that zoning, then the entire project could be challenged and shut down or stricken because of parking violations without a variance.

Mr. Sidon asked what type of variance is required. Mr. Carr said the code in the Village does not provide for multi-use structures. Mr. Carr said there are now multi uses of this building. Mr. Carr said even if the restaurant continues to run when the bowling alley is shut down, that in effect becomes one use of the building. Mr. Carr said now Mr. Sidon wants to put in another use of the building which would be the retail outdoor sales. Mr. Carr said that is a second use of the property which is bringing the applicant into conflict with parking requirements and also bringing the applicant into conflict that this code does not recognize multi-use structures. Mr. Carr said the third ultimate question is that it is not clear that this code provides for and allows for external sales of product. Mr. Carr said everything in this code as it has been structured spells out what you can do and everything else that is not in the code, you can't do. Mr. Carr said there is a possibility of stretching that item in a commercial C-1 district, which this property is. Mr. Carr said in a commercial C-1 district it allows for lumber yards, and other similar outdoor storage yards. Mr. Sidon said the village hardware store has more outdoor products. Mr. Carr said he is familiar with Ace Hardware where they put all their seasonal products outdoor and has been historically permitted. Mr. Carr said this code does not clearly establish commercial outdoor sales, but obviously it has been as least in certain cases recognized. Mr. Carr said it is up to the village the way the code is being interpreted and, apparently, at least in commercial districts, they have permitted outdoor sales of product. Mr. Carr said in reading the code, the language is not clearly stated with the exception of auto dealers and lumber yards, the code specifically provides for that usage. Mr. Carr said possibly in commercial districts, it falls under that section of the catch all "other similar products". Mr. Carr said the board may want to consider this as outdoor sales of other similar products. It would appear that they do permit some outdoor sales in certain districts such as garden shops.

Mr. Sidon said Ace Hardware puts all the outdoors product out which takes up some parking spaces. Mr. Sidon said if there is a complaint about his product/parking, maybe everyone else's should be looked at, referring to Ace Hardware.

Chairman Savacool said the board needs to look at what we can do for the applicant now. Chairman Savacool said there is a Zoning Board meeting on April 14, 2008 and Mr. Sidon would be able to get on the agenda for this meeting for a parking variance. Chairman Savacool said he would speak to Chairman Brian Corrigan of the Zoning Board.

Mr. Carr said that there is enough of a history here to suggest that interpretation of the code as to the other matters that were discussed would permit the outdoor sales in a commercial district. It may not be so if it were in a B-1 district but in a commercial district there has been historically some indication that maybe the code as it sits has been interpreted to permit it. Mr. Carr said the only requisite variance would be the one for parking.

Chairman Savacool asked Tim Baker if there was anything else in this site plan application that needed to be addressed. Mr. Baker said nothing else needed to be addressed at this time in what the applicant was asking in this site plan.

Mr. Sidon asked if he could use another area on his property such as the storage area, which is not striped or blacktop, where he could display his product.

Mr. Carr said the area still falls short of the required parking spaces under the present code.

Mr. Sidon asked for permission to temporarily put his outdoor products on display until this matter is resolved with the Zoning Board.

Mr. Carr said even if you did require striping of spaces there would not be enough square footage of land available outside of the building to provide the required number of spaces for parking under the code. Mr. Carr said to move the outdoor product over to some other area that is not now used for parking still takes away from the parking requirements. Mr. Carr said he did not think anyone would come after him by putting the outdoor product in a temporary location until the issue is resolved at the Zoning Meeting.

John McFall said the board just succeeded in making a mountain out of a molehill. Mr. McFall said all the applicant wants to do is put some outdoor display items to sell and the hardware store does the same, each taking up a few parking spaces. He said he thought this whole thing was ridiculous. Chairman Savacool said it probably is, but the board cannot turn the other way. Chairman Savacool said even though this may have been done in the past, now that it has surfaced, the board needs to make it right.

Chairman Savacool asked if there were any further questions. Hearing none, he outlined a motion as follows:

Motion to grant a conditional approval of site plan with adjusted striped parking subject to the granting of parking variance by the Zoning Board of Appeals.

D. Cronk – yes, C. Pelcher – yes, C. Savacool – yes, D. Arthur – yes, J. McFall – no

Motion Carried.

The Shoppes at Baldwinsville – TDK Project No. 2007030 – Re-zoning plan and Preliminary Site Plan Approval

Mr. Jason Kantak is present to address the board. Mr. Kantak presented the board with the re-zoning plan and the preliminary site plan approval drawings. He said at this time he would like to ask the board to address the re-zone and site plan application as two separate submissions. Mr. Kantak said that progress has been made getting the drainage and sanitary work done along with the utility worked out. More work has to be done with the engineers on the site plan but Mr. Kantak said they did not want to get into a situation where they are revising the ancillary or outside parcels parking arrangements and such, that it would slow down the re-zone property. Mr. Kantak said the first phase of the project is taking the existing building and dividing it into two and until a tenant comes forward, they were not sure what Buildings C, D, E, F, and G will look like. Mr. Kantak said it is impossible to do all the parking requirements at this time. Mr. Kantak wanted the board to look at the re-zone application so they could get that referred to County for their comments. Mr. Kantak said a meeting was held on Friday, March 21, 2008 with Chris Savacool, Tim Baker and John Camp on the re-zone plan and the site plan. Mr. Kantak referred to SP-1 and the tables shown on that plan.

John Camp had reviewed sheet SP-1 dated 03/11/08 for the above-referenced project and had the following comments:

1. The PDD zoning proposes an allowable 20% maximum structure coverage. The structure coverage shown on the site plan is 16.9%. The proposed PDD zoning would allow for an additional 35,837 square feet of structure coverage over that which is shown.
2. We recommend that an easement be provided for the proposed storm sewer that serves the existing Eckerd property.
3. We recommend that an easement be provided around each of the stormwater management areas.
4. It appears that an existing sanitary sewer easement runs from the east side of proposed building C to the west side of existing building A. If this sanitary sewer easement is no longer required, it should be abandoned and a note stating so should be provided.
5. The tables addressing the PDD Zoning should include an identification of allowable uses. The format and presentation of these tables may need to be revised.
6. Item 1-C in the bottom zoning table may contain a calculation error. Please check the area of the structure coverage.
7. The words “Business B-1 District” should be removed from each of the on-site buildings shown on the plan.
8. The parking space tallies to the west of proposed building C appear to contain errors. Please revise these tallies and ensure that the total number of spaces provided is correct.
9. The sanitary sewer easement label to the east of proposed building C contains a spelling error. This error is repeated in several other labels.

Chairman Savacool focused the discussion on the two tables on the SP-1. Chairman Savacool said the table “The Shoppes of Baldwinsville Planned Development District (PDD) Dimensional Requirements would be everything that would be required in terms of setbacks, structure requirements, parking spaces, impervious area requirements, etc.

Chairman Savacool referred to the bottom table on SP-1 “The Shoppes of Baldwinsville Conceptual Site Plan Evaluation”. The PDD zoning proposes an allowable 20% maximum coverage. The structure coverage shown on the site plan is 16.9%. The proposed PDD zoning would allow for an additional 35,837 square feet of structure covered over that which is shown. John Camp said that does not take into account parking under the building. Mr. Camp that was his intent on the comment in his write up.

Mr. Kantak said it looks like a lot of impervious area, but they are bound by parking to building ratio. By putting 20% on SP-1 gives them some flexibility based on the type of establishment going in there.

Chairman Savacool addressed the front, side, rear yard setbacks. R-1’s will have larger setbacks and R-2’s or B-1’s will have 40 ft.

Dave Arthur asked how was the 200 square feet established. The November 27, 2007 Planning Board Meeting Minutes refers to this. Refer to page 5 of the minutes (copy attached for the record and a letter from Design etcetera dated November 13, 2007 No. 2D Off-street parking requirement. One per each 200 square feet of floor area, copy of letter attached for the record).

Chairman Savacool referred to the third table “The Shoppes of Baldwinsville Planned Development District (PDD) Permitted Uses. Mr. Ron Carr said the design specifications in their plan are very specific and provides for any subsequent modifications to the site plan that do not otherwise alter the concept. It is simply referred back to the planning board for its modification of the site plan review.

Chairman Savacool said earlier site maps that the board looked at had recycle and trash site identified on each of the buildings. These do not exist on Buildings C, D, E, F, and G. Mr. Kantak said these would be marked.

Chairman Savacool asked if there was any notation in the site plan for snow removal. Mr. Paul Anderson showed the board the areas where snow removal was located. This will be marked.

Chairman Savacool addressed the stormwater management area no. 2. Mr. Kantak said they are working on the easements.

Chairman Savacool discussed pedestrian flow around the buildings. It was noted where additional crossings would be placed. One would be placed at the west side of the Rite-Aid.

Dave Arthur noted 4 handicap spaces at Buildings A & B. He recommended that 2 more be added on each side. Also, 2 more handicap spaces should be added on the North side of Building A.

Dave Arthur asked where the entrance to Building C. is. Paul Anderson said there are three entrances into Building C and referred to the site plan.

Dave Arthur said a cross walk needs to be placed at Building E.

Dave Arthur mentioned the traffic flow on Meigs Rd. He said there is a 45-60 feet crest in the road at the southwest entrance. Paul Anderson said when a tenant comes in to Building G, something may be done with that entrance.

Chairman Savacool said the board is working through some drainage issues and working with the DOT on the outflow from the eastern part of the site where a ditch goes down past the wellhead protection district. Chairman Savacool said at one time it was recommended by Claude Sykes to line the ditch. Chairman Savacool said it is important to make sure certain things are done and discussions need to continue on these issues.

Another comment was made by Tim Baker on the wellhead watershed protection overlay district regulations. Mr. Baker said these regulations preclude the use of a vehicle repair/ body shops which is shown on the table SP-1 which states, "Motor Vehicle Tire, Battery & Accessory Sales". Mr. Baker asked Paul Anderson if this was just sales or included sales and installation. Mr. Baker said if it included sales and installation it would include changing oil, which would be prohibitive under the zoning code. Mr. Baker said he did not know if the applicant could get a variance, because it is prohibitive in the wellhead watershed protection overlay district under Section 72-60 D1.

Chairman Savacool asked if there were any other comments/questions. Hearing none, Chairman Savacool made the motion to refer this plan to county. Motion carried.

Golden Legacy II Adult Living Facility – CHA Project No. 18049 – Site Plan Construction Documents and Drainage Study Plan

Robert Germain, Amy Damin and Tom Sciuga are present to address the board.

John Camp met with Amy Damin on Monday, March 24, 2008 and reviewed the following sheets dated February 12, 2008 revised March 2008 and the Drainage Report dated March 2008 for the above-referenced project and had the following comments:

Sheet C-3

1. The zoning of each depicted lot should be shown on the plan.

Sheet C-4

2. The plan currently shows an easement from the end of the existing Landrush Way right-of-way projecting into the proposed development lot. We understand that the layout of this easement has been coordinated with the Department of Public Works. This easement should be specifically identified on this sheet. This easement should provide an area for a snowplow to turn around. At least 20 feet of space should be provided for snow storage between the northeastern edge of pavement and the stormwater management area.
3. The tally of the number of proposed parking spaces in the southern-most row contains an error.
4. The plans show a proposed concrete curb along the extension of Landrush Way. The most recently constructed portion of Landrush Way contains concrete valley gutters. The oldest portion of Landrush Way contains open ditches. We recommend that the proposed extension of Landrush Way be constructed with concrete valley gutters.
5. Storm sewer end section ES3 should either be replaced with a catch basin or eliminated with the surrounding grades modified to direct stormwater runoff to CB3. If this is not feasible, the maximum slopes in the vicinity of the proposed end section should be 4:1 H:V.
6. In the Zoning table in the upper right of the sheet:
 - a. The existing zoning should be identified as “Residential R-2 District / Wellhead-Watershed Protection Overlay District”.
 - b. The minimum lot area appears to be incorrect.
 - c. According to section 72-11-F of the Code, “There shall be no limit on the height of structures except that, to ensure adequate provisions for light and air, all buildings or structures other than single- and two-family dwellings shall not extend above any of the planes rising upward over the lot from the front and rear property lines and from each of the side property lines, which planes are inclined at a slope of one foot vertically for each foot horizontally.” The proposed building height is 40 feet. As proposed, the elevations of the tops of the buildings will exceed the elevation of these regulatory planes in several locations. It should be noted that similar buildings on the adjacent properties may not conform to this section of the Code.

Tom Sciuga said the where the points of the building meet the property is actually 29 feet at that elevation and goes to 40 feet at the peak. Amy Damin passed out photos to actually show the elevation to the board and John Camp.

Sheet C-6

7. The plan shows the stormwater management facility from this project connected to the stormwater management facility for the proposed “Shoppes at Baldwinsville” project to the north and west.

8. The portion of the stormwater management facility located off-site to the north and west should be designed such that the invert of the proposed “Shoppes at Baldwinsville” storm sewer inlet is above the permanent pool elevation.
9. The roof leaders of the proposed buildings should be directed into the stormwater management facility.

Sheet C-9

10. The road section detail should be coordinated with the Department of Public Works.

Sheet C-10

11. All proposed utility details should be coordinated with the Department of Public Works. The storm sewer trap-type should be specified.

Sheet C-11

12. Because the project is in the Wellhead-Watershed Protection Overlay District, a liner material should be specified for the proposed stormwater management facility.

Engineering will take care of this.

13. According to the stormwater modeling, the 100-year water surface elevation in the proposed stormwater management facility will be 382.34 feet. The emergency spillway elevation is currently shown below the 100-year water surface elevation. The emergency spillway should either be designed with a downstream conveyance or the emergency spillway elevation should be set at or above the 100-year water surface elevation.

Drainage Report

14. Section 1.1 describes the project site as being located north of NYS Route 370. The project is located south of NYS Route 370.

15. The project documents currently propose that the stormwater management facility for this project be combined with the stormwater management facility for the adjacent “Shoppes at Baldwinsville” project. The drainage report references calculations made by TDK Engineering Associates, P.C., and the design of the common stormwater management facility is affected by these calculations. We have not yet received these calculations.

16.

17. The proposed conditions drainage boundary and associated calculations should be modified to reflect the modification of the roof leaders discussed in comment 9.

As part of their next submittal, the applicant should provide:

- a photometric plan, or details for proposed lighting – if exterior lighting is proposed
- an Erosion Control Plan

Chairman Savacool asked how much engineering is left to be done. Tim Baker said it is mostly related to the storm water. Mr. Baker said the lighting should be consistent with the others on Landrush. Discussion followed on the stormwater management basins, drainage, overflow, and location of outlets as they referred to the site plan documents.

Chairman Savacool asked about lighting on the property. Tom Sciuga and Amy Damin referred to the site plan to show where lighting would be placed. Tom Sciuga said the lighting will be the same as what is on Golden Legacy I.

The fire department has yet to be contacted about the egress/ingress turnaround areas.

Chairman Savacool noted the Village wants to consider pedestrian access when considering future development. This does not have to include actual sidewalks, but can consist of pathways. The Board would like to keep this in mind whenever considering new development. Tim Baker brought up about the pedestrian crosswalk from the apartments to the shopping center. He also mentioned about a crosswalk so that tenants can get from Golden Legacy I to Golden Legacy II. This will be looked into by the developer because of slopping in this area.

Chairman Savacool asked about the timeframe to begin construction. Tom Sciuga said as soon as approval is given by county they could begin. Chairman Savacool said there are still a few details that need to be done before approval could be given, such as photometric plan, lighting, fire department contact, etc. Chairman Savacool said a conditional approval could be given at this time.

Chairman Savacool asked J. Camp and T. Baker for any comments as he read Part 2 of the SEQR form.

All answers were “no”.

Motion to sign a negative declaration of the Environmental Assessment Form. Motion carried.

Chairman Savacool asked if there were further questions. Hearing none, he outlined a motion as follows:

Motion to grant conditional approval of the final plan for Golden Legacy II Adult Living Facility CHA Project No. 18049, revised March 8, 2008, as well as a landscaping plan C-7 incorporating engineering comments. Such approval is contingent on the satisfaction of

all outstanding engineering and legal requirements as outlined by John Camp and Tim Baker. Approval is contingent on these issues being satisfied and contingent on payment of all legal and engineering fees.

Motion carried.

Motion to adjourn meeting at 10:06 P.M. Motion carried.

Respectfully submitted,

Marie Giannone
Planning Board Secretary