

Town of Hamburg  
Planning Board Meeting  
March 1, 2023 Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 P.M., followed by a Regular Meeting at 7:00 PM on Wednesday, March 1, 2023 in Room 7B of Hamburg Town Hall. Those attending included Chairman William Clark, Vice-Chairwoman Kaitlin McCormick, Dennis Chapman, Margaux Valenti, Cindy Gronachan and Daniel Szewc.

Others in attendance included Town Planner Josh Rogers, Town Engineer Camie Jarrell and Planning Board Attorney Jennifer Puglisi.

Excused: Jeb Bobseine

## **WORK SESSION**

### **Aspen Dental Management Inc. – Requesting Sketch Plan Direction on a proposal to construct a dental clinic to be located at 3497 McKinley Parkway**

Chairman Clark noted that this property was rezoned a few years ago for a project that never materialized. He stated that there were conditions associated with the rezoning regarding pedestrian access and landscaping that will not be revisited in connection with this proposal.

Mr. Jeff Schulter from Excel Engineering, project engineer, stated that a new building is proposed on this property. He noted that the existing former Pizza Hut building is ten feet from the eastern property line and 56 feet from the southern property line, and there is parking and pavement around three (3) sides of the building. He stated that the applicant proposes to demolish the building, parking and pavement and maintain the existing entrance to the site.

Mr. Schuleter stated that the new building would be approximately 15.8 feet from the eastern property line and 24 feet from the southern property. He stated that 34 parking spaces are proposed on the northern side of the building, two (2) drive lanes are proposed for ease of access throughout the site and new signage is proposed.

Mr. Schulter stated that approximately 74% of the site is currently impervious surface and the proposed project as constructed would result in a reduction in impervious surface to 57%.

Mr. Schulter stated that the applicant will be requesting area variances from the Board of Zoning Appeals for the front and rear yard setbacks, as well as for the parking setback.

In response to a question from Chairman Clark, Mr. Schulter stated that there is an existing fence that runs along the north and east property lines. Chairman Clark stated that that fence will need to be replaced.

Mr. Schulter showed Board members the proposed Grading Plan, Utility Plan, Architectural Floor Plan and Landscaping Plan. He noted that 14 trees are proposed along the edge of the property and the dumpster would be screened with tall evergreen shrubs. He stated that deciduous and perennials would be planted around the building.

Mr. Schulter showed Board members the Site Photometric Plan, noting that two (2) light poles are proposed and the existing five (5) light poles would be demolished.

Mr. Schulter stated that this would be a typical Aspen Dental building in terms of colors.

Mr. Chapman asked where the medical waste would be stored. Mr. Schulter responded that he will get the answer to that question and relay it to the Planning Board.

Mr. Chapman asked Mr. Schulter to see if this proposed project would be replacing the existing nearby Aspen Dental or would be in addition to it.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project to the Planning Board's March 15, 2023 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

## **REGULAR MEETING**

### **Public Hearing – 7:00 P.M., 716 Storage, LLC – Requesting Planning Board approval of a Special Use Permit and Site Plan approval of a 71,400 sq.ft. self-storage facility on vacant land located on the southwestern corner of South Park Avenue and Southwestern Boulevard**

Attorney Sean Hopkins, representing the applicant, stated that this project was initially reviewed by the Planning Board in September 2022 and at that time a Coordinated SEQR review was authorized and the Planning department circulated those documents earlier this year.

Attorney Hopkins stated that the 5.1-acre property on which the project is proposed is directly adjacent to the car wash facility approved by the Planning Board in 2021. He noted that the site is properly zoned C-2 and the applicant is seeking a Special Use Permit and Site Plan Approval of the project, as well as minor subdivision approval. He noted that a Special Use Permit is required because outdoor storage is proposed in connection with this project.

Attorney Hopkins stated that the outdoor storage area would be located directly adjacent to the existing car wash facility and would consist of 19 spaces that would be available for outdoor storage.

Attorney Hopkins stated that this use is permitted in the C-2 district and there are many other permitted uses in that district that would be more intensive than this. He noted that a comprehensive market study has been done and the applicant is confident that there is ample demand for this type of project in this vicinity.

Attorney Hopkins reviewed the Special Use Permit criteria in Section 280-326.1 (Private Rental Storage; Outdoor Storage) as follows:

- The outdoor storage area must be at least 200 feet from a road right-of-way and include landscaping to properly screen it from the road if necessary.

Attorney Hopkins noted that the proposed outdoor storage would be at least 200 feet from both Southwestern Boulevard and Riley Boulevard and the applicant is willing to plant extensive

landscaping for screening. He stated that a fence along the property line shared with the car wash probably would not look as good as landscaping in that area.

- All areas abutting residential districts or uses shall be screened from them by a landscaped berm.

Attorney Hopkins stated that this criterium does not apply to this project because it does not abut a residential district or use.

Attorney Hopkins reviewed the Special Use Permit criteria in 280-312(B) as follows:

- No special permit shall be authorized by the Town unless, in addition to other requirements specified in this chapter, it finds that such special permit:

(1) Will be in harmony with the general purposes and intent of this chapter

(2) Will not create a hazard to health, safety or the general welfare

(3) Will not alter the essential character of the neighborhood nor be detrimental to the residents thereof

(4) Will not otherwise be detrimental to the public convenience and welfare

Attorney Hopkins stated that this project satisfies all of the above criteria because the property is properly zoned, it is not adjacent to any residential uses and the proposed use is not relatively intensive.

Attorney Hopkins stated that this property is part of the Burke Business Park that was approved and the subject of a Findings Statement many years ago. He noted that the Planning Board has the following options relative to the SEQR review:

- Determine that the project is consistent with the original Findings Statement
- Issue a SEQR Negative Declaration
- If the Planning Board finds that this project would involve potentially significant adverse environmental impacts, issue a SEQR Positive Declaration requiring the preparation of a Supplemental Environmental Impact Statement (SEIS)

Attorney Hopkins noted that Part 1 of the Environmental Assessment Form (EAF) was submitted as part of the SEQR Coordinated Review and to date none of the Involved or Interested Agencies that have commented on the Planning Board's request to act as Lead Agency has expressed any concerns about the project resulting in any potentially significant adverse environmental impacts. He further noted that there are no wetlands on the site, nor are there designated cultural resources or historic resources.

In response to a question from Ms. McCormick, Chris Wood from Carmina Wood Design, project engineer, stated that two (2) storm water management areas are proposed and they will be sized to accommodate the increase in impervious surface on the site.

Attorney Hopkins stated that the mitigation measures identified in the original Findings Statement relative to the impacts of the business park on water were as follows:

- The project must conform to the New York State storm water pollution prevention regulations and a SWPPP will be required for each parcel.

- Individual site plans and storm water plans will be subject to Town approval prior to construction. Detailed storm water calculations will be required for each parcel.
- If water or sewer demand figures attributable to a project increase beyond the levels used in the DEIS and FEIS, the Town may request additional information.
- There are no wetlands on the site.
- Erie County Water Authority approval will be required for water service to the development.

Attorney Hopkins stated that the applicant has acknowledged and will address all of the above criteria.

In response to a question from Ms. McCormick, Mr. Wood stated that the project meets all of the Town's bulk requirements.

In response to a question from Mr. Chapman, Attorney Hopkins stated that the 10' X 35' outdoor storage spaces would primarily be used to store recreational vehicles.

Chairman Clark read the following from the SEQR documentation relative to the previous rezoning of the larger parcel for the business park:

"Outdoor storage areas are not allowed unless the Town of Hamburg Planning Board, through Site Plan Review, determines that such display as proposed is consistent with the provisions of the Overlay District. Any allowed outdoor open storage space will be designed so as to be connected to the main building and appear to be a continuation of the main building. Extensive landscaping and/or fencing will be used to screen the contents of any allowed outdoor storage area from public roads."

Chairman Clark asked Mr. Wood how the proposed outdoor storage is designed to be a continuation of the main building. Board members discussed what the meaning of "continuation of the main building" is.

Attorney Hopkins stated that the applicant can take a look at increasing the height of the landscaping proposed around the outdoor storage area.

Mr. Wood stated that a two (2) to three (3) foot berm could be installed in the area of the outdoor storage area that would have trees planted on it to help screen that area from the roadways.

Mr. Wood described the traffic flow anticipated. He stated that if someone is entering the car wash or the storage facility from Southwestern Boulevard, he or she would exit Southwestern Boulevard onto the private driveway and make a right into the new private driveway where he or she would either enter the car wash via the dedicated left turn lane or the storage facility via the thru lane. He noted that across from the left turn lane is a landscaped island, so the left turn lane is strictly for the car wash.

Mr. Wood stated that if someone is exiting the storage facility, he or she would proceed through the gate and go straight to the north-south private driveway between Tractor Supply and the car wash. He further stated that he or she could then either turn right onto Riley Boulevard or left to Southwestern Boulevard. He noted that the Southwestern Boulevard curb cut is right in/right out.

In response to a question from Ms. Valenti, Mr. Wood stated that the likelihood of the car wash queuing lane being backup up is very low. He noted that the stacking lanes are more than ample for the amount of cars it gets there at any time.

In response to a question from Mr. Szewc, Mr. Wood stated that the proposed turning radius is 23 feet, which is more than sufficient for a U-Haul truck.

Mr. Mark Wahlburg, applicant, stated that self-storage is inherently a low density traffic generator.

In response to a question from Ms. McCormick, Mr. Wood stated that there would be approximately 25 to 30 feet of green space between the car wash facility and the outdoor storage area associated with the storage facility.

Ms. Valenti reviewed comments and questions received from the Conservation Advisory Board (CAB) regarding this project as follows:

- Concerns about the high water table (1 to 3 feet) and potentially unstable soils on this site (silty clay loam)
- Concerns about infiltration and the downward movement of water
- Concerns about the stability of a structure this big
- Advised the Planning Board to issue a SEQR Positive Declaration based primarily on the soils concerns
- Concern about screening the storm water detention ponds from the roadways

Mr. Wood responded that the water table information was probably taken from the Wet Soil Survey, which is very generic. He stated that the soil type is silty clay loam, but that soil type is found in 90% of western New York.

Mr. Wood stated that soil borings will have to be done and the building foundation will be designed based on those soil borings. He further noted that the building would be slab on grade and would not have a basement.

In response to a question from Ms. Valenti, Mr. Wood stated that trees and grass are proposed between the detention basins and the street.

Ms. Gronachan read the following notice of public hearing:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a public hearing on a proposal by 716 Storage, LLC to construct a 71,400 sq.ft. self-storage facility on vacant land located on the southwest corner of South Park Avenue and Southwestern Boulevard. The public hearing will be held on March 1, 2023 at 7:00 P.M. in Room 7B of Hamburg Town Hall.”

Chairman Clark declared the public hearing open. The following people spoke:

- Laura Podkulski, 4332 McKinley Parkway, asked how the applicant will know that weapons will not be stored at this facility.

Attorney Hopkins stated that all tenants have to sign a lease that has restrictions on what can and cannot be stored at the facility.

Mr. Greg Sufoletto, applicant, stated that the standard things tenant cannot store at a self-storage facility are firearms, drugs, alcohol, gasoline, explosives, etc.

Chairman Clark declared the public hearing closed.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project to the Board's March 15, 2023. Carried.

Engineering Department comments have been filed with the Planning Department.

### **Hamburg Retail, LLC - Requesting Sketch Plan Direction on a proposal to construct a 9-unit multi-family project at 4100 St. Francis Drive**

Attorney Sean Hopkins, representing the applicant, stated that this project requires a use variance from the Zoning Board of Appeals (ZBA) and that Board has concurred with the Planning Board acting as Lead Agency for purposes of the SEQR review.

Attorney Hopkins stated that this site has been designated as a contaminated area because of the existing vacant gas station located on it and the New York State Department of Environmental Conservation (DEC) has indicated that it wants the site cleaned up. He noted that the applicant will be entering this site into the DEC's brownfield program and the applicant will remediate the contamination on site.

Attorney Hopkins stated that the proposal is to construct a two-story townhouse building housing nine (9) rental units with attached garages.

Attorney Hopkins stated that he does not believe there are any potentially significant adverse environmental impacts that would result from the redevelopment of a portion of this project site.

Attorney Hopkins stated that the applicant is hoping the Planning Board will issue a SEQR Negative Declaration. He noted that once that is issued, the applicant will return to the ZBA to seek the use variance and if that is granted, this project will again return to the Planning Board for Site Plan review.

In response to a comment from Ms. McCormick, Attorney Hopkins agreed to submit a copy of the Phase 1 and Phase 2 reports to the Planning Department for the file.

Chris Wood from Carmina Wood Design, project engineer, stated that it is unclear at this time what would happen to the existing gas station on the property.

Ms. Valenti summarized the comments received from the New York State Department of Transportation (DOT) as follows:

"The site plan shows a proposed connection from Lakeshore Road to St. Francis Drive. This is not acceptable. You can access one (1) road but not both."

Ms. Valenti noted that the DOT also stated that it needs to know what is going on with the gas station.

Attorney Hopkins responded that he has reached out to the DOT and advised them that there are no plans for the gas station. He agreed to provide documentation to that effect.

Mr. Wood stated that the applicant may provide a locked gate at one entrance and a full access at the other, rather than only having one (1) entrance to the site.

Chairman Clark stated that input from the Shoreline Revitalization Committee (SRC) is required and its next meeting is March 23, 2023.

Ms. McCormick asked Attorney Hopkins to fill out both the Federal Coastal Zone form and the LWRP form. She also asked for renderings of the building.

Chairman Clark made a motion, seconded by Mr. Chapman, to table this project to the Board's April 6, 2023 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

### **3800 Hoover Road, LLC - Requesting Sketch Plan Direction on a proposal to construct a 7-unit multi-family project at 3800 Hoover Road**

Attorney Sean Hopkins, representing the applicant, stated that the project involves a partial re-development of this property. He stated that the existing vacant restaurant building is subject to a pending application to designate it as a local landmark. He noted that the applicant is not proposing to demolish that building and is hoping there will be a viable reuse of it.

Attorney Hopkins stated that the applicant proposes to create a separate parcel and construct a two-story seven-unit building with attached garages.

Attorney Hopkins stated that this project requires a use variance from the Zoning Board of Appeals (ZBA) and that Board has concurred with the Planning Board acting as Lead Agency for purposes of the SEQR review.

Attorney Hopkins stated that the portion of the site to be developed is not located in a regulated floodway or floodplain. He noted that this project will also require review by the SRC and he plans to present it to that committee on March 23, 2023.

Attorney Hopkins stated that the applicant is hoping the Planning Board will issue a SEQR Negative Declaration. He noted that once that is issued, the applicant will return to the ZBA to seek the use variance and if that is granted, this project will again return to the Planning Board for Site Plan review.

Attorney Hopkins stated that if the Hamburg Town Board elects to designate the existing building as a historic resource, a separate parcel would be created for the town homes so that the historic designation would not carry over to the entire site.

Ms. McCormick asked Attorney Hopkins to fill out both the Federal Coastal Zone form and the LWRP form.

Ms. Valenti stated that a rendering of the proposed building would be helpful. She noted that there are a lot of requirements in the Route 5 Overlay District such as protecting the view of the lake, the need for a nautical theme, parking and setback distance requirements, open space requirements, etc. She asked Attorney Hopkins for a letter that outlines those requirements and details how the project would conform to them.

Chairman Clark stated that when the SRC briefly reviewed this project at its January 2023 meeting, members thought that instead of building two-story townhouses they would like to see a three-story building where the townhouses are on the second and third floor and the first floor is used for commercial uses that are waterfront enhanced or waterfront dependent. He noted that the SRC thought this would be a good way to maintain public access to the lake in that area.

Attorney Hopkins stated that he would speak to the owner about the SRC's suggestion.

Board members discussed whether the SRC's suggestion is something they would agree with.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project to the Board's April 6, 2023 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

**Public Scoping Session - Proposed 156-unit multi-family housing development by Glenn Wetzl to be constructed on a portion of approximately 42.5 acres of vacant land, located at 0 Big Tree Road and 0 Wilson Drive**

Attorney Sean Hopkins, representing the applicant, stated that the Planning Board last reviewed this rezoning request on September 15, 2021. He noted that at that time the Planning Board issued a Positive Declaration pursuant to SEQR and as a result a draft Scoping Document was submitted on January 30, 2023.

Attorney Hopkins stated that in 2020 the layout being contemplated was a residential subdivision that would connect to Wilson Drive on property that is zoned correctly for that use and a multi-family project on the remainder of the property. He noted that the multi-family project would be located on a portion of the property that is currently zoned C-1 and would require a rezoning to R-3. He stated that based on feedback received from the property owners in the Wilson Drive area, the residential portion of the project was eliminated entirely and the multi-family portion of the project was expanded (approximately four (4) additional acres).

Attorney Hopkins stated that the project as it is currently proposed consists of 156 units (single story and two (2) story buildings). He noted that the applicant had a market study done and is confident there is ample demand for this type of product. He noted that the balance of the site, which is approximately 20.1 acres and includes all of the area behind the properties on Wilson Drive, would be open space. He stated that this open space would include a stub street that is located on Wilson Drive, meaning that there would be no development in an area that was clearly envisioned as a residential subdivision.

Attorney Hopkins stated that the applicant is requesting a rezoning to R-3 of 20.4 acres. He further stated that only .04 acres of the approximately 7.52 acres of jurisdictional wetlands on the site would be impacted. He noted that the open space would remain permanently undeveloped and a declaration of restrictions would be recorded at the Erie County Clerk's office to ensure for the benefit of the Town, the U.S. Army Corps of Engineers and the adjoining property owners that no development would ever occur.

Attorney Hopkins stated that because a Positive Declaration was issued, the applicant must show the different alternatives. He noted that the applicant's preferred alternative is what is cur-



rently being proposed. He stated that one of the other alternatives would be the layout that was initially proposed in 2020, but the property owners on Wilson Drive made it very clear they were not supportive of it.

Attorney Hopkins stated that the third alternative would be what is permitted by the existing zoning. He stated that approximately 16 acres could consist of two (2) drive-thru restaurants, as well as a series of retail and office buildings (approximately 100,000 sq.ft.). He noted that the problem with this alternative is that there is no suggestion that there is a demand for those uses. He stated that in this alternative, there would also be a residential subdivision connected to Wilson Drive on the portion of the property currently zoned R-1.

Attorney Hopkins stated that when one looks at environmental impacts, the third alternative would have some serious drawbacks as follows:

- It would result in much more traffic during both the AM and PM weekday period
- It would result in additional impervious surfaces
- It would result in additional wetland impacts
- It would eliminate the option of a riparian buffer that not only crosses the adjacent Manko subdivision site, but also would cross this site

Attorney Hopkins stated that the riparian buffer is provided in the currently proposed layout.

Attorney Hopkins stated that since this project was last reviewed by the Planning Board (September 2021), the demand for this type of multi-family units for lease is much greater than it was then and the demand for stand-alone commercial space is much less than it was then.

Attorney Hopkins noted that Glenn Wetzl, applicant, buys property, constructs the project and manages it himself.

Attorney Hopkins listed the potentially significant adverse environmental impacts identified by the Planning Board in the Positive Declaration as follows:

- Wetlands
- Surface water, specifically the stream corridor
- Plants and animals
- Open space and ecosystems of this area
- Transportation
- The rezoning project may not be consistent with the Town's Comprehensive Plan
- The proposed project may have a significant adverse environmental impact on the natural landscape and may not be consistent with the character and quality of the existing area and neighborhood

Attorney Hopkins stated that the impact on surface water has been addressed with the proposal of the riparian buffer. He further stated that Earth Dimensions has prepared a Habitat Study that will be included in the draft EIS. He stated that with the exception of the possible presence of the Northern Long Eared Bat, which is true almost everywhere in western New York, there are no protected plants or animal species on the site. He noted that the applicant's preferred plan preserves 20.1 acres of green space, including those areas on the site that are the most sensitive.

Attorney Hopkins stated that SRF Associates prepared a Traffic Impact Study (TIS) that looked at the cumulative impacts of both this project and the adjacent proposed Manko subdivision. He noted that the TIS has been reviewed by the DOT and the project layout reflects its input.

Attorney Hopkins stated that since last reviewing this proposal, the Town of Hamburg has adopted a Comprehensive Plan Update and there were no changes to the designation or the recommended land uses for this particular site.

Attorney Hopkins stated that the applicant can address the last criteria through the mitigation measures proposed.

Attorney Hopkins stated that all of the professionally prepared reports and studies that were previously submitted, as well as the minutes of the many meetings of the Planning Board related to this project, will be included in the DEIS.

in response to a comment from Ms. McCormick, Attorney Hopkins stated that the applicant may be restricted as to when tree clearing can be performed because of the existing of the Northern Long Eared Bat.

Ms. McCormick stated that the updated guidance from the U.S. Fish & Wildlife Service regarding the above should be include in the DEIS.

In response to a question from Ms. Gronachan, Mr. Wood stated that there would only be one (1) entrance to this development. He noted that originally two (2) were proposed but as a result of the traffic study the DOT required the removal of one (1) of them.

Attorney Hopkins noted that at one point the applicant proposed a gated emergency access to Wilson Drive, but the nearby property owners could not be convinced that at some point that access would not become a full access to the development.

In response to a question from Ms. McCormick, Mr. Wood stated that the access to the development would consist of two (2) entrance lanes and one (1) exit lane.

It was determined that no secondary fire access is required.

Ms. Gronachan stated that she is impressed with the project and has never seen so much open green space associated with a project. She noted that it is obvious that there has been a lot of work and commitment on the part of the applicant.

Attorney Hopkins noted that although the Planning Board is the SEQR Lead Agency on this project and is responsible for issuing the SEQR Determination, as well as a recommendation on the rezoning, the rezoning decision lies with the Town Board. He stated that the Town Board held a public hearing on this rezoning request in 2021 and there were no negative comments made at that time.

In response to a question from Mr. Chapman, Mr. Wood stated that there is a snowmobile trail that runs from McKinley Parkway through this parcel and onto the Manko subdivision parcel. He noted that the trail would be located approximately 175 to 180 feet from the nearest unit.

In response to a question from Ms. Grohachan, Mr. Wood stated that the distance from the properties on Wilson Drive to the relocated snowmobile trail would be 50 feet. He noted that he will have to work with the snowmobile club to determine the exact location of the trail on the development site.

In response to a question from Ms. Valenti, Attorney Hopkins stated that the request is to rezone 16.4 acres from C-1 to R-3 and approximately 4.5 acres from R-1 to R-3. He noted that the remaining 20.1 acres zoned R-1 would retain that zoning classification.

In response to a question from Ms. Valenti, Mr. Wood stated that there would be sidewalks around the community building but at this point no interior sidewalks are proposed. He further stated that he does not believe there are sidewalks along Big Tree Road in the area of this development.

Ms. McCormick stated that her recollection is that the Planning Board previously discussed installing sidewalks along Big Tree Road in this area, knowing that they would not connect to anything but in the hope that, as other developments change, the Town would have the opportunity to connect them.

Mr. Wood stated that if sidewalks were to be installed along Big Tree Road, they would also be provided from the community building to Big Tree Road in the event that school buses stop there.

Ms. Valenti stated that she would like the DEIS to not only include potential impacts to federal wetlands, but instead potential impacts to all wetlands.

Chairman Clark asked if anyone in the public wanted to speak on the submitted draft Scoping Document. The following people spoke:

- Tim Zimmerman stated that he lives on Tomaka Drive and has spoken to most of the residents of his street, as well as Wilson Drive, and the consensus seems to be that the project as proposed is the best proposal for something to be built on this site. He stated that the residents like the fact that the green space will be preserved and the access to Wilson Drive will not be used.
- Laura Podkulski, 4332 McKinley Parkway, stated that she believes that the snowmobile trail has been broken, noting that she has not seen any snowmobiles on it. She asked if the fire departments will be able to handle this amount of units.

Ms. McCormick asked Attorney Hopkins to include in the DEIS a discussion of the community services in the area, as well as the cumulative impacts of the new stadium.

Chairman Clark stated that the public scoping session was closed.

Chairman Clark made a motion, seconded by Mr. Chapman, to schedule a vote on the final Scoping Document for March 15, 2023 meeting. Carried.

**Splash Car Wash – Requesting Site Plan Direction on a proposal to demolish the former TGI Fridays building and construct a new car wash facility at 3701 McKinley Parkway**

It was determined that the applicant had asked for the project to be tabled.

Engineering Department comments have been filed with the Planning Department.

**OTHER BUSINESS**

Ms. McCormick made a motion, seconded by Ms. Valenti, to approve the minutes of February 15, 2023. As the vote on the motion was five (5) ayes and one (1) abstention (Ms. Gronachan), the motion carried.

Mr. Szewc made a motion, seconded by Ms. Valenti, to adjourn the meeting. Carried.

The meeting was adjourned at 8:20 P.M.

Respectfully submitted,  
Jeb Bobseine, Secretary

Date: March 6, 2022