

Town of Hamburg
Planning Board Meeting
March 15, 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 15, 2023 in Room 7B of Hamburg Town Hall. Those attending included Chairman William Clark, Vice-Chairwoman Kaitlin McCormick, Margaux Valenti, Jeb Bobseine, Cindy Gronachan and Daniel Szewc.

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

Excused: Dennis Chapman

WORK SESSION

Benderson Development - Requesting Planning Board approval of a Special Use Permit and Site Plan Approval of an 802,554 sq.ft. five-building warehouse park to be located at 5220 Camp Road

Attorney James Boglioli, representing the applicant, stated that the entire site is 79.93 acres in size and is zoned C-2 (67 acres) and R-A (12 acres). He stated that there is a 17.4-acre conservation easement that Benderson put on this site as part of the previous approval granted by the Town Board for its rezoning.

Attorney Boglioli stated that in 2009 the Hamburg Town Board rezoned 17 acres of this site from M-2 to C-2 to allow for the construction of a 652,813 sq. ft shopping center development and two (2) hotels. He noted that at that time draft and final Environmental Impact Statements were prepared and SEQR Findings were adopted. He stated that the SEQR Findings included engineered plans, the SWPPP, Engineer's Report, traffic study, noise study, wetland delineation and air quality assessment.

Attorney Boglioli stated that as part of the rezoning approval, Benderson agreed to provide the conservation easement, which was put in place. He noted that it allowed for a 150-foot buffer and a 100-foot buffer around the adjacent residential neighborhood.

Attorney Boglioli stated that all of the loading docks proposed as part of the 2009 project were facing the adjacent residential neighborhood and would have been for a grocery store with a high turnover tractor trailer user. He noted that that project was not built because the recession hit and Benderson lost the tenants.

Attorney Boglioli stated that the currently proposed project consists of five (5) buildings. He noted that Building "A" would be approximately 308,000 sq.ft., Building "B" would be 156,000 sq.ft., Building "C" would be 108,000 sq.ft., Building "D" would be 120,000 sq.ft. and Building "F" would be 108,000 sq.ft. He noted that the applicant is proposing the same two (2) access points that were previously approved (a signalized access to Camp Road and an access onto Commerce Parkway).

Attorney Boglioli stated that the conservation easement would serve as a buffer to the adjoining residential neighborhood and is naturally wooded.

Attorney Boglioli stated that the site has been redesigned so that no loading docks would face any of the adjacent residential homes and the buildings would screen the loading docks from those homes. He noted that all lighting would be dark-sky compliant and the project is designed to be below the environmental thresholds of the 2009 SEQR Findings adopted by the Town Board.

Attorney Boglioli stated that the largest building would be located along the Thruway and its loading docks would face the Thruway. He noted that all of the green space associated with the previously approved project would be maintained.

Attorney Boglioli noted that binders have been provided to the Planning Board that include all of the studies previously relied on as part of the SEQR Findings updated to 2023. He stated that the information includes new civil engineering plans, a new SWPPP, new Engineering Reports, a new traffic study, a new noise study, a new wetland and waterbody delineation report and an air quality assessment.

Attorney Boglioli stated that the current proposal maintains all of the previously approved mitigations and demonstrates that the impacts are the same as or below the previously approved project's impacts.

Attorney Boglioli noted that renderings and building elevations have been provided for Board members' review. He stated that the warehouse buildings would look very much like office buildings. He further stated that the rear of the buildings would not be visible to the neighbors because of the wooded buffer between them.

Attorney Boglioli stated that included in the information submitted is an analysis comparing the 2009 SEQR Findings and impacts vs the currently proposed project and its impacts, as well as a summary of that information.

Ms. McCormick asked for an analysis of the new Comprehensive Plan updates as they relate to the proposed project.

Mr. Reilly stated that in 2009 the Town Board rezoned a portion of this site and issued Findings, but Site Plan Approval was never requested from the Planning Board for any of the project and therefore the Planning Board never did issue its own findings. He noted that this is a very different project and things have changed.

Attorney Boglioli stated that there is case law indicating that if a Lead Agency issues Findings, those Findings are binding on the other agencies.

In response to a question from Ms. Gronachan, Attorney Boglioli stated that there would be multiple users of the warehouse buildings. He stated that they would be companies that store items to be shipped to online buyers and Amazon would not be a user.

Ms. McCormick expressed concern that the Planning Board does not know who the users would be of this warehouse and noted that some might utilize many trucks and some might utilize less. She asked how this unknown is addressed in the applicant's traffic study.

Attorney Boglioli responded that the site is properly zoned and zoning deals with the use and not the user. He stated that the applicant's traffic studies are as conservative as possible and generally overestimate the amount of traffic generated from these types of sites.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project to the Planning Board's May 3, 2023. Carried.

Engineering Department comments have been filed with the Planning Department.

Liberatore Management - Requesting Sketch Plan Direction on a warehouse development project to be located on Burke Parkway

Chris Wood from Carmina Wood Design, project engineer, stated that three (3) warehouse buildings are proposed totaling 48,000 sq.ft. He stated that the buildings will match those on the applicant's property directly to the south. He noted that users could rent space by the bay or rent more than one (1) bay. He further stated that the property owner might take one (1) of the buildings for his own use.

Mr. Wood stated that a small public road extension would be required because Burke Parkway dead ends. He noted that at the end of the extended road an easement would be provided for snow plowing and turnaround access.

In response to a question from Mr. Bobseine, Mr. Wood stated that the buildings would not be visible from McKinley Parkway because they would be blocked by the former McKinley Park Inn building.

In response to a question from Mr. Bobseine, Mr. Wood stated that there is a rental property on the corner of Burke Parkway and Dorchester Road owned by the applicant and there are homes on Burke Parkway south of Dorchester Road.

In response to a question from Ms. McCormick, Mr. Wood stated that box trucks and construction vehicles would be the major types of vehicles accessing this site.

Chairman Clark made a motion, seconded by Ms. Gronachan, to authorize the Planning Department to initiate the SEQR Coordinated Review and table this project to the Planning Board's May 3, 2023 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

Bruce Moncton - Requesting Preliminary Plat Approval of a two-lot subdivision to be located at 3648 Old Lakeview Road

Attorney Richard Friedfertig, representing the applicant, stated that Mr. Moncton lives on the 5.66 acre property located at 3648 Old Lakeview Road. He stated that Mr. Moncton would like to subdivision this property to create a new 3.2 acre parcel to the west of his home.

In response to a question from Chairman Clark, Attorney Friedfertig stated that he spoke with Sarah desJardins (former Town Planner) and Tim Willard (Acting Supervising Code Enforcement Official) regarding the frontage on Lakeview Road for the new lot. He stated that the

width of the access on Lakeview Road is considered “legal non-conforming” because it was created so many years ago.

Board members held multiple lengthy discussions regarding the existing frontage on Old Lakeview Road of Mr. Moncton’s current property, which is zoned R-A, less than the required 100’ and considered “legal non-conforming” and the proposed 25’ of frontage for the driveway of the new lot, which is zoned R-1, less than the required 30’ and also considered “legal non-conforming” per Tim Willard.

Mr. Reilly stated that he would be questioning Mr. Willard’s determination.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project. Carried.

Engineering Department comments have been filed with the Planning Department.

DATO Development, LLC - Requesting Sketch Plan Direction on a mixed-use development to be located on Southwestern Boulevard and Rogers Road

Chris Wood from Carmina Wood Design, project engineer, stated that two (2) identical four-story buildings are proposed (53,000 sq.ft. per building). He stated that the first floor would be commercial and the upper floors would be market rate apartments (30 apartments per building) and 174 parking spaces are proposed.

Mr. Wood stated that this site is part of the Brierwood Planned Unit Development (PUD) and was originally designated for residential and commercial use. He stated that the applicant believes that the two (2) proposed buildings comply with that original designation.

Mr. Wood stated that the site would be accessed via the Southwestern Boulevard entrance to the apartment development currently being constructed to the west and also via the future Rogers Road access to the People Inc. apartment project not yet constructed to the north.

In response to a question from Ms. McCormick, Mr. Wood stated that the applicant envisions retail/restaurant/office uses on the first floor of the buildings. He further stated that currently there is no proposal for a drive-thru.

Mr. Wood stated that substantial landscaping is proposed for the purpose of screening the parking area from Southwestern Boulevard and providing a buffer between this site and the future People Inc. apartment development to the north.

Mr. Reilly stated that he will provide Board members with the history of this area of the Brierwood PUD.

Ms. McCormick asked Mr. Wood to provide the rationale for the number of parking spaces proposed.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project to the Planning Board’s April 19, 2023 meeting. Carried.

Engineering Department comments have been filed with the Planning Department.

REGULAR MEETING

Mr. Szewc and Ms. Gronachan introduced themselves.

Public Hearing - 7:00 P.M., Hutton Street 21, LLC - Requesting a Special Use Permit and Site Plan Approval of a car wash facility to be located at 5363 Southwestern Boulevard

Attorney Frank Pavia from Harris Beach, representing the applicant, stated that several improvements have been made to the Site Plan since the project was last reviewed by the Planning Board.

Jason Atkas from Stonefield Engineering explained the customer experience and traffic flow of this project and reminded Board members that two (2) variances were obtained from the Board of Zoning Appeals in December 2022. He noted that 20 queuing spaces are proposed. He highlighted the changes made to the Site Plan as follows:

- The existing 20-foot buffer between this site and the residential property to the south has been enhanced with evergreen trees and a five-foot high retaining wall is proposed on the western property shared with a residential property to make up for the steep slopes along the perimeter.
- Three (3) employee parking spaces have been added on site rather than having them in an area where there would have been a reciprocal access agreement with Mavis Auto Center.
- The trash enclosure is closer to the front of the site to allow better access for the trash pick-up procedure.
- Enhanced buffering has been added in the 20-foot buffer area between the site and the residential property to the south.

Mr. Atkas stated that all lighting will be LED fixtures with total cutoff and has been designed to minimize any impact to the adjoining properties, specifically the residential homes to the west and south of the site.

Mr. Atkas stated that three (3) trees are proposed along the frontage of the site that would match the trees along the frontage of the Mavis Auto Center site.

Attorney Pavia stated that because there was some concern regarding the noise levels from the vacuums, an engineering report was submitted regarding the decibel levels associated with the vacuums.

In response to a question from Mr. Bobseine, Attorney Pavia stated that no one from the public spoke at the Board of Zoning Appeals meeting in December. He further stated that the required signage was posted on the site regarding the requested Site Plan Approval, but the applicant has not specifically reached out to the owners of the adjacent residential properties.

In response to a question from Mr. Bobseine, Mr. Atkas stated that additional landscaping was not added along the frontage of the site but more buffering was added along the west and south property lines in conjunction with the Conservation Advisory Board's arborist.

Attorney Pavia stated that the existing drainage swale along the front of the site makes it challenging to add landscaping in that area.

Mr. Bobseine noted that the Town Code indicates that visibility at the road shall be minimized for car wash projects.

Mr. Atkas stated that the applicant is providing as much landscaping along the road as is possible. He noted that the site is quite difficult to develop given its shape and the Town's setback requirements and adding landscaping along the front would limit the visibility of the site.

Attorney Pavia noted that the car wash building would be located further from Southwestern Boulevard than the Mavis Auto Center building is.

Mr. Bobseine responded that the Mavis Auto Center is not a car wash.

Attorney Pavia stated that he feels that given the fact that additional landscaping has been added on the east, south and west sides of the site, the applicant has moved significantly forward in screening the building. He noted that the existing swale cannot be impacted but perhaps some grasses could be planted in the area of the street trees or landscaping could be added in the median of the driveway.

In response to a question from Ms. Valenti, Mr. Atkas stated that operating hours would be 8:00 AM to 8:00 PM seven (7) days a week and the vacuums would be available during those hours.

In response to a question from Mr. Reilly, Mr. Atkas stated that the security lighting would stay on overnight, but all of the LED fixtures for each vacuum area and the pay stations would be turned off.

In response to a question from Mr. Bobseine, Mr. Atkas stated that there would be three (3) area parking fixtures throughout the parking lot and they would be on all night. He confirmed that they would be dark-sky compliant.

Chairman Clark noted that when the adjacent Mavis Auto Center was being reviewed by the Planning Board, it requested that the building match the colors of the Walmart across the street. He asked Attorney Pavia to make sure the applicant does the same with the car wash building.

It was noted that the Planning Board was not asking the applicant to match the colors on its ground sign to the Walmart building, but rather the colors on the building itself.

In response to a question from Ms. Gronachan, Mr. Atkas stated that additional screening has been added to the Site Plan to further buffer the residential property to the south. He stated that this screening would also buffer the residential property to the west from the view of the sign above the bay that would face that property.

Mr. Bobseine 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 Hutton Street 21, LLC to construct a car wash facility to be located at 5363 Southwestern Boulevard. The public hearing will be held on March 15, 2023 at 7:00 PM in Room 7B of Hamburg Town Hall."

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

- Jason Haley, 5444 Abel Road, stated that he lives south of the subject site. He stated that his concerns about having a car wash installed next to his property include noise, noise pollution, light, chemicals from the car wash mist and overspray leading to microbial growth. He asked if Hamburg is becoming a town of car washes. He stated that he and his neighbors were not notified of the Board of Zoning Appeals meeting in December and therefore did not attend that meeting. He stated that the nearby residents' back yards are significantly closer to the new car wash location than the homes are and the neighbor's pool many of the nearby residents use is only 75 feet from the car wash location. He stated that many small children live and visit this area that is quite close to the applicant's property. He stated that the existing tree line is not mature enough to block the car wash facility from the nearby residents. He stated that the tree line contains many ash trees that are not healthy and are falling down. He stated that the topography of this area is far from normal in that the nearby residential properties are 10-15 feet higher than the applicant's property. He stated that because of the grade difference, the parking lot fixtures would be at first floor level for the neighbors and noise and light would end up in the neighbors' back yards and homes. He stated that after Mavis clear cut the portion of the site being considered for the car wash, neighbors can now hear intercom noise from Walmart and people's panic buttons being activated to locate their cars at Walmart. He noted that that is significantly further from his and his neighbors' properties than the car wash would be. He stated that the Planning Board's decision will have impacts on his and his neighbors' properties, daily life and activities.
- Elizabeth Lopez, 5436 Abel Road, stated that she lives directly behind the proposed car wash property. She stated that she agreed with Mr. Haley and also was not notified of the Board of Zoning Appeals meeting in December. She stated that she is out in her yard often with young grandchildren enjoying her pool and gardens and she does not want to have to endure chemicals from the car wash mist, overspray and car exhaust while enjoying her yard in the summer. She stated that her property is much higher than the applicant's and noted that there is a swale at the property line. She asked what type of planting would grow there and noted that it took 15 years for the evergreens she planted on the property line to become mature. She stated that there have been many accidents on the corner of Southwestern Boulevard and Rogers Road and noted that adding the car wash will increase the noise in the area. She asked for more buffering to protect her neighborhood.

Ms. McCormick read the following relevant comments received on Facebook:

- Adriana Ramirez: "By pushing the building farther away from Southwestern, are you now being closer to the residential area for which you already had to file a non-conformity?"
- Liza Eppler: "Thank goodness a real resident shows up to protest. Way to go."

Chairman Clark declared the public hearing closed.

Attorney Pavia stated that he would like to address some of the comments that were made.

Chairman Clark advised Attorney Pavia to submit comments in writing to the Planning Board addressing the neighbors' concerns.

Ms. Gronachan suggested that the applicant consider a berm, considering what the nearby residents noted during the public hearing.

Attorney Pavia stated that a berm could be considered, as well as additional trees in the buffer areas. He further stated that all of the chemicals used by this car wash would be biodegradable. He noted that the car wash would be a closed loop system, meaning that the vast majority of the water that would be used would be recycled.

Attorney Pavia noted for the record that his client did not remove all the trees on this site. He noted that Mavis Auto Center removed those trees.

Mr Bobseine stated that the issues still outstanding are as follows:

- Additional landscaping in the front of the site
- Additional landscaping/buffering along the southern side of the site
- Revisions to the renderings of the buildings regarding the colors matching those of Walmart

Chairman Clark made a motion, seconded by Ms. Grohachan, to table this project to the Planning Board's April 19, 2023 meeting and authorize the Planning Department to prepare draft resolutions to be returnable on April 19, 2023. Carried.

Engineering Department comments have been filed with the Planning Department.

Planning Board to issue the final Scoping Document for proposed project by Glenn Wetzl to be constructed on a portion of approximately 42.5 acres of vacant located at 0 Big Tree Road and 0 Wilson Road

Mr. Rogers stated that comments were received on March 15, 2023 from the New York Department of Conservation (DEC) that were typical and from the New York State Department of Transportation (DOT) indicating that it will review the traffic impact study.

Chairman Clark made the following motion, seconded by Ms. Gronachan:

"Whereas, in accordance with Part 617 of the Implementing Regulations pertaining to Article 8 State Environmental Quality Review Act (SEQR) of the Environmental Conservation Law, the Hamburg Planning Board, acting as SEQR Lead Agency, issued a Positive Declaration on the Glenn Wetzl project (proposed rezoning and multi-family development) located off of Big Tree Road; and

Whereas, the applicant submitted a draft Scoping Document and the Planning Board held a Public Scoping Meeting on March 1, 2023 and has received input from other individuals and Interested Agencies; and

Whereas, the Planning Board, with the Planning Department, has completed the final Scoping Document.

Therefore, Be It Resolved that the Planning Board issues the final Scoping Document as amended but will continue to take any input from any Involved and Interested Agencies and any additional comments will be addressed in the draft Environmental Impact Statement."

Carried.

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

Chris Wood from Carmina Wood Design, project engineer, stated that rather than proposing outdoor storage for vehicles, buildings have been added to the Site Plan for indoor storage of those vehicles. He noted that there will be no outdoor storage and therefore a Special Use Permit will not be required.

Board members discussed a comment letter received from Mr. Josh Best, a nearby business owner, regarding the aesthetics of the proposed building. Mr. Wood showed Board members elevations of the building and noted that landscaping is proposed along both Bayview Road and South Park Avenue. He further stated that the architect on this project put a lot of effort into breaking up the long wall facing Bayview Road.

In response to a question from Mr. Bobseine, Mr. Wood stated that sidewalks are not proposed along Bayview Road, nor do they exist in that area.

In response to a question from Ms. McCormick, Mr. Wood stated that the applicant would be willing to install sidewalks along the Bayview Road frontage of this site.

In response to one of the comments made by Mr. Best in his letter, Mr. Wood stated that although the proposed building is 71,000 sq.ft., the net leasable area would be approximately 50,000 sq.ft. He noted that a typical indoor storage facility is 100,000 sq.ft. in area with a net leasable area of approximately 90,000 sq.ft.

Mr. Reilly reminded Board members that this site was part of the approved Hamburg Business Park and the Findings were amended in 2021 when the Town Board added car washes to the permitted uses in the Park.

Mr. Dave Burke, applicant, stated that in 2022 the Town Board approved the rezoning of the parcel across Riley Boulevard from this site and during the review process the Planning Board asked him for a plan for the remainder of the Park. He noted that the plan he submitted to the Planning Board at that time showed this site being used for self-storage.

In response to a question from Ms. McCormick, Mr. Wood agreed to revise the Site Plan to include sidewalks along Bayview Road.

In response to a comment from Ms. McCormick, Mr. Reilly agreed to provide Board members with the total impervious surface associated with development that was previously approved for the entire build out of this area relative to what that number is including all of the recently approved projects in this area.

Ms. Valenti asked Mr. Wood if the applicant would consider installing perennials or a rain garden in the area where grass is proposed or something in the bio-retention area. Mr. Wood responded that if plants are installed in bio-retention areas, they die in the summer time. He stated that he will research the possibility of adding a planting area with perennials in the area of the site referred to by Ms. Valenti.

Chairman Clark made a motion, seconded by Ms. Gronachan, to table this project to the Planning Board's April 19, 2023 meeting. Carried.

Engineering Department comments have been filed with the Planning Board.

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

Anthony Pandolfi from Carmina Wood Morris, project engineer, stated that the proposed car wash facility would include 24 vacuum stalls and 39 queuing spaces. He stated that the site is zoned C-2, which permits car washes with a Special Use Permit. He noted that he submitted a schematic of what the vacuum stalls would look like, as well as an hourly breakdown of the average customer counts in 2022 at the existing Splash Car Wash located at the intersection of Youngs Road and Main Street in Amherst.

Mr. Pandolfi stated that the Splash Car Wash referenced above experienced approximately 264 cars per day and the applicant would not expect this car wash to generate that large a number. He noted that the peak hours for the Amherst car wash were between 11:00 AM and 4:00 PM, which would not compete with the typical AM and PM rush hour traffic. He stated that this car wash would be largely subscription based, which would result in local people who know the area utilizing the car wash facility when it is convenient for them and when they know traffic will be at a minimum.

Mr. Pandolfi stated that a sound figure for the turbines used for the vacuums was submitted for the Board's review. He stated that at approximately 30 feet from the turbines, a sound of approximately 38 decibels would be produced. He noted that 38 decibels is just below what one would hear for a residential area at night (40 decibels). He further noted that this site is located in the center of a commercial development and not near any residential properties.

Mr. Pandolfi stated that other than an existing berm, the site is completely covered with building and pavement. He stated that a significant amount of new green space is proposed and the amount of impervious surface would be reduced by 30%.

Mr. Pandolfi stated that a SWPPP has been prepared and will be submitted to the DEC once the project is approved.

Mr. Reilly advised Mr. Pandolfi that a previous project was approved by the Planning Board on this site and the project did not move forward because it required approval from McKinley Mall, which was not granted.

Mr. Jeff Arnold from Splash Car Wash stated that he has been in this business for 23 years. He stated that this particular site does not need approval from the Mall and the site Mr. Reilly was referring to is not this site.

Mr. Arnold stated that his firm picks sites like this because it is in a completely commercial location and there are no nearby residences so there is no issue with noise, sound, light or signage. He stated that this site works very well because the public will be brought off the public road onto a private road, there would be stacking for almost 40 cars and there would never be cars backed up onto a public roadway.

Mr. Arnold stated that every bit of water, soap, dirt, oil, etc. is contained inside the building because the prepping of cars is done completely inside. He further stated that the vacuum units

are the quietest vacuums on the market and there have never been any problems at other Splash Car Wash facilities with noise.

Mr. Arnold stated that the time it takes one (1) vehicle to be washed from start to finish is approximately one (1) minute.

Chairman Clark stated that the Town does not know what will happen to the McKinley Mall in the future and currently there is no pedestrian access to it. He asked Mr. Arnold if a sidewalk could be installed along the private road and along the front of this site.

Mr. Pandolfi stated that the area Chairman Clark was referring to is actually Mall property and would not be part of this site and therefore installing sidewalks there would not be possible.

Mr. Arnold confirmed that there would be no neon or flashing lights associated with this project.

Mr. Pandolfi agreed to add more landscaping along McKinley Parkway to minimize the building's visibility from that roadway. He stated that he will submit a revised plan showing the additional landscaping.

Mr. Arnold showed Board members what the colors of the building would be.

In response to a question from Ms. Valenti, Mr. Arnold stated that an average car wash uses approximately 70 gallons of water per wash and approximately 60 of those gallons go into the sewer system. He stated that he is willing to install a reclamation system if that is something the Town would like, but those systems are not very effective.

Ms. Valenti stated that she would be interested in seeing what the effectiveness of the reclamation system would be.

Mr. Arnold stated that approximately 2/3 of his locations have reclamation systems and he is willing to put one in this facility, but they cost approximately \$250,000 and are not very effective. He noted that he would submit to the Board a comparison of water reclamation effectiveness between a facility with a reclamation system and one without one based upon sites he currently has in operation.

Chairman Clark made a motion, seconded by Mr. Bobseine, to schedule a public hearing to be held on April 19, 2023. Carried.

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 1, 2023. Carried. As the vote on the motion was five (5) ayes and one (1) abstention (Mr. Swecz), the motion carried.

Ms. McCormick made a motion, seconded by Ms. Grohachan, to approve the minutes of March 1, 2023. As the vote on the motion was five (5) ayes and one (1) abstention (Mr. Bobseine), the motion carried.

Mr. Swecz made a motion, seconded by Ms. Gronachan, to adjourn the meeting. Carried.

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,
Jeb Bobseine, Secretary

Date: March 31, 2023