PLANNING BOARD
MEETING MINUTES
SEPTEMBER 12, 2019
The Planning Board held a meeting at 6:30 PM local time Thursday, September 12, 2019 in the Town Hall Auditorium to discuss, in a meeting open to the public, tabled matters and other business that was before it. The Board then held a public hearing meeting at 7:00 PM to hear new applications.

I. CALL TO ORDER:

PRESENT: Allyn Hetzke, Jr.
Bill Bastian
Bob Kanauer
Terry Tydings

ALSO PRESENT: Zach Nersinger, Town Planner
Michael O’Connor, Assistant Town Engineer
Pete Weishaar, Planning Board Attorney
Lori Gray, Board Secretary

II. APPROVAL OF MINUTES:

The Board voted and APPROVED the draft meeting minutes for August 8, 2019.

Vote: Moved by: Tydings Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

III. PUBLIC HEARING APPLICATIONS:

1. DSB Engineers, 2394 Ridgeway Avenue, Rochester, NY 14626, on behalf of US Ceiling Corporation requests an informal discussion before the Penfield Planning Board with plans for the construction of a new building for office and warehouse use on a ±0.77 acre property located at 85 Sovran Drive. The property is now or formerly owned by Retlaw Rekced Inc. and zoned GB. Application #19P-0021, SBL #093.15-1-2.116.

Walt Baker, DSB Engineers, presented the sketch plan to the Board, and Ed Jeska, US Ceiling, was also present.

- Mr. Baker explained the proposed project was to build a ±9,800 square foot building on the ±0.77 acre property. The building would consist of approximately 9000 square feet of warehouse space and 800 square feet for heated storage and office space for three (3) employees.
• Mr. Baker described the land as a “unique” piece of property, leftover from prior developments, which created the need for several area variances for setbacks that would be reviewed by the Zoning Board of Appeals.

• A rendering of the proposed building featuring pole barn style storage structure was provided for the Board’s consideration.

Board Questions:
• Chairman Hetzke asked if Mr. Jeska was a ceiling contractor. Mr. Jeska responded that yes, he is a ceiling contractor and his crews work on various job sites. He explained there would be some materials shipped here, but this warehouse would be mostly for equipment storage. Most deliveries would be for insulation materials.

• Chairman Hetzke asked about waste disposal and would they need a dumpster. Mr. Jeska responded that they usually scrap-out directly at the job site, so a dumpster is not needed on site.

• Chairman Hetzke asked about plumbing in the building, and would they be tied in to sewers. Mr. Jeska responded that one bathroom is all they need. Mr. Baker clarified that there is a water main available for the water service, and the building would be connected to sanitary sewers. The onsite stormwater will be handled with the pretreatment and directed to existing drainage pond facilities.

• Chairman Hetzke asked about greenspace for the proposed site plan. Mr. Baker responded that they meet the greenspace requirement. The Code allowed 65% lot coverage, and even with the driveway that cuts across, they are at approximately 63%.

• Board member Kanauer asked if they could describe the trucks and the route to be used for deliveries. Mr. Baker showed the loading docks on the map and the proposed route the large trucks would take to access the loading dock. The site could accommodate a 53ft. trailer.

• Board member Bastian asked if there would be showroom space, or an assembly and fabrication facility on site. Mr. Jeska responded no floor space was needed for that.

• Board member Tydings asked about the hours of operation. Mr. Jeska responded 6:30am to 3:30pm is the normal time frame for business.

• Board member Tydings asked if there would be outside lighting. Mr. Jeska said there would be some building mounted lighting.

• Mr. Baker explained they are on the agenda for the Zoning Board meeting next week on September 19th for the variances. With their approval, they would then prepare final site plans, and come back to the Planning Board for site plan approval.

Public Comments:
There were no public comments for this application.

Board Deliberation:
Following the presentation of this application in the public hearing the Planning Board continued its review during the subsequent work session that evening.

• Mr. Nersinger asked the board if they felt the knee wall should go around the entire building as the treatment was only visible from two sides on the rendering. Chairman
Hetzke felt that since the building could be seen from Creek Street the exterior knee wall treatment should wrap around all sides.

The board voted and APPROVED staff to send a sketch plan response letter with their concerns noted.

Vote: Moved by: Bastian Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent Kanauer - Aye Tydings - Aye

Motion was carried.

2. Greene Land Surveying, PLLC, 403 East Miller Street, Newark, NY 14513, on behalf of William Dana, requests under Chapter 250 Articles XI-11.2 and XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Subdivision and Site Plan approval for a two (2) lot subdivision to construct a single family home with associated site improvements on a ±2.98 acre property located at 163 Fellows Road. The property is now or formerly owned by William Dana and zoned RR-1. Application #19P-0020, SBL #140.02-1-59.1.

William (Bill) Dana, the owner, presented the application to the Board.

- Mr. Dana explained the proposed subdivision was to take the ±2.98 acre property he purchased earlier this year and divide it into two lots. One would be ±1.0 acre and the other the remaining ±1.98 acre.
- On the 1.0 acre lot, Mr. Dana explained he plans to renovate the existing house and add an attached garage. The existing sheds were being removed. He also indicated that his niece is interested in purchasing the lot when finished.
- Mr. Dana went on to say that he plans to build a house with an in-law apartment and a large pole barn for himself on the 1.98 acre lot.

Board Questions:
- Chairman Hetzke asked if the property was just south of Ashlyn Circle and if it is wooded? Mr. Dana showed him on the map that yes it is south of Ashlyn Circle and that the back side of the property has old, overgrown trees. He would be keeping the nice row of pines along Fellows Road, but the majority of the Ash would be removed in order to build the new home.
- Board member Kanauer wanted to verify the number of variances needed. Mr. Dana explained there are actually three that are needed. One for the garage on the smaller property and two for the pole barn on the larger lot.
- Chairman Hetzke asked about the availability of sewer. Mr. Dana explained that both houses will be connected to sanitary sewers across the road. The existing house has septic that would be disconnected.

Public Comments:
There were no public comments for this application.
Board Deliberation:
Following the presentation of this application in the public hearing the Planning Board continued its review of during the subsequent work session that evening. The Board had no additional concerns and completed its review of the proposed application.

The Board voted and APPROVED the adoption of completed Short EAF pursuant to SEQRA.

Vote: Moved by: Bastian Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye
Motion was carried.

The Board voted and APPROVED the application for subdivision and site plan approval with conditions.

Vote: Moved by: Bastian Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye
Motion was carried.

3. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of 777 Panorama Properties LLC, requests under Chapter 250 Articles XI-11.2 and XII-12.2 of the Code of the Town of Penfield for final Subdivision and Site Plan approval for a two (2) lot subdivision to construct a new professional office building, to be known as “Building A”, on a ±55.32 acre property located at 125 Panorama Creek Drive, a part of the development known as Panorama Park. The property is now or formerly owned by 777 Panorama Properties LLC and zoned LI. Application #19P-0022, SBL #138.12-1-1.1.

Mike Bogojevski, BME Associates, presented the application to the Board. Rich LeFrois, LeFrois Builders, on behalf of 777 Panorama Properties LLC, was also in attendance.

- Mr. Bogojevski explained how overall approval was granted in June of 2019 and reviewed that the property was zoned Limited Industrial (LI). The designs for Building ‘A’ on Lot 1 are below the SEQRA thresholds set by the board for maximum building square footage of the total development. The lot has been configured for a ±6.8 acres parcel with a ±40,000 square foot single story building, ±24 feet in height. The building would be used primarily as an office building.
- Mr. Bogojevski stated updated site plans and footprints were given to town staff.
- Mr. Bogojevski explained the proposed entrances to the building would be from three (3) access points on the front of the building. Two (2) loading docks were shown for the rear.
- Mr. Bogojevski explained 220 parking spaces are proposed for the site, which is under the 225 that are required by Code, therefore there an area variance would be needed.
- Mr. Bogojevski added that additional clearing would be needed at the western corner of the site to tie in the grading with the rear parking and loading dock area.
- Mr. Bogojevski acknowledged the PRC’s comments had been addressed with respect to a new retaining wall to help maintain the buffer along the western property line and minimize clearing in the buffer area.
- Mr. Bogojevski explained the shift of the cul-de-sac to the south improves the grades along the road and allows improved access for future buildings on adjacent lands in the development.
- Mr. Bogojevski explained utilities will be serviced by those along the road, where water and sewer would be extended with private laterals. Stormwater will be treated within three (3) bioretention areas on site to provide lot specific treatment. Overall stormwater runoff will be directed to a regional facility that was designed to handle the stormwater from the overall development. Lighting will be LED fixtures and dark sky compliant.

**Board Questions:**
- Chairman Hetzke asked if they knew what the nature of the tenants would be. Mr. LeFrois said that there were no signed tenants at that time, but that approximately 90% would be office type with normal hours of operation of 8:00 AM to 5:00 PM, Monday through Friday.
- Chairman Hetzke asked if they could speak to the architecture of the building. Mr. LeFrois stated that there were several different components with the intent of making the building attractive and usable. The columns in the front of the building would be red brick with a limestone 36” (knee wall) border. The rear of the building would be a red split face brick to tie in with the front. The siding along the front would be bronze in color, and the stucco around the front entry would be beige.
- Chairman Hetzke asked about the southwest corner buffer area and retaining wall. Mr. Bogojevski referred to comments generated by the PRC. He explained the elevation of the mobile home park to the north is much higher than the proposed parking area of disturbance. Due to tying in the higher elevation of at least 20 to 30 feet of difference (up to 60 feet potentially), cuts into the existing slope would be necessary to install the retaining wall and to maintain more of buffer area at the tree line.
- Board member Kanauer asked them to describe the lighting fixture details (i.e. building, parking lot) and will they have varying levels based on building use. Mr. LeFrois explained the plans show pole lights on the perimeter. On the front of the building there would be down lights within the overhang, and on the back there would be cut off (wall pack) lights. He stated they would be for security lighting, but if there is a sensor available for dimming they would look into it.
- Board member Burton asked what the duration of construction would be. Mr. LeFrois answered that the shell would take six (6) months and anything after that would be interior work.
• Chairman Hetzke asked what kind of noises would be created. Mr. LeFrois answered that the noise should be minimal. To date, the loudest activity on site was from taking down trees, and the grinding of those trees.

• Board member Tydings asked if the HVAC will be located on the roof. Mr. LeFrois responded yes, it will be on the roof and fully screened in. A corral would installed around them so the units wouldn’t be visible.

• Chairman Hetzke asked about a dumpster enclosure. Pointing to the map, Mr. Bogojevski indicated it would be in the northwest corner.

• Board member Tydings mentioned the concerns from the neighbors and protecting the runoff. Mr. Bogojevski answered that Mr. LeFrois has been working with town staff and any issues that arose would be addressed.

Public Comments:
• Bill Jones, 66 Waterview Circle, claimed he had an unbuffered view of the development and had concerns about the noise level from construction and the lack of erosion control. Mr. Jones requested that there be limits put in place as to the noise and hours of operation for construction on the rest of the development. He asked that the application be tabled until an agreement can be reached. He also requested that there be clean up of the siltation and that all future erosion control be monitored very carefully out of respect for the neighborhood and code compliance.

• Marlene Shadduck, 59 Winding Creek Lane, agreed with Mr. Jones about the noise level during construction and stated that she had to leave her house much of the time to avoid the noise. She questioned the location of Building A and Chairman Hetzke and Mr. Nersinger described it as being “up the hill” and bordering the mobile home park.

• Bob Sandholzer, 57 Waterview Circle, President of the Allens Creek Valley HOA (Home Owners Association), referenced a letter that was sent to the town from the HOA’s attorney, which Mr. Jones talked about. He was also concerned about code compliance on noise and erosion control. He stated that they are not trying to interfere with the completion of the development, but compliance with the code needs to be adhered to.

• Karen Michaels, 69 Waterview Circle, had concerns about her property value. She did not want to see the development and wants to know if enough is being done to protect their view with revegetation. She asked if more buildings are to come. Chairman Hetzke answered yes, but explained the total number of buildings for the development is still flexible. She was concerned about the loading docks. Chairman Hetzke replied it would likely be smaller delivery trucks, not heavy industrial uses, given the nature of the building’s use for office space. She stated that the protection of the creek and the view were her main concerns.

• Lorraine Hahn, 44 Winding Creek Lane, had concerns for the parking and the additional spaces that will come with more buildings. She asked if there were plans for an access off Panorama Trail besides the traffic light. Chairman Hetzke explained that access was part of the preliminary approval, and that a traffic study was reviewed by the DOT, and which took into consideration access to the location. Mr. Nersinger added that a second means of access was approved with the traffic study between the NYS RT 441 and the existing traffic signal light at the intersection of Panorama Trail South and Panorama Creek Drive.
- Bill Shay, 65 Waterview Circle, had siltation concerns claiming the flow of water between the creek, pond and wetlands reduced, and that silt began to run into Allens Creek when the work began.

- Chairman Hetzke stated that any erosion control issue needed to be addressed.

**Applicant Response:**
- Mr. LaFrois explained that before the project started, there were huge ravines in the area. The first thing they did was dig a 4-6 foot ditch to correct drainage issues from the previous property owner. He stated that erosion control is currently intact. He added, with respect the overall approvals under the previous application reviewed by the board, that the drainage ponds being installed adjacent to Allens Creeks are 90% done. The areas around the ponds had been rock hounded and seeded and there shouldn’t be any more work in the northwest area near the creek.

**Public Response:**
- Bill Jones claimed there was no silt in Allens Creek prior to the start of the development, and there was a lot of silt there now. He again asked why the silt fence wasn’t installed until the week of 7/29.

**Applicant Response:**
- Mr. LaFrois answered that pre-construction meetings happened in July and one of the first things they did was being installing the erosion control. He added that tree had to cleared out before the erosion control was installed.

**Public Comment**
- Joyce Dortensio, 84 Winding Creek, asked about a green barrier between the creek and the development and if there was a plan to put something there. Mr. Nersinger explained the preliminary overall approvals for the property required a buffer around its perimeter where the Residential Zoning District meets the Limited Industrial District. The Town Code required a 150 foot buffer between from the district boundary line to the nearest site improvement, which was the edge of the parking lot in this case. The applicant had applied for a variance from the Zoning Board of Appeals to encroach in the buffer area at the rear of the site. He explained a buffer can be new plantings, existing vegetation, fencing or other techniques, all subject to the board’s approval. In this case the intent was to preserve as much of the existing vegetation as possible and re-vegetate where necessary.

**Board Deliberation:**
Following the presentation of this application in the public hearing the Planning Board continued its review of during the subsequent work session that evening.

The Board voted and TABLED the application pending the review and/or submission of the following:

a. Provide revised site plans and responses to comments per the PRC’s memo dated August 15, 2019.

b. The applicant shall continue to work with the Town Engineering Department to resolve any outstanding constructions issues and or violations regarding erosion control measures.
c. Provide an overlay plan of the approved limits of disturbance under the previous application #19P-0007 and the proposed landscape plan. This will be used to determine if additional landscaping is necessary to revegetate the site. Once the plan is received the proposed landscape plan shall be submitted to the Board’s Landscape Consultant for their review and recommendations.

d. Provide profiles of the proposed building elevation as relates to the visibility of the rooftop of the building and the mechanical equipment from the adjacent residential land uses. Details of the proposed screening for HVAC and other roof mounted equipment shall be provided for the Board’s review and consideration.

e. With regards to possible tenants that specialize in calibration testing, the Board requested confirmation if the testing will require NYS air permits for emissions as some emissions may cause unwanted odors.

f. Provide lighting cut sheets for all proposed pole mounted and building mounted lighting. Dimmable fixtures are encouraged to reduce any unwanted glare from the site.

g. A decision from the Zoning Board of Appeals for the request of Area Variances. The Zoning Board of Appeals is scheduled to hold a public hearing on September 15, 2019 to review the application #19Z-0042.

h. With regards, to the applicant’s request to modify the location of cul-de-sac for the dedicated road that was originally approved under application #19P-0007, the board was in favor of the site plan modification and approved the new design and location of the cul-de-sac.

Vote: Moved by: Hetzke Seconded by: Bastian

Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

IV. TABLED APPLICATIONS:

1. Marques and Associates, PC, 930 East Avenue, Suite 1000, Rochester, NY 14607, on behalf of Richard Smith, requests under Chapter 250 Articles XI-11.2, XII-12.2, and VI-6.2 of the Code of the Town of Penfield for Preliminary/Final Subdivision, Site Plan, and EPOD Permit approval for a four (4) lot single family residential subdivision with associated site improvements on 4.3 ± acres located at 280 Panorama Trail. The property is now or formerly owned by Richard Smith and zoned R-1-20. Application #19P-0008, SBL #123.16-1-22.

The Board took NO ACTION on this application as there were no new items to review.
2. Heritage Christian Services, 275 Kenneth Drive, Suite 100, Rochester, NY 14623, requests under Chapter 250 Articles XII-12.2 and XIII-13.2 of the code of the Town of Penfield for Preliminary/Final Site Plan and Conditional Use Permit approval for a new child-care facility with associated site improvements on a ±2.7 acre property located at 2730 Atlantic Avenue, to be known as Expressive Beginnings Child Care. The property is now or formerly owned by Heritage Christian Services Inc. and zoned R-1-20. Application #19P-0016, SBL #124.01-1-2.

- Mr. Nersinger reviewed the items that were previously discussed for this application that were captured in the Board’s tabling resolution from the August 8th meeting; this included, but was not limited to, the enhanced landscape plan and clarifications to the traffic impact study based on responses from the applicant.
- Mr. Nersinger informed the board of the landscape consultant’s review of the existing trees on the property, and that in his opinion many of the existing trees were beyond the point of maturity and that it seemed appropriate to re-vegetate the site per the proposed development.
- A decision from the ZBA was still required for the requested area variances.

The Board voted and TABLED the application pending the review and/or submission of the following:

a. A decision from the Zoning Board of Appeals of tabled application #19Z-0032 for the request of variances for the project.

Vote: Moved by: Hetzke Seconded by: Tydings
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

3. Penn Fair Plaza, LLC, 2465 Ridge Road West, Rochester, NY 14626, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary Site Plan approval for a future commercial building and Final Site Plan approval for a building addition, parking modifications and associated site improvements on a ±8.89 acre property located at 2200 Penfield Road, known as Penn Fair Plaza. The property is now or formerly owned by Penn Fair Plaza LLC and zoned GB. Application #19P-0017, SBL #140.01-1-3.1.

- Mr. Nersinger reviewed with the board the responses to architectural comments based on the Board’s consultant memo dated August 22, 2019 and the updated memo on August 30. The consultant’s final memo on August 30 stated he was satisfied with the overall designs for the plaza building.
- The applicant had submitted landscape plan for the Board’s review. The Board was supportive of proposed plan.
• Chairman Hetzke stated with regards to signage he was strongly opposed to window poster signs being used on the interior of the windows as it would not be in harmony with the architectural plans represented by the applicant and would deter from the appearance of the renovated building. He requested this be included in the Board’s final approval resolution. The board members agreed.
• The Board had no further concerns for this application.

The Board voted and APPROVED the Parts 2 and 3 of the completed Short EAF.

Vote: Moved by: Tydings Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

The Board voted and APPROVED the application with conditions.

Vote: Moved by: Tydings Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

4. DiMarco BayTowne Associates, 1950 Brighton-Henrietta Town Line Road, Rochester, NY 14623, requests under Chapter 250 Articles XII-12.2 and XIII-13.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan and Conditional Use Permit approval to construct a new Starbucks restaurant with drive-thru service and associated site improvements on a ±34.12 are property located at 1900 Empire Boulevard. The property is now or formerly owned by DiMarco BayTowne Associates LLC and zoned GB. Application #19P-0018, SBL #093.02-1-23.111.

• Mr. Nersinger informed the Board that a completed Short EAF and draft approval resolution had been prepared and provided to for their review and consideration.
• The board had no additional concerns for the proposed application.

The Board voted and APPROVED the Parts 2 and 3 of the completed Short EAF.

Vote: Moved by: Tydings Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.
The Board voted and APPROVED the application pending the review and/or submission of the following:

Vote: Moved by: Tydings Seconded by: Bastian

Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

5. Combat Construction, Inc., 40 Lake Road, Webster, NY 14580, requests under Chapter 250 Articles XI-11.2 and XII-12.2 of the Code of the Town of Penfield for Preliminary Overall Subdivision and Site Plan approval under Town Law §278 for a 72 lot single family residential cluster subdivision with associated site improvements on ±90.5 acres located at 1394 and 1440 Jackson Road, to be known as the Forest Ridge Estates Subdivision. The property is now or formerly owned by Lupo Brothers Family Trust, Pridonoff Family Trust, Kasunich Family Trust, Peter Rubino, G. DiPisa, and Santa Puccio and zoned RR-1. Application 19P-0019, SBL #s 095.03-1-39 and 110.01-1-4.

- Mr. Nersinger informed the Board a letter was received from the Monroe County Health Department which had an attached correspondence from the NYS DEC regarding the ownership and maintenance of the individual pump units in a low pressure sanitary sewer system. He explained the letter stated that “the municipality shall own and be responsible for the pumps for the life of them.” The Town Board would begin reviewing this matter in relation to the Town’s Design and Construction Specifications.
- Staff was of the opinion that the proposed preliminary application could move forward, but the issue of the sanitary sewer system must be completely addressed before an application for final approvals could be submitted in the future.
- The Board concurred with staff and had no further concerns at the time.

The Board voted and APPROVED the Parts 2 and 3 of the completed Short EAF.

Vote: Moved by: Kanauer Seconded by: Bastian

Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.

The Board voted and APPROVED the application pending the review and/or submission of the following:

Vote: Moved by: Kanauer Seconded by: Tydings

Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
Kanauer - Aye Tydings - Aye

Motion was carried.
V. NEW BUSINESS:

1. Wilbert's Tree Farm, proposed resubdivision of lands at the following address to consolidated lands from six (6) tax account parcels to two (2) parcels on either side of Salt Road.
   Consolidated Lot 1, West Side: 1301 Salt Road, 1335 Salt Road, and 1588 Hermance Road
   Consolidated Lot 2, East Side: 1274 Slat Road, 1300 Slat Road, and 1342 Salt Road

   • Mr. Nersinger presented a map to the Board which is a consolidation of six (6) lots into two (2) lots located on both sides of Salt Road, which also included the lands of the tree farm operations.
   • The Board had no concerns with proposed the resubdivision of lands to consolidate the parcels.

   The Board voted and APPROVED the authorization for Chairman to sign the plat map:

   Vote: Moved by: Tydings Seconded by: Bastian
   Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
   Kanauer - Recused Tydings - Aye

   Motion was carried.

2. Planning Board Meeting Schedule for 2020. The Board voted and APPROVED the proposed 2020 meeting dates.

   Vote: Moved by: Tydings Seconded by: Bastian
   Chairperson: Hetzke - Aye Bastian - Aye Burton - Absent
   Kanauer - Aye Tydings - Aye

   Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 9:02 PM.

These minutes were adopted by the Planning Board on October 10, 2019.