



The Planning Board of the Town of Cicero held a meeting on **Monday, February 10, 2014** at **6:30 p.m.** in the Town Hall at 8236 Brewerton Road, Cicero, New York 13039.

Agenda:

- Pledge of Allegiance
- Notes from the Chairman
- Approval of the Minutes from the January 27, 2014 Meeting (**tabled**)
- Site Plan, J&R Lawns, 8076 Thompson Road, Proposed Storage Building with Office (**approved**)
- Site Plan, The Meadows, 5917 NYS Route 31, Proposed food service, retail location & drive-thru coffee shop (**approved**)
- Subdivision-Set Public Hearing, Lonergan Subdivision, 5775 Sneller Road (Tax Map #120.-02-01.3), 6 Lots (**public hearing set for February 24, 2014**)
- Amended Subdivision- Public Hearing, Driver's Village, 5857-5927 East Circle Drive, 2 Lots
- Zone Change-Set Public Hearing, Carmel Runne, Carmenica Drive & Pasubio Terrace, General Commercial, Agricultural & PUD to General Commercial Plus (**public hearing set for March 10, 2014**)
- Site Plan-Sketch Review, Driver's Village, 5857-5927 East Circle Drive, Proposed automotive dealership

Board Members Present: Bob Smith (Chairman), Joe Ruscitto, Chuck, Abbey, Pat Honors and Mark Marzullo

Chairman Smith opened the meeting by noting the locations of the three emergency exits, asked that all cell phones be silenced and noted if anyone had difficulty hearing the proceedings please bring it to the Clerk's attention so the audio system could be adjusted.

Mr. Honors led the Pledge of Allegiance.

**NOTES FROM THE CHAIRMAN**

Chairman Smith mentioned that he had notification of 6 new fire hydrants in the area of the Riccelli Project, Northern Blvd. Eastman Road, and Hancock Air Park.

In the matter of the Lonergan Subdivision, which we'll be discussing tonight, the Onondaga County Planning agency has asked for a coordinated review which required granting an extension to meet their 30 day review rule. It was a reasonable request, which I agreed to, at the same time they are looking to review the Carmel Runne Zone Change request. Mark Parrish, you may have gotten my email I would like you to attend that.

Mr. Parrish: ok

Chairman Smith: The process is that they (SOCPA) will bring together all interested parties to review the projects. They want to have Onondaga County DOT, NYS DOT, Metropolitan Transportation Council,



WEP, NYSDEC and OCWA attend. I have already invited the applicant, Mark Parrish and in addition one more Planning Board Member can attend if anyone wants to join when we find the date

We did have a 3 ½ hour meeting on Friday with SOCPA regarding moving forward with the Comprehensive Plan they have agreed to do all the mapping for the project plus they are going to redo the zoning maps that have not been updated in 15 years. SOCPA will arrange for Centro, Onondaga County DOT, NYS DOT and other interested parties to work with us on developing the update.

### APPOINTMENT OF A PLANNING BOARD CLERK

Chairman Smith: We interviewed all the applicants on Friday. The most qualified person, who is with is tonight, is a paralegal, a law secretary, and some experience in medical dictation. She also recommended by Mr. Germain. Neil, thank you for that.

Mr. Germain: You are welcome.

Chairman Smith: I would like to recognize Traci Cosilmon, our Town Clerk, who took time Friday to do some training with Kristin in addition she has given her evening to come and help through Kristin's first meeting. As we are all aware our former Clerk, Toni Mosley, can no longer serve per Town Board Resolution prohibiting town employees from working a secondary job with the Town.

Chairman Smith: Neil would you propose a resolution appointing Kristin Ryder as Planning Board Clerk.

Mr. Germain: You are going to move for a resolution appointing Kristin Ryder as Planning Board Clerk for the year 2014. **Chairman Smith made the motion** as stated by Mr. Germain. **Mr. Ruscitto seconded the motion**. The Chairman called a vote.

*In favor: 5      Opposed: 0      Abstained: 0      Motion approved unanimously*

Chairman Smith: Welcome aboard. Neil could we get the resolution to the Town Board by their Wednesday Meeting so they are aware we have appointed a Clerk.

Mr. Germain: That would be in the form of the minutes, the resolution would be part of the minutes, if the minutes are done, but you could do it by letter or by note.

Chairman Smith: recognized Don Snyder, Member of the Zoning Board of Appeals, Richard Hooper, Director of Zoning Enforcement, and Supervisor Jessica Zambrano, thank you all for joining us.



**APPROVAL OF THE MINUTES FROM THE JANUARY 27, 2014 MEETING**

Chairman Smith: I would like to table this because we just received the minutes and there are many changes, Neil is there any problem if we hold off on it.

Mr. Germain: No you can approve them at the next available meeting if you just want to table it for discussion.

**SITE PLAN, J&R LAWNS, 8076 THOMPSON ROAD,  
PROPOSED STORAGE BUILDING WITH OFFICE  
JEFF DELINE AND L.J.R. ENGINEERING (Attachment "A")**

Representative: Jeff DeLine

Chairman Smith: First thing that we were concerned about was whether Onondaga County DOT had approved the 2<sup>nd</sup> driveway, we wanted that in writing and Jeff did bring that and gave copies to the Board, does the clerk have a copy to include with the file? **(Attachment "A")**

Mr. Germain: I can provide her with a copy, I would ask that it be marked and entered into the file.

Chairman Smith: Jeff would you like to talk briefly about your application?

Mr. DeLine: I know you wanted a drainage study which I know Alex did that, which is on the board here. We needed to discuss the paving the sewer service, updated lighting plan and basically the driveway, I think we got the driveway issue, I would imagine that would be resolved. As far as the drainage, Alex submitted it to Mark and I believe there are no real issues as far as I was concerned.

Chairman Smith: I will have Mark cover his comments because Alex isn't here. Basically just the changes that we have discussed. We've reviewed this before.

Mr. DeLine: Yes

Chairman Smith: Mark do you want to cover your comments:

Mr. Parrish: A couple things have progressed since we last saw the plans:

1. They have received approval for individual sewage disposal system at the site, so that is shown on the plan that was submitted along with the letter of approval for the system provided by the Health Department.
2. Storm water, again minor modifications made to the site, generally maintaining the existing patterns and discharge points , minimal increase in the runoff, which is really part of a much larger which runs through the site there is over 60 acres that are tributary to this area and we are talking about a very small impact from this project



3. The driveways and site circulation has been covered. Again they have the permit for the second entrance which is a commercial driveway, and the existing residential driveway will remain.
4. One thing we recommend you look at is the lighting, generally looks reasonable just note the north side of the building they are putting in flood lights and we usually like to have full cut off fixtures, which we are recommending they put in full cut off fixtures;
5. Signage, they are proposing an unlit 96 sq. ft. sign that would be mounted facing Thompson Road.

Chairman Smith: Do we have the salt storage facility noted on the Site Plan to be sure the salt is covered due to the concern over salt leaching into the ground water.

Mr. Parrish: Yes, the salt storage facility is going to be in the northwest corner of the storage or bin area that he shows on the plan, which they are covering the facility and to protect it from storm water.

Mr. DeLine: Yes it will be covered, there no use having salt there and having it get wet.

Chairman Smith: What is being proposed for paving, how much pavement is being added or are we leaving in place. Because of concern regarding storm water runoff we are concerned regarding replacement of the gravel currently in place as gravel does not shed runoff as quickly. The Board is trying to determine exactly where you are paving. If you pave above and beyond the approved Site Plan you would be in violation of the Approved Site Plan if there is drainage issues arise and the Codes Enforcement should visit you, there might be the potential of being required to remove paving.

Mr. DeLine: If you look (referring to presented Site Plan) at this everything you see here, from the front, forward will be paved, this area, this is all going to be stone over here. The only difference from the site plan is the request to pave my personal driveway down to my house.

Mr. Parrish: if you go to site plan I think it is clear on there, it states the driveway will remain gravel

Mr. Honors: You want to put a change to say that your personal driveway will be paved.

Mr. DeLine: basically the only things that will be changed is this portion right here down to my house, the rest is on the site plan.

Chairman Smith: That may seem insignificant but, Mark if he is permitted to include his personal driveway as part of the paving area will it have an effect on storm water. This site plan covers the entire parcel so the driveway is part of the Plan.

Mr. Parrish: No

Chairman Smith: Neil, can include this if the board decides to approve it.

Mr. Germain: Yes



Mr. DeLine: The only change to the lighting plan is changing the flood lights to full cut off and lighting on the back parking lot

Chairman Smith: We can answer the whole thing, if the applicant can agree that all the lighting fixtures on the site plan will be full cut off, is that true Mark?

Mr. DeLine: Yes

Mr. Parrish: Yes, the only two that aren't, are on the north side of the building, the others that were changed is the flood lights changed to the full cut off fixtures.

Mr. DeLine: The only other thing is in the landscape beds, at the front of the Plan near Thompson Road are going to have two 6 feet lamp posts, they could just not be shown on the site plan because RAD Lighting said don't carry that specific of light.

Mr. Parrish: It is shown on the site plan as a lantern style lamp post.

Mr. Germain: What you can do is leave all the lights as they are including the two lanterns out front, just require the two lights on the north side be changed to be full cutoff.

Chairman Smith: verified that applicant has obtained a variance for the building setback and polled the other Member for any other concerns/comments.

Mr. Ruscitto: Would like verification of what exactly is going to be paved.

Chairman Smith: verified locations of paving (on the overhead) that will be paved and what will be gravel and that applicant would like to pave his personal driveway to his residence.

Chairman Smith: welcomed Mr. Gary Natali, Chairman of ZBA

Mr. Abbey: What are you using for signage?

Mr. DeLine: We have provided two options for signage, which will not be illuminated.

Chairman Smith: Your lot is remaining agricultural, this board could not allow a retail use or a client meeting use, because it an agricultural zone those uses would fit under general commercial, the Zoning is remaining Agricultural. In the past when this Board has approved these applications we do not allowed any signage. Therefore there should be no signage if it stays agricultural. If applicant wishes to ask for a zone change from the Town Board to make the parcel general commercial, we could revisit signage then. However, this Board must be consistent in determination of granting approvals or denials.



Mr. Germain: Are you voluntarily saying that as the applicant you will delete the sign and there will be no signage? Because the concern is the sign may be seen as an invitation to the public and it's not a retail outlet and one of that things that is probably entailed in this is some kind of statement that the property will be used for you and your employees only and not as a retail outlet.

Mr. DeLine: Yes, I understand. I am willing to give that up. I will keep the sign down.

Mr. Honors: So we are not going to let him have a sign, I think the sign looked nice.

Chairman Smith: The sign does look nice. The problem is not with the sign it is with the Zoning. This was a difficult situation, the building was constructed prior to any approvals. The Zoning Board of Appeals conducted a hearing granting a setback variance so this Board could even consider it. Everyone has worked hard to get this site into compliance so it could be approved.

Mr. DeLine: I appreciate that.

**Mr. Ruscitto made a motion** regarding the SEQR. He read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. **Chairman Smith seconded the motion** and called a vote.

*In favor: 5 Opposed: 0 Abstained: 0 Motion approved unanimously*

Chairman Smith: Neil, could you construct a motion for approval of the application.

Mr. Germain: You are going to move for the adoption of a resolution approving the Site Plan application known as J&R Lawns, 8076 Thompson Road, Proposed Storage Building with Office. This approval is contingent on the following:

1. The use of the property pursuant to this site plan shall be limited to the applicant and its employees and shall not be open to the general public for retail activity of any sort.
2. This approval is strictly conditioned on the Applicant not posting any signage or other forms of advertising at the property. Violation of this condition shall constitute a violation of this site plan approval.
3. The lighting fixtures on the north side of the building shall be changed to full cut off fixtures.
4. Although a portion of the applicant's personal driveway appears to be unpaved on the plan Applicant may pave that portion of the driveway leading to applicant's personal residence.

**Chairman Smith made a motion** as stated by Mr. Germain. **Mr. Abbey seconded the motion.** The Chairman called a vote.

*In favor: 5 Opposed: 0 Abstained: 0 Motion approved unanimously*



**SITE PLAN, THE MEADOWS, 5917 NYS ROUTE 31,  
PROPOSED FOOD SERVICE, RETAIL LOCATION & DRIVE-THRU COFFEE SHOP  
JOE DELBIONDO**

Representative: Joe Delbiondo, owner and applicant

Mr. Delbiondo: We take all the comments very seriously and one of the comments from the last meeting by Mr. Marzullo was a request for a sample of our custard, so with your permission we would like to pass out samples to those in attendance.

Chairman Smith: The County's referral come back after much discussion with County Planning they understand that food service has been the use of this property for 40 years. They also understand that there have been adjustments to the Site Plan as much as can be accommodated within the site. We have received the County's referral and have given consideration to the County's referral.

Mr. Delbiondo: I believe everything was addressed from the initial meeting: We were asked to identify the land use, this is one big parcel here, vacant lot. We were asked to take care of the area that holds the trash bins, the privacy slots and the signage table is now filled out on the drawing. The on February 5, 2014 Mark sent through more comments referring to the revised drawing. One comment regarding the lighting fixtures, this represents the existing plan, there are 15 recessed fixtures in the overhead canopy that surrounds the building itself, which we are going put in LED retro fit kits onto. The high mounted lighting on the peak of the building, two in the back and one by the back door will be removed in their entirety with no replacement going back. Mark and I talked about that I have the hard copies as well. That I believe covers all the comments given by the board.

Chairman Smith: noted that the applicant has taken our suggestions and is removing as much asphalt as we can have removed so that we reduce the amount of impervious pavement; it's a very small site. They are removing two unusable parking spaces in the corner and the applicant is installing for, traffic safety, a curb with grass so no one can park along NYS Route 31 blocking the line of site east on Route 31 for vehicles leaving the site by Route 31 driveway. This is a very difficult site but this is an allowable use and is an existing use.

Chairman Smith: polled the Board for concerns/comment:

Mr. Ruscitto: You addressed all our concerns and its great what you did with the size of the lot.

Mr. Abbey: You have seating for how many?

Mr. Delbiondo: I believe we have 12 shown.

Mr. Abbey: is there a drawing of what the outside will look like?



Mr. Delbiondo: Front facade, double sided sign out in the island in the front, vanilla color scheme highlighted in the muted yellow, basically beige, using the existing frames for the double sided sign in the front and other franchise sign, the LED sign, and the rear using the existing frame franchise sign and the menu board and they will be internally lit with florescent lamps.

Chairman Smith: The signage will remain the same, except the sign underneath that was used by Dunkin Donuts sign will be LED and the applicant has agreed to our amber alert requirements and the 15 second scrolling message requirements.

Chairman Smith: Noted that any temporary signs must have a permit issued by Code Enforcement. The applicant will have to see the Director of Code Enforcement for any temporary signage, like a grand opening. Outside of temporary signage the only signage permitted on this site will be the signage approved tonight.

Mr. Marzullo: Just one important observation, this (custard) is really good.

Mr. Honors: It looks good to have something open there at that corner.

Mr. Germain: You have already put it in the record that you considered the County's referral and I think you have also included it the record some of the reasons and the improvements that you see in this site, which would give you reasoning behind the your consideration of the County's referral and the actions that you may or may not take based on that.

**Mr. Ruscitto made a motion** regarding the SEQR. He read: Be it further resolved that the Planning Board of the Town of Cicero hereby determines that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. **Chairman Smith seconded the motion** and called a vote.

*In favor: 5      Opposed: 0      Abstained: 0      Motion approved unanimously*

Chairman Smith: Neil, would you construct a motion approving the application.

Mr. Germain: you are going to move for the adoption of a resolution approving the Site Plan application known as The Meadows 5917 NYS Route 31, proposed food service, retail location & drive-thru coffee shop. The Site plan having been last modified 1/31/2014 and the design plan having been last modified 2/6/2014. This approval is contingent on the following:

1. In regard to the LED sign the applicant has agreed to post Amber Alerts and that no messages to scroll in less than 15 second intervals.



**Chairman Smith made a motion** as stated by Mr. Germain above. **Mr. Marzullo seconded the motion.**  
The Chairman called a vote.

*In favor: 5      Opposed: 0      Abstained: 0      Motion approved unanimously*

**SUBDIVISION – SET PUBLIC HEARING, LONERGAN SUBDIVISION,  
5775 SNELLER ROAD (TAX MAP #120.-02-01.3), 6 LOTS  
IANUZI & ROMANS**

Representative: Hal Romans, Surveyor and Planner, Ianuzi & Romans

Chairman noted that the County has requested a coordinated review, I have granted an extension to the County, they have a 30 day time limit, so this will be subject to a coordinated review before we act on it. We also need to set a public hearing. Do you want to speak briefly?

Mr. Romans: We modified the plan slightly to accommodate the cul-de-sac that has green space in the middle, we talked to Bruce Lets of CNS Engineering about the road width, he said 24 foot on the pavement is the current for commercial, so we have shown that. We also show the ability of the easement to extend to the north property line. I did show the storm water management on the subdivision plan it shows we will have road side ditches going to a storm water facility. Other than that we will wait for the public hearing.

Chairman Smith: Neil, would you construct a resolution for setting a Public Hearing on this project.

Mr. Germain: You are going to move for the adoption of a resolution calling for a Public Hearing in the matter of the Lonergan Subdivision application known as 5775 Sneller Road (Tax Map #120.-02-01.3) 6 lots. This public hearing shall commence at 6:30 pm or as nearly thereafter as the Planning Boards Agenda permits at the regular scheduled meeting of the planning on February 24, 2014.

**Chairman Smith made a motion** as stated by Mr. Germain above. **Mr. Honors seconded the motion.**  
The Chairman called a vote.

*In favor: 5      Opposed: 0      Abstained: 0      Motion approved unanimously*

**AMENDED SUBDIVISION, PUBLIC HEARING  
DRIVER'S VILLAGE,  
5857-5927 EAST CIRCLE DRIVE, 2 LOTS  
IANUZI & ROMANS**

Representative: Hal Romans, Surveyor and Planner, Ianuzi & Romans

Chairman Smith opens the Public Hearing.



Chairman Smith: The applicant will start. It has to be noted that this subdivision is going to require and the applicant is going to make either a zoning change or a variance, because the site is currently regional commercial, and there is no way this lot will qualify for regional commercial. We will continue with the hearing because we have advertised it and posted it.

Mr. Romans: This is lot 1 of driver's village and this is lot 2. We are looking to carve out an area of about 3.688 acres from the whole area which is about 80 acres. This will be a new site for a new dealership. This is a common practice where you go in an existing commercial lot and carve out a piece because of financing reasons with the bank. The dealership will be owned by a separate entity and because of tax and financing reasons.

Chairman Smith: This is going to be a change of ownership

Mr. Romans: Yes. The site itself is basically all pavement, with some parking in there, with existing access points. The things we do not need for the regional commercial is you have to have a minimum of

400 feet depth at right angles to the road, the northern is 400 feet but the southern has about 199. If we went for a zone change we could change it to 200+ or more likely seek the variance through the ZBA. The lot itself meets all other criteria for regional commercial just not the minimum lot depth. Basically it is a 2 lot subdivision, taking Lot 1 and breaking it into two lots, Lot 1A and Lot 1B.

Chairman Smith: We discussed a cross access easement from the new lot under new ownership to the road that goes into Driver's Village.

Mr. Romans: Yes, I believe it has been discussed with LJR Engineering and Dave Jones, the representative for Driver's Village. I believe the site plan that he is going to show tonight will show that has been taken into account on that.

Chairman Smith asked for those who wished to speak for the project. (NONE)

Chairman Smith asked for those who wished to speak against the project. (NONE)

Chairman Smith closed the Public Hearing. 7:22pm

**ZONE CHANGE, SET PUBLIC HEARING, CARMEL RUNNE  
CARMENCIA DRIVE & PASUBIO TERRACE  
GENERAL COMMERCIAL, AGRICULTURAL & PLANNED UNIT DEVELOPMENT  
TO GENERAL COMMERCIAL PLUS  
IANUZI & ROMANS**

Representative: Hal Romans, Surveyor and Planner, Ianuzi & Romans



Mr. Romans: This is Carmel Runne, approximately 97% is zoned general commercial. The idea is that we are going to rezone it all as commercial plus. There are two strips that were left as agricultural district and this little portion that comes out to this cross street, which is Persian Terrace, is PUD. So that 3% is going to be cleaned up, because right now there is a mix zone right now. We will be changing it all to commercial plus, which the total is about 105 acres.

Chairman Smith: We have potential developers that can't use the area because of the zoning. This has been submitted to the Town Board. So we want to set a Public Hearing.

Mr. Germain: I think he would like us to set a Public Hearing.

Mr. Marzullo. The piece that is agricultural, because the access would be from Lakeshore Road, it might be a nice buffer between all that residential rather than changing it to commercial plus.

Chairman Smith: When we refer it to the Town Board we can recommend they don't change it, leave that one strip agriculture because there is a residential area nearby, it might be a good item for discussion. We can do some research on it and cover those concerns at the public hearing.

Mr. Germain: You can give a consideration or make any recommendations up, if that's a concern to you, you can ask the applicant to address it and you can put it as part of your recommendation if you recommend this to the Town Board for the zone change but that would happen at that time if actually go to the recommendation process right now you are just at the point of setting up a public hearing.

Chairman Smith: Since this is going to come in for a coordinated review with the Town board and we're going to be part of that meeting, so I would prefer we move it out so we have the County's information so the next date would be March 10, 2014.

Chairman Smith: Neil, could you construct a resolution setting a public hearing for this zone change.

Mr. Germain: You are going to move for the adoption of a resolution calling for a Public Hearing in the matter of the Zone Change application known as Carmel Run General Commercial, Agricultural & Planned Unit Development to General Commercial Plus. This public hearing shall commence at 6:30 pm or as nearly thereafter as the Planning Boards Agenda permits at the regular scheduled meeting of the planning on March 10, 2014.

**Chairman Smith made a motion** as stated by Mr. Germain above. **Mr. Honors seconded the motion.** The Chairman called a vote.

*In favor: 5    Opposed: 0    Abstained: 0    Motion approved unanimously*



**5857-5927 EAST CIRCLE DRIVE, PROPOSED AUTOMOTIVE DEALERSHIP  
IANUZI & ROMANS**

Representative: Dave Jones, RLB Development, LLC

Chairman we cannot approve anything before the zone change or the variance has been granted but I wanted leave this on here so the Board had an opportunity to be familiar with it.

Mr. Jones: We are proposing on the site that 3.6 acre site, a 20,875 sq. ft. Hyundai building that will be owned by Roger's brother, John. We are going to have access off of South Hogan Road and then another means of ingress and egress of the driveway that currently services Driver's Village and cross easements will be provided by RLB Development to John Burdick to do that.

Chairman Smith: This dealership currently resides within the Driver's Village complex correct? So they would be moving out of the main building, the former mall and establishing themselves out here. And the purpose is because Roger Burdick, the owner of the mall, would be expanding and remodeling his Audi dealership. So we are not looking at a different use for the space, we are just going to reflag it for auto sales.

Mr. Jones: Yes, that is correct. It multi tasks it because we are out of space for our dealerships but also John has a son and he will have a piece of land he can gain value in.

Mr. Parrish: There is going to be a cross access, and are you also going to be proposing the new entrance onto Hogan.

Mr. Jones: Yes

Chairman Smith: Since that's a town road we would obviously want the highway superintendent to look at it, and they may have some comments on it but yes they would have an entrance off the public street because it is a separate entity. If we just counted on the cross access easement, then we wouldn't have access from a public street to a new parcel.

Mr. Parrish: Well you would because the cross access easement would have to go out to a public street.

Chairman Smith: It goes to a driveway.

Mr. Parrish: But that driveway goes out to a public street.

Chairman Smith: But we don't have control over it.

Mr. Parrish: That would be the purpose of the easement.

Chairman Smith: Ok,



Mr. Parrish: You have three entrances now, two entrances now and you're proposing a third.

Chairman Smith: Yes they are proposing access from the Town road.

Mr. Jones: We moved it down as far as we could but it needed to align with the drive isle in the front of the dealership to make sense on the site.

Mr. Marzullo: I agree with Mr. Parrish that one entrance does warrant some thought.

Mr. Honors: That does work, I see your point in regards to the drive line there along the left hand side of the building.

Chairman Smith: Which is the purpose of sketch plan review that is an item of concern so that's we will be discussing this would be a separate tax parcel, correct?

Mr. Jones: Yes

Mr. Marzullo: Will you be providing elevations?

Mr. Jones: Yes elevations and salt plans, LJR is working on those right now. Thank you.

IN AS MUCH AS THERE WAS NO FURTHER BUSINESS BEFORE THE BOARD, THE MEETING WAS ADJORNED  
AT 7:41 P.M.

Submitted by Kristin Ryder  
Planning Board Clerk