

T.C.

Town of Hamburg Planning Board
Meeting - 5-15-96
Actions Taken

Richwood Estates
8 sub lots - Fairgrounds
Quinby, & McKinley Pkwy.

Prel. approved with conditions

West-Herr Ford Display
Area - Southwestern Blvd.

Referred to Z.B.A.

Big Tree Townhouse Units
Big Tree Rd.
Caesar Fabrizzi

Preliminary approved

Tasseff Concept Plan
38 Sub Lots
East Eden Road

Applicant asked to provide
tot lot and complete roadway
to Beaubain Drive

McAllister 3 lot
Subdivision
Schoellkopf Rd.

Referred to Z.B.A. for
interpretation.

Mission Hill FEIS
Nelson Keem
380 units

Will be coming shortly.

Krepe-Kraft Addition
Bayview Road

Approved cont. on Engineering
& satisfactory landscaping plan

Benderson Retail Facility
McKinley at Highland
Bob Alonzo

Needs ZBA action

Pellicano Site Plan
Southwestern Blvd.

Approved contingent upon
completion of Engineering
requirements

Electro-Abrasives Addition
Willet Rd.

Need document on easement

Town of Hamburg Planning Board
Meeting - May 15, 1996

The Town of Hamburg Planning Board met in regular session on Wednesday, May 15, 1996 at 7:30 p.m. Those attending included: Chairman Richard Crandall, Secretary Gerard Koenig, Paul Eustace, Dick Pohlman, Sue Ganey, Don Fitzpatrick. Others attending included: Rich Whipple, Drew Reilly, Rick Lardo, Don McKenna, Esq., & Terry Dubey, Stenographer. Excused: D. Phillips

Public Hearing - Richwood Estates - McKinley, Fairgrounds, and Quinby Drive.

Secretary Koenig read the following Legal Notice of Public Hearing:

**TOWN OF HAMBURG
PLANNING BOARD
LEGAL NOTICE -
RICHWOOD ESTATES
SUBDIVISION
EIGHT LOTS**

Notice is hereby given that the Town of Hamburg Planning Board will hold a Public Hearing on a proposed 8 lot subdivision known as Richwood Estates Subdivision at Hamburg Town Hall, Room 7 at 7:30 p.m. located on Quinby, Fairgrounds, and McKinley Parkway, May 15th, 1996.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie, State of New York, being part of Lot No. 53, Township 9, Range 7 of the Holland Land Company Survey and being more particularly described as follows:

BEGINNING at the intersection of the westerly line of McKinley Parkway with the northerly line of Quinby Drive.

Thence N 01° 23' 14" E along said westerly line of McKinley Parkway a distance of 404.12 feet to a point on the westerly line of McKinley Parkway.

Thence S 88° 58' 59" W a distance of 405.56 feet to a point.

Thence S 56° 56' 30" W a distance of 274.64 feet to a point on the northeasterly line of Fairgrounds Road.

Thence S 41° 48' 31" E along said northeasterly line of Fairgrounds Road a distance of 341.56 feet to the intersection of the northeasterly line of Fairgrounds Road and the northerly line of Quinby Drive.

Thence S 89° 05' 00" E along said northerly line of Quinby Drive a distance of 377.26 feet to the point or place of beginning.

Dated: 4-19-96

Richard Crandall, Chairman

Gerard Koenig, Secretary

4-25

Planning Board

Chairman Crandall opened the public hearing:

Richwood Estates (Continued)

Mr. Pete Johnson of WSA Associates, George Phelps Vice-President of Essex Homes, and Tom Greenauer of Fairgrounds Venture Partnership appeared before the Planning Board on a proposed 8 lot subdivision consisting of 4.54 acres located on Fairgrounds, Quinby, and McKinley Parkway. They have complied with the request that there be turn-around driveways, in this R-1, single family subdivision. The set back on McKinley Parkway will be 75' to conform with other homes in the area. These are 1/2 to 3/4 acre lots. A suggestion was made to develop a cul-de-sac. However, this would entail an additional expense of 90,000 to \$100,000, and is not economically feasible.

The following memo was received from the **Engineering Dept.** 1. The site is in Erie County Sewer Dist. No. 3, and sanitary sewer service is available. A sewer extension will be required to be installed along the McKinley Pkwy. frontage. 2. The site is in the Central Hamburg Water District. The Erie County Water Authority has been contacted by the developer's engineer to determine if there are sufficient water flows and pressures to service the site. No written response has yet been received in this regard. However, ECWA has verbally notified us that they will allow the houses to connect into the existing watermains, on an individual application basis. 3. Driveway access to McKinley Pkwy. is to be prohibited from S.L. 4. This should be noted as such on the drawing. 4. Fairgrounds Rd. and Quinby Drive have a 49.5 feet wide right-of-way. We request that the developer deed an additional ten (10) feet of right-of-way to the Town for installation of the required utilities.

Mr. Reilly noted that the original subdivision was for 9 lots. They have rearranged the lots to 8.

Mrs. Kathy Shallmo of Fairgrounds Road presented the residents concerns as follows: Drainage: Is the property walked by an engineer from the Town to see first hand the water problems that exist in the area? If the area was walked by an Engineer, what was the assessment of the water/drainage problems? Are any of the surrounding areas part of wetland, flood plain or high water table and is this taken into account when planning for a subdivision? How might Phase I water displacement stress existing water drainage system? Can the Rush Creek tributary, which runs along the border between Phase I and the Weishaupt property handle the displaced water from Phase I? Are the swales, on McKinley below Phase I equipped to handle the extra water load? What will be done to handle and retain Phase I water on Phase I property? How would the area be graded to limit ground water from Phase I from running to Weishaupt's property which is a lower elevation and very wet? Would grading be done so as not to disturb existing growth around the tributary?

Richwood Estates (Cont.)

Water Pressure/Sewers - What guarantee can the Town provide that Phase I will not overload or increase our problems with low water pressure in the area? A major concern with water pressure is Fire protection. We feel that our low water pressure could effect pressure at the hydrants in case of fire. Is the Town certain that Phase I will not tax this system even farther? Can the Town guarantee that the sewer system will not be overloaded?

Traffic and Safety - The number of curb cuts on to the existing 3 streets is not safe. All the curb cuts would be near a corner no matter where they are placed. If a safer alternative is not found than site plans should include driveway turn-arounds. Traffic--not sure if Phase I would impact much on traffic in the area. A big increase in traffic and speed has been noticed by residents of Fairgrounds Rd. since the road cut was made from Rush Creek Subdivision. Fairgrounds Rd. is no longer the safe street we had 2 years ago.

Alternative Site Plan - See attached sketch plan for a cul-de-sac idea for Phase I. This would be a definite traffic and safety plus. Only one curb cut would be needed. The houses could be placed on the lots in different ways, therefore increasing individuality of each home, getting away from the subdivision look and fitting into the existing neighborhood.

Maintaining Character of Neighborhood and Housing Values

The character of our neighborhood is shown in our lot sizes, frontages, house set backs, individuality of our homes and the wooded areas. The following table shows average lot sizes, frontages and set backs for the area adjacent to Phase I and the surrounding neighborhood.

	Setback	Frontage	Acreage
Immediate	147 ft.	306 ft.	2.4 acres
Surrounding	114	175	1.5 acres

In showing the existing neighborhood setbacks, frontages, and lot sizes, we would hope to see more than a 35' setback on Quinby and Fairgrounds Rd. We would like to know whether the proposed homes are "Essex Homes" or their affordable, "Hallmark Homes" and what is the expected price of these homes? We hope that Essex is proposing their larger and more expensive homes, for this development, to fit in with the neighborhood. We also hope that they are planning sufficient tree planting within the site. We as neighbors are concerned with the value of our homes and what is going to happen to our once "Location" area. Fairgrounds Rd. in particular, was once the place to jog, walk, bike, or walk your dog down a beautiful quiet street without much concern for safety. Since the installation of the much needed traffic light at McKinley

and Sowles Rd., and Rush Creek subdivision having a road cut onto Fairgrounds Rd., we have seen this road become a well travelled cut-thru for speeders. The residents of this area feel that more subdivisions and traffic will only devalue our existing property, so our concern for what is happening is intense. We realize that you cannot stop development and that is not our attempt. We hope that Essex Homes and the Town of Hamburg will hear our concerns and that we can work together to keep and expand our beautiful neighborhood. Realizing that development is coming, we hope to keep all lines of communication open so that, as much as possible, this is a win-win situation for all. Concerned Fairgrounds Rd. Area Neighbors.

Mr. Lardo of the Engineering Dept. stated that on drainage this is addressed by the design engineer. They do not spend a lot of money on design until they have preliminary plat approval. We have gone over the site and there is sewer capacity. We have not received a letter from the Erie County Water Authority as yet but do have a verbal that the project would not affect the pressure, fire, or domestic services for the area. The added units should not make a difference. Also, fire protection and domestic services are two different issues. The Fairgrounds area is under study by the Water Authority to increase the pressure in the area. Phase II of this development will not take place until something is done. They can get approval for that corner under present conditions.

On the water table and the tributary problems, the design engineer has not worked anything out as yet. Mr. Lardo noted that he has looked at the situation, but at this point is premature to address. Subdivisions are a 2 step process. The Planning Board grants preliminary approval on zoning, layout, and environmental issues, such as sewer and water. This is not a final design. The applicant waits to determine if the subdivision is approveable and then goes to final Engineering, such as grading plans, grading design. If they cannot work out the Engineering design approval, the project does not proceed.

Mr. Kenneth Weishaupt of Fairgrounds Rd. noted that he has had a problem with water for 8 years. This comes from the County Fairgrounds parking lot. This will be a continuing problem unless it is addressed by the County, the Town or the Erie County Agricultural Society. Sewers were put in to drain the parking lot. That line empties out on to my property. For the last 4 weeks, I am under water by 6 to 8 inches. I have asked the Town Board for help but cannot find a solution.

Mr. Johnson noted that the 8 lots proposed will not increase the run off that goes to the ditch. We cannot create any new problems for the residents. There is a 16-1/2' difference. We will have the houses below the elevation of Fairgrounds Rd. We will drain the water away from Fairgrounds Rd., keep the grades of those lots down as close to existing grade as possible. We will take the water out and in the back of those homes.

Mr. Phelps continued that on the drainage studies, we cannot contribute any more storm water but must control it by water retention/detention. That all goes into the engineering calculations of the property. It is too premature to do that yet, until we get the lot layout set. We realize that there are large water problems in the area. Lots 2-3-4 will be graded up to drain to McKinley. Lots 5-6-7-8 will drain towards the back. Some sort of swale will have to be designed, detained, and to reduce the runoff so that it is not any greater than what is there right now. The concept of drainage is to do a calculation, where water is running now, and what quantities they are. When you develop the property, it can't be any more than what was beforehand. This is where retention/detention comes in and the possibility of a large swale with restricted out-flow so the water will not be able to leave the oversized pond or swale at the same rate that occurred before the development. One cannot put the water somewhere else. You take the additional water, store it on the property, and dissipate it at the previous rate it occurs. Increase in runoff after development is what falls from the roofs and the quickness that it gets to the ditch. Eight roofs will not impact any more. The type of soil that is there is silt clay, which drains poorly. When asked about home values, they will run in the vicinity of \$150,000 to \$275,000.

Mr. Roger Kent of Fairgrounds Rd. stated concern about the driveway access on McKinley. If one is turning left, that is a rapid turn. Any access will create more problems.

Tom Ciesla of Fairgrounds Rd. stated concerns about what was required of them in the deed restrictions and the fact that this is an archaeologically sensitive area. It was explained that deed restrictions only apply to the respective subdivision. There is no contract agreement with Mr. Rich on deed restrictions. Mr. Rich is the seller of the property.

Mr. Al Schallmo noted that if Phase I goes thru, it will be more difficult to stop Phases 2 and 3. Mr. Crandall responded that additional phases will again require site plan review. Also, Mr. Phelps commented that when they reach that stage, he would like to sit down with the residents and discuss their concerns.

Mr. Ron Sargeant noted concerns about the condition of Fairgrounds Road and the increased traffic.

Chairman Crandall asked 2 more times if anyone wished to be heard for or against the subdivision. Hearing no further comments, the hearing was declared closed.

Motion was made by Mr. Pohlman, seconded by Mr. Eustace to issue a Negative Declaration on the project with attention to addressing drainage concerns in the final Engineering plans; to approve the preliminary contingent upon Engineering; that sidewalks be installed; that there be single driveways with turn arounds; that the one driveway on Quinby be set further back from McKinley.

Planning Board 5-15-96, Page 6

on S.L. 4; that the archaeological site be reviewed. Carried. This subdivision is in conformance with the character of the neighborhood; meets the zoning requirements; meets all other requirements that we have reviewed; is in synch with other development in the Town. It was also suggested that the Engineering Dept. be sensitive with their review and scrutinize it carefully on the drainage issue.

West Herr Ford - Display Area - Southwestern Blvd.

Mr. John Wabick appeared before the Planning Board on a proposed display area to be located across from their present site on Southwestern Blvd. He noted that it would be impossible for them to comply with the 50' setback as it relates to the Southwestern Overlay. He presented pictures of those businesses that have existed before with a lesser setback. Mr. Wabick is looking for some type of compromise, as they can only be back about 20'. They plan on doing \$85,000 worth of paving, as well as installing new lights and doing considerable landscaping. Mr. Wabick also noted that they would landscape the area near the pressure station.

Engineering Comments: 1. Our department and the Town Assessor do not have any record of Harvard St. being abandoned. Provide our office with the liber and page number of the abandonment, if it actually occurred. Otherwise, this area should not be shown as to be occupied or developed. 2. We will review the site plan when it is appropriately revised and submitted in accordance with the requirements of the checklist.

Motion was made by Mr. Koenig, seconded by Mr. Eustace to approve the site for the parking lot and waive the 50' overlay district requirement and recommend approval of the 20' setback to the Zoning Board of Appeals; that this is in keeping with the character of the surrounding buildings and in conformance with the other automotive type uses; that the applicant has agreed to landscape by the water building adjacent to the Mobil Station, subject to the owner's consent and willingness to do it; contingent upon Engineering requirements; that an additional site plan fee be paid; and that a Negative Declaration be issued for the project; Carried.

Big Tree Townhouse Units - Caesar Fabrizio - Big Tree Road

Mr. Caesar Fabrizio appeared before the Planning Board with revised drawings on his townhouse proposal on Big Tree Road. Comments from **Engineering** are: The preliminary plat last revised 4-26-96 is acceptable to this office. Our department will review detailed construction plans for the project after preliminary plat approval is granted by the Planning Board.

It was noted that most issues have been addressed. Plans have been drawn to reflect the requirements of the regulations such as

Big Tree Townhouses (Cont.)

a recreation area, size of lots, lot layout and floor plans, front elevations. The access road has been deleted as requested; and that there be a \$600 per lot recreation fee.

Motion was made by Mr. Pohlman, seconded by Ms. Ganey to issue a Negative Declaration for the project and approve the preliminary. Carried.

Tasseff Concept Plan - East Eden Rd.

Mr. Dave Pettit appeared before the Planning Board on the proposed subdivision which received an approval for rezoning from R-A, Residential Agricultural, to R-1 for single family residence. Some of the conditions of the rezoning are: That the developer provide an ^{1/4 acre} tot lot; that the recreation fee is reduced to \$300 per lot, that there be no access to East Eden Rd. on S.L. 3 and 4; that the development will not exceed 38 lots in size.

Mr. Pettit inquired as to where the tot lot should be located? It was suggested that this be located on S.L. 12-13. It was also noted that Mr. Tasseff will be responsible for putting the road thru to Beaubain Dr. as it would provide a secondary means of egress; and that the developer provide sidewalks. Mr. Pettit is to discuss these issues with Mr. Tasseff.

Comments from **Engineering** are as follows: The site is in Erie County Sewer Dist. No. 3. Sanitary sewer service is available to the site, and the County has stated that adequate sewer system capacity is available (per 3-20-96 correspondence). 2. The site is in the Southtowns Water District. Water service is available to the site. 3. The proposed roadway is to connect at a right angle (90 degrees) or radial with East Eden Rd. 4. S.L. 3 and 4 are to be labeled as without access to East Eden Rd. 5. The height, side slopes, and landscape requirements for the proposed berms are to be shown on the plan. 6. The proposed street names are to be shown on the plan. 7. The name of the proposed subdivision and the developer are to be shown. 8. The names of the adjacent owners are to be shown. 9. A paved connection to Beaubain Drive is required by Sections 31-17(d) 31-22 (h) and 31-23(a) of the Town Subdivision regulations. Note this on the plan. 10. Does the developer propose to relocate the existing ditch along the north property line? If so, New York State D.E.C. and U.S. Army Corps of Engineers permits may be required. 11. A temporary cul-de-sac will be required at the east end of the roadway. Provide a detail showing the proposed location of the cul-de-sac and how this is intended to be addressed.

McAllister Subdivision - Schoellkopf Road

Attorney Tim Greene and Mr. McAllister appeared before the Planning Board on a proposed 3 lot subdivision which is located on Schoellkopf Road. The applicant wishes to discuss his existing

McAllister Subdivision (Cont.)

parcel. He was turned down as the board wants the lots more in conformance. This property was purchased for investment purposes. Now, since he has suffered a job loss, he would like to sell off the parcel. Mr. McAllister has appeared for a minor subdivision request. Although two of the 3 lots proposed would be in conformance, there is some concern over the existing improved property with 300' of frontage and 3 residential structures. This is an existing non-conforming use. The ordinance requires that there be 1 residence per lot under the current zoning. The issue was raised that to split off the lots would put the project more in non-conformance. It was suggested that the applicant cut this in flag lots on each side and keep a piece in the center. The applicant does not want to do it that way. There is an improved structure in the front with 2 framed cottages in the back with no basements. Eventually, the rear structures will be discontinued. He would like to split up the front into 2 square lots instead of flag lots.

It was noted that the best way to determine whether this would be more of a non-conformance is to send the matter to the Zoning Board of Appeals for a code interpretation.

Motion was made by Mr. Fitzpatrick, seconded by Ms. Ganey to forward the matter to the Zoning Board of Appeals for interpretation. Carried.

Comments from **Engineering**: 1. Sanitary sewers are not available to the site. Water service is available to the site. The location of the septic fields for the existing houses are to be shown. The map cover requirement may be waived.

Mission Hill FEIS -

Mr. Drew Reilly reported that Mr. O'Neill is presently working on the FEIS for Mission Hill. The document should be finalized for the next meeting. The process will then begin on preparing a findings statement. The substantive comments have been broken down into 12 categories. Public safety concerns have been raised due to the fact that mobile units will be placed close to the railroad tracks. Emergency vehicle access, sewer lines capacity, traffic, economics and taxes, impact on schools, drainage, are all items that are to be addressed. The applicant has reduced the density to approximately 380 units; he has provided for active and passive recreation with walking trails. Lots along the creek have been removed. An additional 20-30' buffer has been put in place. Looped roads have been incorporated to provide 70 units for each phase. On taxes and economics, this will be up to the Assessor to analyze. On traffic, the applicant has acquired additional land on Camp Road for access. Consideration is being given to the fact that an emergency access with a break-away barrier is to be provided.

Mrs. Joan Kesner of 4536 Deerfield spoke in opposition stating that the residents do not want any form of roadway on Deerfield. She asked that all residents be notified when this matter comes up for review again. A response given is that one representative will be notified from Roundtree Subdivision. It was agreed that Mrs. Kesner be notified as the official representative from Roundtree as Mr. Bimber has since moved.

Krepe-Kraft Addition - Bayview Road

Liz Meegan of LBM Construction appeared before the Planning Board on a proposed 21,840 s.f. addition to be built on to Krepe Kraft in Ravenwood North located at 4199 Bayview Road. This building will be used to make flat, unassembled cardboard boxes in their manufacturing facility.

Comments from **Engineering** are as follows: 1. Provide a clearing, stripping, and erosion control (CSEC) plan. Include specific CSEC construction measures and details on the plan. The referenced Dw. No. SP-2 has not been received. 2. Provide existing site elevations. Include the area up to 100 feet outside the construction limits. 3. Provide the size, slope, and a profile of the proposed sanitary sewer lateral. Submit the plan to the Erie County Dept. of Env. & Planning for review on behalf of the Southtown's Sewage Treatment Agency. The referenced DWG- SP-2 has not been received. 4. Landscape plan is to be approved by the Planning Board.

Motion was made by Mr. Pohlman, seconded by Mr. Fitzpatrick to issue a Negative Declaration for the project and approve the site plan contingent upon implementation of requirements as so stated by the Engineering Dept., as well as to provide a satisfactory landscaping plan. Carried.

Benderson Retail Building - McKinley Highland

Mr. Robert Alonzo appeared before the Planning Board on a proposed 10,912 s.f. building (124 x 88) for a retail facility on McKinley and Highland. The revisions have just been received this evening and there has not been time for review by any departments. **Engineering** comments are as follows:

Note on the plan that McKinley Parkway is a County highway. We will not approve these plans without County Highway Dept. review and approval of the work within their right-of-way. Note on the plan that Brompton Drive (East Highland Pkwy.) is a Town highway, and that a Town highway permit is required. All storm pipes are to have a minimum of two (2) feet of cover over the top of the pipe. Revise as necessary. 4. The sanitary sewer service is to be reviewed and approved by ECSD#3. Provide our office with a copy of their plan approval letter. 5. Include north arrows on the site location maps. 8. Note on the plan that a New York State Dept. of

Transportation permit is required for work within the highway right-of-way. We will not approve these plans without NYSDOT review and approval of the work on their right-of-way. 9. The pavement section should be revised to properly support truck loading.

It was noted that the applicant only has 31' of setback and will require a variance from the Zoning Board for 4'. They are also 5 spaces short on parking. Two architectural renderings were presented for review. It was also noted that the dumpster be located further back. Applicant can apply to the Zoning Board for the June meeting.

Boston Market Improvements

Mr. Alonzo stated that they will be doing some paving out to the roadway for the Boston Market facility. Also, the extra drive that is there will be taken out. Also, 4 parking spaces will be removed in order to facilitate turning movements. There will be a sign posted stating no left turn. The signalized entrance will be used instead.

Pellicano Site Plan - Southwestern Blvd.

Messrs. Paul and Mario Pellicano appeared before the Planning Board on their proposed retail and warehouse facility which is to be located on Southwestern Blvd. It was noted that a great deal of engineering is yet required before they have an acceptable site plan. They have added landscaping in the front. A letter was received from D.O.T. on the curb cut. Comments from **Engineering** are as follows:

1. The drawing revision block is to be used to record all revisions.
2. The site plan review checklist was not followed when this plan was prepared. Revise site plan accordingly.
3. Show the proposed size of water service to the building.
4. Show the proposed sanitary sewer service location to the building. Include the proposed pipe size, slope, and a profile view. Include the manhole location, as well as rim and invert elevations for the existing manhole near the west property line. Submit the plan to the Erie County Dept. of Environment and Planning for review on behalf of the Southtowns Sewage Treatment Agency.
5. Include the proposed storm sewer pipe material, slope, and invert elevations. Show the roof downspouts connected to the storm sewer. The storm sewer shall have a minimum of two (2) feet of cover and a minimum diameter of ten (10) inches. The storm sewer shall only change direction at structures. Show the location of the existing storm drainage system along Southwestern Blvd.
6. Include an appropriate clearing, stripping, and erosion control (CSEC) plan and construction details.
7. Existing site elevations are required. Additional proposed grade elevations are required for the site, as well as arrows to indicate directions of drainage

Pellicano (Cont.)

flows. 8. Note on the plan that a New York State Dept. of Transportation (NYSDOT) permit is required for work within the highway right-of-way. We will not approve these plans without NYSDOT review and approval of the work on their right-of-way. 9. The pavement section should be revised to properly support truck loading.

Motion was made by Mr. Fitzpatrick, seconded by Mr. Eustace to approve the plan subject to completion of all Engineering requests, and to extend the landscaping to the islands in the front parking area. and issue a Negative Declaration for the project. Carried.

Request for Hot Dog Stand for Mr. J. Kreiger - Lakeview New York

Mr. Jerry Kreiger appeared before the Planning Board with a request to have a hot dog stand on his property in Lakeview near the railroad tracks. Applicant was advised to apply for a use variance. Board members were not in favor of this type of activity near the railroad tracks.

Electro-Abrasives Added Expansion

At the last Planning Board meeting, plans were approved for an expansion for Electro-Abrasives. A letter was sent to Chief Taylor asking if there were any problems with the additional request. Chief Taylor informed the applicant that he needs at least 20' of clearance in order to get equipment in, should there be a fire emergency. He also requested that some type of gravel be placed in this fire lane for easy access. Seventeen and 1/2 feet have been provided and there is also another 3' in between to the fence. Attorney McKenna asked the applicant to bring in a copy of the document for the next meeting.

Received a Rezoning Petition from M.J. Peterson at Commerce Park for an additional 45 acres from R-A to C-1 to expand the park. No action taken.

Motion was made by Ms. Ganey, seconded by Mr. Eustace to adjourn the meeting. Carried. Meeting adjourned at 11:30 p.m.

Respectfully submitted,

Gerard Koenig
Gerard Koenig, Secretary
Planning Board

Next meeting: June 5, 1996