

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday August 1, 2018

Work Session 6:15 pm
Status of TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm
Approval of Minutes

Item 1

Russell Salvatore Jr./The Abbey Phase II
Restricted Business/Residential Single Family

Requests an action under the State Environmental Quality Review Act (SEQRA) and Concept Review for a proposed residential project at 6449 Transit Road.

Item 2

Jeff Palumbo/Cannon Woods
Residential Single Family

Requests Preliminary Concept Review of a proposed 40 Lot Open Space Design Subdivision on the north side of Roll Road, east of Thompson Road.

Item 3

Eliot Lasky/Roxberry Subdivision Phase 3
Helenwood Extension
Residential Single Family

Requests Development Plan Approval for a 7 Lot extension of Helenwood Drive.

Item 4

Davis Tiburzi/Transit Station
Traditional Neighborhood District

Requests Development Plan Approval for a Conceptually approved Mixed-Use Project at 6855 Transit Road.

Chairman Robert Sackett called the meeting to order at 7:00 p.m. Councilman Paul Shear led the pledge to the flag.

Planning Board Members present:

Chairman Robert Sackett
Gregory Todaro

1st Vice-Chairman Richard Bigler
Steven Dale

Timothy Pazda
Jason Geasling

Planning Board Members absent: Wendy Salvati, Jeffrey Buckley

Town Officials Present:

Assistant Director of Community Development Jonathan Bleuer
Councilman Paul Shear

Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

John & Cindy Herb	Robert & Diana Drzewiecki	Manet Mattar	Phyllis Zak
Stanley Zak Jr DDS	Florence Taibbi	Mark Dunning	Tony Tromolone
Jeff & Joanne Schwartz	Kyle Lodberg	Brandon Seilers	Edna Marsal
C & L Ksyemkowski	Eileen Nahigian	Marie Mohring	Geoffrey Mohring
Sharon & Fred Cook	Mary & Bill Klein	Randi Neubauer	Jacqueline Hartman
Felix Maurent	Kerm & Sue Dietz	Larry Allison	Stan Levine
Beverly Leising	Roger Leising	Matthew Richards	Matthew Giansante
Katherine Giansante	Patrick Stein	John Benzee	Daniel Kelly
Geraldine Kelly	Sean Hopkins	Marty Lougun	Polly Lougun
Donna Reynolds	Joseph Vitale	Renata Vitale	Jim Blum
Jane Burke	David Burke	Jennifer Topp	Joe Volpe
Allan Mann	Peter & Aveue Worall	Pam & Mike Ferris	Judy & Tod Sobczak
Sheryl Warren	Rebecca Sherry	L. Nowak	Patricia Schmidt
Donald Pfalzer			

Chairman Sackett noted that in the absence of two (2) Planning Board members, alternate Planning Board member Jason Geasling will have full voting privileges this evening. He went on to explain the protocol for the meeting noting that Mr. Bleuer will introduce each project. The applicant will be given an opportunity to add comments regarding the project. The Board will ask the applicant questions on the project. The audience will be invited to ask questions or provide comments on the project with a limit of three (3) minutes per speaker. The applicant will be asked to answer any questions the audience had. A Planning Department representative and/or Planning Board member may also answer questions if appropriate. The Board will then decide what action to take on the project.

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on July 18, 2018, as written.

Jason Geasling	Aye	Steven Dale	Abstain
Gregory Todaro	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED.

Item 1

Russell Salvatore Jr./The Abbey Phase II
Restricted Business/Residential Single Family

Requests an action under the State Environmental Quality Review Act (SEQRA) and Concept Review for a proposed residential project at 6449 Transit Road.

DISCUSSION:

Mr. Bleuer provided the background on the project noting that it is on the east side of Transit, north of Old Post West. It is an existing mixed use project located on a parcel zoned Restricted Business and Residential Single Family. The Residential Single Family is the rear most portion of the property. The applicant is present seeking an action under the State Environmental Quality Review Act (SEQRA) and Concept Plan review of a proposed eight (8) unit multiple-family housing component to the rear of the previously approved and constructed mixed-use building.

Chris Wood, with Carmina Wood and Morris, is present. He is the engineer for the project.

Chairman Sackett noted that the site plan does not meet the Town's density code. The applicant is aware of this. If the Board took an action under SEQRA they would deny approval of the plan because it does not meet code. The proposal is for eight (8) units, however the code only allows for six (6). Mr. Wood understands this and said they submitted their variance application today.

Allan Mann, of 8091 Clarherst Drive, has an impact assessment form that was submitted with the project and he would like to take issue with one of the responses. He referenced Part 2, item #9 which asked if the proposed action will result in an adverse change to natural resources e.g. wetlands, water bodies, groundwater, air quality, flora and fauna. He went on to say there are many birds that live in these woods, this is a dense forest. Many of the birds are protected under the Federal Migratory Bird Protection Act. The birds include many species of Hummingbirds as well as the Northern Cardinal, and the Redtail Hawk. It is a Federal crime to disrupt these habitats where these birds live. He is concerned that the construction and taking away some of this forest will disrupt the nests of these birds and that is a Federal crime.

Peter Worrall, of 8120 Old Post Road West, noted that there is an easement at the bottom of his yard and when they get heavy rain there is a water build up, over a 12 hour period that water will disperse. He asked if the additional blacktop that is required with the new build will add to the drainage problem and is anything being done to address this. He referred to the eastern side of the property, which is the forest, and said it was his understanding that when Phase 1 was addressed a number of years ago that the woodland area was going to be out of bounds (not allowed) for additional development. He would like confirmation on this.

Martin Logan, of 8280 Clarherst Drive, said his experience with all these decisions in both the Town of Clarence and the Town of Amherst is we have density issues and zoning issues, here it sounds like it's for six (6) units but they apply for a variance for eight (8) units and most times it just goes on and they get the variance and they build it. If we have density requirements we should stick by them.

Mr. Bleuer referenced the coordinated review process through the State Environmental Quality Review Act noting that when the project is sent to involved agencies one of the components is that it is sent to the NYS Department of Environmental Conservation and the Army Corp of Engineers. Those agencies have the opportunity to ask questions or raise concerns relative to items which include but are not limited to wetlands, archeological and habitat. Comments were received back from the agencies but not regarding bird habitat. Chairman Sackett went on to explain that the regulatory agency, which is the authority and is responsible for the environment, was surveyed through the coordinated review.

With regards to the drainage, Chairman Sackett noted that the Planning Board Executive Committee meets regularly with the Town Engineer and he has assured the Board that he has reviewed the plans and storm water will not leave the site at a rate greater than what it currently does.

Chairman Sackett referenced the woodland area and noted that the property is zoned Restricted Business and there is no restriction from the Town Code relative to the owner's developing it. If there is a concern regarding the wetlands the DEC would be involved. The Town does have a landscape committee who goes out of their way to maintain as much greenspace as possible understanding that a person does have the right to develop their land.

Chairman Sackett referred to the variance and said the Town has a code and that is why this Board will deny the project tonight. The authority to override the code rests with the Zoning Board of Appeals. People who are concerned with maintaining the code should take it up with the Zoning Board of Appeals.

ACTION:

Motion by Timothy Pazda, seconded by Gregory Todaro, pursuant to Article 8 of the Environmental Conservation Law to **approve** the Part 2 and Part 3 Environmental Assessment Form as prepared and to **issue** a Negative Declaration on the proposed Abbey Phase 2 Multiple Family Housing Development. This Unlisted Action involves the construction of up to eight (8) residential units in two (2) structures in the Restricted Business Zone located to the rear of 6449 Transit Road. After thorough review of the submitted site plan and Environmental Assessment Form it is determined that the proposed action will not have a significant negative impact upon the environment.

Jason Geasling	Aye	Steven Dale	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED.

Motion by Timothy Pazda, seconded by Gregory Todaro, to **deny** the request of the applicant, Russell Salvatore, of the submitted design for Phase 2 of The Abbey located at 6449 Transit Road as the proposal exceeds the required density by two (2) units. Furthermore, Concept Plan review and approval must be returned to the Planning Board after a density determination by the Zoning Board of Appeals.

Jason Geasling	Aye	Steven Dale	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED.

Item 2

Jeff Palumbo/Cannon Woods
Residential Single Family

Requests Preliminary Concept Review of a proposed 40 Lot Open Space Design Subdivision on the north side of Roll Road, east of Thompson Road.

DISCUSSION:

Mr. Bleuer provided the background on the project noting that it is located north of Roll Road, west of Martha’s Vineyard. It is an existing approximately 33 acre vacant parcel located in the Residential Single Family zone. The applicant is present seeking initiation of a coordinated review under the State Environmental Quality Review Act (SEQRA) and preliminary concept review of a 40 lot open space design subdivision. This item was previously on the Town Board under an initial submission and was modified after discussion with the Town Board. The access road off of Roll Road has been shifted to the west.

Jeffrey Palumbo, with the Law Firm of Barclay Damon, is representing himself and explained that this project is in-fill between Martha’s Vineyard and the homes that front on Thompson Road. They relocated the driveway from the east, farther west, this was a clear directive from the Town Board. They

are aware of the drainage, wetlands and traffic concerns of the neighbors, these issues will all be considered as the project moves forward with the SEQRA process.

Chairman Sackett explained that the project needs to go through the SEQRA process before any site plan approval is given.

Felix Maurent, of 9260 Roll Road, voiced his concern regarding the wetlands and water drainage and flooding issues.

Jim Blum, of 5509 Martha's Vineyard, asked where the sewer will be connected, into the Martha's Vineyard subdivision sewer or take some other route. He is concerned as to where the route may go. He also asked where the outflow from the water retention ponds will be. If the water from the subdivision goes into the wetlands, who is responsible for keeping it from going on to other properties.

Tom Sobczak, of 5725 Thompson Road, said there is no grade swale on the north side of Roll Road, in the spring when the rains come all that water flows downhill and back into his property. In the winter time the snow melts and all that water comes down, someone should address a drain swale along the north side of Roll Road at house number 9350. There is a pond at the northern end that borders the wetlands, it is not a spring fed pond. It will be a mosquito breeding grounds, this should be a serious concern of the Town, there could be lawsuits concerning this. He went on to say that the north pond was such that they asked the developer to extend it to try and pick up any water that flows down from Martha's Vineyard, the developer agreed to look into it. Perhaps put a swale there now.

Judy Sobczak, of 5725 Thompson Road, said the past two (2) years they have had an increase in coyotes and bears. She contacted the animal control officer, who will have nothing to do with coyotes and bears. She also contacted the DEC. She said it is dangerous for pets and people, she asked how this will be handled because it is going to happen. It is a serious problem.

Renata Vitale read a statement into the record, a hard copy is on file: "My husband and I will be moving into our new home on Thompson Road in Clarence with our two small children in a couple of weeks. However, both of us have been Clarence residents for many years now. A little about me first: I come from a hardworking, first generation, immigrant family with root in entrepreneurship. My background is in pharmaceutical sciences and business with experience in market research, life sciences business development, and project management. I value honesty, integrity, and constructive debate. My husband and I were made aware of this meeting and the proposal by Jeff Palumbo/Cannon woods on Saturday July 28th. Since that time, I have tried my best to perform some level of due diligence on a topic that I am not considered a subject matter expert in-the development of subdivisions here in Clarence and civil engineering. Prior to today's meeting, I have reached out to neighbors in the Thompson Area, James Callahan (Director of Community Development in Clarence), Timothy Lavocat (Town Engineer in Clarence), the Army Corps of Engineers, the NYS Department of Conservation, the realtor community in Clarence, and real estate/zoning attorneys to help frame my initial questions, but I still have additional research and follow-up that needs to be completed for a more holistic understanding of the proposal's impacts." She went on to reference a Clarence Bee article from July 13, 2016 that listed neighbors comments, she also referenced the Clarence Planning Board minutes from July 6, 2016 which stated neighbor's concerns regarding drainage in the area. She went on to reference Town Board minutes from July 11, 2018 in which the Town Engineer explained drainage requirements. She submitted the letter which provides the details of the references and further remarks, to the Board. The letter is on file. Mr. Palumbo has been provided with a copy of the letter as well.

Jacqueline Hartman owns property in the area and said houses 1, 2 and 3 are on the back of her extra lot. She said since Martha's Vineyard went in she is getting much more property in the back of her lot. She referenced maps that were taken off the computer, one was from 2010 and one from 2016. These maps show a shift in the hydric soils, the soil that doesn't absorb water. They show a change in the movement of the wetlands. There is a water problem. She said from her experience when things get built there is a lot of trouble to change things once they are in there. She pleads with the Board to take a new survey. She asked for a guaranteed drainage system that they won't have to worry about every night.

Kyle Lodberg, of 5575 Martha's Vineyard, is directly east of lot 18. Lot 18 significantly retains water all year round, he constantly has water in his backyard. He is seriously concerned about drainage. They put all the drainage system out back so he has existing water that runs off of the surrounding properties into the back, that unless they grade this properly, will all come back into Martha's Vineyard, and they already have drainage issues. During the rainy months his sump pump is active. He would like to understand the development plans to maintain some of the frontage, the wooded area between his property and the proposed lot. If this does go through he would like the Town to consider putting some type of blockage between Martha's Vineyard until the subdivision is complete to eliminate traffic through his subdivision.

John Benzee, of 5695 Thompson Road, asked why the Board is allowing a new subdivision when there are plenty of homes and plenty of subdivisions in Clarence. He mentioned Waterford and Roll Road developments. He wants to keep the unique character of the Town and not become Amherst.

With regards to the wetlands, Chairman Sackett said the Board will make sure they receive proper documentation from the Army Corp of Engineers, NYS DEC as well as the applicant. The documentation will be reviewed by the Town Engineer and the Planning Board.

Chairman Sackett explained that when Martha's Vineyard was created the stub road was put on the map, before any houses were built. The reason that stub road is there is because if there were proposed developments to the west access would be allowed through there for safety reasons. If that road did not exist and there were two (2) emergencies at the same time it is conceivable that the second emergency could not be addressed. Since Chairman Sackett's tenor, at least, the code requires that there must be two (2) access points to a subdivision. With reference to the question as to why the Town allows new subdivision, Chairman Sackett went on to explain that there is a right of use. People own this land and they are free to develop it. They had to obtain permission from the Town Board and they did. They will address the concerns of the Planning Board.

Mr. Todaro explained that the Town has gone through an exhaustive process on Master Plan 2030 and many of the concerns regarding the full build-out areas of development and the process of keeping the character of Clarence have all been fostered.

Mr. Pazda explained that the questions asked by the audience will be answered via the SEQRA process.

ACTION:

Motion by Steven Dale, seconded by Richard Bigler, pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as prepared and to seek Lead Agency status and commence a coordinated review among involved agencies on the proposed Cannon

Woods Open Space Design Subdivision. This Type I Action involves the development of a 40 +/- Lot Subdivision in the Residential Single Family Zone and within Clarence Sewer District 2.

Jason Geasling	Aye	Steven Dale	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED.

Item 3

Eliot Lasky/Roxberry Subdivision Phase 3/
Helenwood Extension
Residential Single Family

Requests Development Plan Approval for a 7 lot extension of Helenwood Drive.

DISCUSSION:

Mr. Bleuer provided the background on the project noting that it is located south of Sheridan Drive and is an existing 7.7 acre vacant parcel located in the Residential Single-Family and Restricted Business zones. The applicant is present seeking Development Plan approval for seven (7) residential building lots. In 2013 a Negative Declaration under the State Environmental Quality Review Act was approved and Concept Plan was granted for a two (2) cul-de-sacs and ten (10) building lots. In 2014, the applicant amended the Concept Plan down to one (1) cul-de-sac and seven (7) buildable lots within one (1) exception lot. Finally, in 2017 the Town Board granted a variance to the Subdivision Law allowing more than twelve (12) lots on a dead end cul-de-sac, this includes the existing residential homes on Helenwood.

Sean Hopkins is present on behalf of the applicant and noted that they did seek and receive the necessary permits from the NYS DEC and the Army Corp of Engineers. The delay of the project was a result of concerns about water capacity and water flow in that area. This is subject to the jurisdiction of the Erie County Water Authority. Currently, the homes in that vicinity are not serviced by adequate domestic or firefighting water flow per current standards. Prior to the project moving forward, the applicant had to demonstrate that there was adequate water capacity. As a result of a series of discussions and revised plans that were reviewed by the Erie County Water Authority and the Fire Department, the applicant has accomplished the objective of adequate water flow and capacity. The benefit is that it will improve the conditions for the surrounding neighborhood. The applicant will be paying for the new water line down Helenwood Drive. The Town Board granted a variance to allow more than twelve (12) lots on a cul-de-sac during its meeting of February 7, 2018. While this is seven (7) lots, if you go out to Sheridan, the applicant exceeds that number. The existing dead-end of Helenwood does not comply with Appendix D of the NYS Fire Code. The cul-de-sac the applicant will be installing to replace that will comply. There is no other way to extend a roadway in either direction, there is the Eastern Hills Mall to the west and to the south is a large area that the client donated to the WNY Land Conservancy, this is reasoning for the granting of the variance. Ken Zollitsch, of GPI, has submitted fully engineered plans, those plans have been reviewed by the Town’s Engineering Department in which Mr. Lancellotti issued an approval letter on behalf of the Engineering Department on July 24, 2018. The applicant has also received approval letters from the Erie County Water Authority and the Erie County Health Department. Mr. Hopkins noted the exception parcel and said it will not connect to Helenwood Drive. Hopefully, that parcel will be developed sometime in the future which will connect to the Eastern Hills Mall property, this would be subject to review and approval by the Town at a later date.

Mr. Pazda asked where the water line came from. Mr. Hopkins said Sheridan Drive.

Roger Leising, of 8205 Sheridan Drive, referred to the plan and said between 5 and 6 is says something about a septic line, will there be public sewers available to this development and if so, at 8205 will there be access to public sewers instead of septic. He asked where the second means of egress is out of this subdivision.

Chairman Sackett noted the previously referenced variance that was granted by the Town Board for the egress issue.

Mr. Hopkins said the seven (7) lots shown on the plan will be serviced by sanitary sewer. Chairman Sackett asked if there is additional capacity for other lots to tie in. Mr. Hopkins said he does not believe so but he would defer the question to the Town Engineer. He went on to say with regards to the seven (7) lots there is not a secondary means of egress.

A member of the audience asked where the sewer is coming from, he was told there is not sewer on Sheridan Drive so it cannot come from that direction. Chairman Sackett said the sewer authority is the Town Engineer and he encouraged anyone with questions on the sewer to contact the Engineering Department.

Mr. Hopkins said his client was required as part of the original approvals to make a very substantial financial contribution to create the necessary capacity for this subdivision as well as the subdivision on the other side involving the extension of Gentwood. There is documentation in the Planning Department pertaining to this.

Mr. Bleuer reference the “over twelve (12) lot” and said it is important to note that this was an historic plan that predated the requirement for twelve (12) lots. Precedent was not set by the Town Board, it was just identifying that this was a legacy project that has extenuating circumstances for that variance.

ACTION:

Motion by Richard Bigler, seconded by Steven Dale, to **approve** the Development Plans for Roxberry Subdivision Phase 3/Helenwood Extension as per the submitted drawings from GPI dated May 8, 2018, with the following conditions:

1. Subject to PIP Permits as issued by the Town Engineering Department.
2. Subject to Landscape Plan approval by the Landscape Committee for required street trees prior to Final Plat approval.
3. Subject to Open Space and Recreation Fees.

ON THE QUESTION:

Mr. Hopkins understands and agrees with the conditions of the motion.

Jason Geasling	Aye	Steven Dale	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED.

Item 4

Davis Tiburzi/Transit Station
Traditional Neighborhood District

Requests Development Plan Approval for a
Conceptually approved Mixed-Use Project at
6855 Transit Road.

DISCUSSION:

Mr. Bleuer provided the background on the project noting that it is located on the east side of Transit Road, south of Stahley Road and St. Mary's School. It is an existing two (2) acre vacant parcel and the applicant is present seeking Development Plan approval for a mixed-use project consisting of a residential and commercial space. The project previously received a Negative Declaration under the State Environmental Quality Review Act, Concept Plan approval and a Special Exception Use Permit for the multi-family housing component.

Robyn Cierniak, with William Schutt and Associates, is present and representing Davis Tiburzi.

Mr. Todaro referenced the permeable drive in the back near the residential and asked if there is a plan or process that would be adopted to keep that clean so that it is always working. Ms. Cierniak said there is an extensive installation procedure and an excessive maintenance program that has to be instituted by the property owner. This will be one of the first porous pavements in Clarence, this permeable pavement has been designed with an actual under drain so if there are any problems with the pavement being plugged or clogged or not being maintained as it should be it will still flow. There are catch basins at the centerline of the roadway that will collect water.

Mr. Todaro referenced the traffic congestion during peak hours and asked if there is a plan in place to curb congestion during construction. Ms. Cierniak said once construction starts the majority of the vehicles will be on site. Dump trucks will be entering and leaving the site but it will be during construction hours, it won't be constructed on a midnight session as the area is too residential. The applicant and developer needs to be cognizant of it and the Town will have to monitor it as well. Perhaps Mr. Lavocat can institute something with the PIP portion of the project.

Chairman Sackett asked if the houses will be built first. Ms. Cierniak said the houses will be built first and more than likely the western portion of the property will be used as storage for construction vehicles. Another staging area would be in a parking lot between the patio homes and the mixed use buildings.

Ms. Cierniak noted that the patio homes will be individually sold but there is no land associated with it.

Mr. Dale said he does not see any retention basins, he asked how the applicant will handle the storm water. Ms. Cierniak said it is underground retention and it is shown on the plan between the mixed use area and the first set of patio homes, in the middle of the parking lot. It consists of two (2) underground detentions and a water quality treatment unit. There is vegetated swales along the backside of the patio homes on the north and south side to assist in the green infrastructure requirements.

Mr. Todaro asked about a fence along the northern border of the property. Ms. Cierniak said during the extensive landscape approval process, in which the neighbors were part of, it was decided that a fence will extend along the entire north side, it extends down to the south to where the retaining wall is and continues on to the southeast property corner. It will be a 6' vinyl fence. The south side of the property was not required to be fenced.

Ms. Cierniak said on the storm set design plan there is a set of installation instructions that will have to be followed. There are different types of methods and during the construction process the builder will

have to work with the design engineer as well as the Town Engineer to be sure it is put in correctly. Mr. Geasling asked what type of surface it will be. Ms. Cierniak it will be a wide-stone porous pavement.

Mr. Todaro asked if there is an overlay committee in Swormville to review this project. Mr. Bleuer said no there is not. However there are approved architectural drawings that are in keeping with the traditional style of that hamlet.

ACTION:

Motion by Gregory Todaro, seconded by Steven Dale, to **approve** the Development Plans for Transit Station as per the submitted drawings from William Schutt and Associates dated June 25, 2018, with the following conditions:

1. Subject to PIP Permits as issued by the Town Engineering Department.
 2. Subject to landscape installation and maintenance per approved Landscape Plan.
 3. Subject to maintaining the architectural style as per the approved Special Exception Use Permit by the Clarence Town Board.
 4. Subject to Open Space and Recreation Fees.
- Subsequently added:
5. Subject to review and approval by the Town Attorney’s office of a home owners association and/or deed agreement and/or deed restriction with regard to the common areas and the maintenance ingress and egress to and from the residents and the commercial units through the private driveway.

ON THE QUESTION:

Deputy Town Attorney Steven Bengart suggested amending the motion to include a condition indicating that it is subject to review and approval by the Town Attorney’s office of a home owners association and/or deed agreement and/or deed restriction with regard to the common areas and the maintenance ingress and egress to and from the residents and the commercial units through the private driveway. Mr. Todaro and Mr. Dale both agree to the addition.

Ms. Cierniak said she understands the conditions and agrees with them.

Jason Geasling	Aye	Steven Dale	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED.

Meeting adjourned at 8:02 p.m.

Carolyn Delgato
Senior Clerk Typist