

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, September 20, 2023

Work Session 6:00 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Item 1

Aurora Sewing Center
Traditional Neighborhood District and
Residential Single-Family

Requests Site Plan and Architectural approvals
for a proposed expansion and modification to an
existing business / residential property at 8575
Main Street.

Item 2

Kim Griswold
Agricultural Rural Residential

Requests Development Plan approval of a one-
lot Open Development Area located at 7445 Salt
Road.

Item 3

Zoé Restaurant
Major Arterial

Requests Site Plan and Architectural approvals
for an addition to the rear of the existing building
at 5701 Transit Road.

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett
2nd Vice-Chair Wendy Salvati
Jason Geasling
Jason Lahti

Vice-Chair Richard Bigler
Gregory Todaro
Patrick Johnson
Daniel Tytka

Planning Board Members absent:

Town Officials Present:

Director of Community Development Jonathan Bleuer
Councilman Paul Shear

Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Scott Perry	Alyssa McDonell	Jacob Metzger	Brian Panzer
Michelle Panzer	Ben Plessinger	Conner Asposto	

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on August 30, 2023, as written.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 1

Aurora Sewing Center
Traditional Neighborhood District and
Residential Single-Family

Requests Site Plan and Architectural approvals
for a proposed expansion and modification to an
existing business / residential property at 8575
Main Street.

DISCUSSION:

Mr. Bleuer introduced this project at 8575 Main Street, located on the South side of Main Street, east of Harris Hill Road.

It is an existing .93-acre parcel located in the Traditional Neighborhood District and Residential Single-Family zone, containing an existing commercial business, apartment, detached garage, and associated facilities. The site contains a primary access to Main Street and a secondary access to Nottingham Terrace.

The applicant is requesting Site Plan and Architectural approvals for a facility expansion to include a 2,400 sq. ft. building addition, with 1,422 sq. ft. on the first floor, and 978 sq. ft. on the second floor. The first floor will be an addition to the existing commercial business, while the second floor will contain a new two-bedroom residential apartment. Site work consists of expanded parking areas in both the front, side, and rear of the site, adding a double dumpster enclosure, additional landscape screening, and updates to the site lighting.

The Planning Board initiated a coordinated review under State Environmental Quality Review Act (SEQRA) during the March 1, 2023 meeting. Since that time, the applicant has made modifications to the proposal per comments received. On September 12th, the Landscape Review Committee approved a final Landscape Plan with conditions.

The Planning Board has the authority to consider actions under SEQRA, Site Plan, and Architectural.

Scott Perry and Alyssa McDonnell, co-owners of the property and Conner Asposto with Carmina Wood Design were present to represent this request.

Mr. Ospoto added that this project has been under review for a while, with the main concerns revolving around landscaping and screening, which they have taken care of.

Mr. Ospoto noted the materials proposed for the site. He has brought a sample of CraneBoard solid core siding that they would like to use, it is similar to vinyl except it does not allow the damage or require the maintenance that vinyl entails. It is an upgrade from vinyl, while keeping with the existing look of the current building that they are trying to match, while remaining cost efficient.

Mr. Lahti thanked the applicant for upgrading the material with a higher quality vinyl product, as well as reducing the height of the light poles.

Mr. Lahti pointed out that the Nottingham Terrace entrance was previously an issue of concern, noting that the width of the access point is not sufficient for two-way traffic. They would like signage placed there to indicate access is restricted to employees and residents only.

Mr. Perry confirmed that the Board is requesting signage somewhere in the rear access area.

Mr. Lahti responded yes, on both ends of the narrow access road they would like signage stating access limited to employees and residents only.

Mr. Perry stated that he has no issue with that, as long as the signage is not obnoxious.

Mr. Lahti noted that Mr. Perry will work with the Planning Office to determine the signage.

Mr. Lahti stated that previous issues brought up by residents have been addressed within the landscape plan which include buffers on both the east and west sides.

In regards to Public Participation, the following residents spoke:

1. Ben Plessinger of 4300 Wildwood Dr.:
 - what is the need for the second entrance off of Nottingham Terrace.
 - signage is fine but people don't pay attention to signs
 - traffic concerns along Nottingham and would prefer that access is not available at all
2. Michelle Panzer of 8545 Nottingham Terrace:
 - appreciates the sewing center
 - concerned with the access drive at the rear, it was originally chained off and was only to be used for fire access
 - she would rather there not be an access road off of Nottingham Terrace, but the signage is an improvement
 - biggest concern is the overgrowth on Nottingham Terrace, overgrown to the point that the street light is completely blocked

Public Participation for this project has been closed.

Mr. Perry noted that he, the other employees, and the resident of the apartment utilize the back access road, they are the only ones that are permitted. Others that utilize it including bicyclists, kids, and residents of the adjacent neighborhood all use it to access Main Street.

Mr. Perry and Ms. McDonell stated that they have never had a commercial vehicle go beyond the garage in the back, or a customer, solely for their use. Part of their project is to widen their front driveway to make it easier for their customers to move in and out. The width of the rear access road will deter customers as well, it is not very wide.

Mr. Perry stated that they have cleaned up their landscaping, and the Town was also out after the last meeting to work on the overgrowth as well. They will maintain it the best they can, but regarding the light, they are not sure what to do about that.

Chairman Sackett suggested to Mr. Perry that they notify the Town of Clarence Highway Department about the overgrowth surrounding the light. Chairman Sackett noted that he believes the overgrowth seems to serve as a type of shield between the applicant’s property and the neighborhood.

Mr. Bigler stated that there has been concern regarding the Nottingham Terrace access road since the conception of this project. However, when they found out that there are two residences to the rear of the sewing center, facing Nottingham Terrace, that access road is their personal driveway and cannot be blocked off.

ACTION:

Motion by Jason Lahti, seconded by Wendy Salvati, that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to **issue a Negative Declaration** on Aurora Sewing Center expansion and modification located at 8575 Main Street. This Unlisted Action involves the addition of the existing principal and accessory structures, and modification to site facilities in the Traditional Neighborhood District and Residential Single-Family zone. After thorough review of the submitted plans, reports, comments, and Environmental Assessment Forms it is determined that the proposed action will not have a significant negative impact on the environment.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Motion by Jason Lahti, seconded by Wendy Salvati to issue **Site Plan and Architectural Approval** for the Aurora Sewing Center expansion and modification located at 8575 Main Street per the submitted plans by Carmina Wood Design, dated October 2022, with a final revision date of January 23rd, 2023; and architectural elevations by Carmina Wood Design, dated January 31st, 2023, all with the following conditions being met:

1. Subject to Town Building and Engineering Departments review and approvals, as required, prior to any permits being obtained for the construction on the property.

2. Subject to Erie County Health Department and New York State Department of Environmental Conservation approval, if required, on any additions or modifications to the on-site sanitary facilities.
3. Applicant meeting the requirements of the Landscape Committee conditional Approval on September 12th, 2023, and associated conditions, including but not limited to, the maintenance of all landscaping and fencing in perpetuity and replacement, in-kind, should there be any deterioration, or death or disease to plantings.
4. Dumpsters shall be enclosed by a Town standard privacy fence, and enclosure shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of the dumpsters.
5. All site lighting shall comply with Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. No lighting shall be elevated above the principal structure roof ridge line and all lighting shall be turned off no later than one hour after business hours except for necessary security and residential lighting.
6. Building to be constructed per the labelled and approved materials and colors, and vinyl siding shall be Craneboard Solid Core siding, as referenced in the brochure submitted and proposed by the applicant on August 31st, 2023.
7. Building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
8. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
9. Access to Nottingham Terrace shall be signed at both ends of the access, to state; “employee/residence access only”.
10. No outside display or storage of any kind on the property, including but not limited to goods, materials, or other items.
11. Any outside events shall be subject to review and approval by the Town of Clarence.
12. Any permanent signage will be subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Office of Planning and Zoning.
13. Subject to Open Space, Recreation, and any other applicable fees as required by Town Code.

The applicant has heard, understands, and agrees to the conditions.

Mrs. Salvati stated that the Board requests that should the vegetation in the Town right-of-way reach a point where it is obstructing the lighting, the applicant should contact the Town to come out and maintain it.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 2

Kim Griswold
Agricultural Rural Residential

Requests Development Plan approval of a one-lot Open Development Area located at 7445 Salt Road.

DISCUSSION:

Mr. Bleuer introduced this project at 7445 Salt Road, located on the east side of Salt Road, north of Lapp Road.

It is an existing 9.7-acre parcel located in the Agricultural Rural Residential zone, containing a single-family residence and horse farm.

The applicant is requesting Development Plan approval of a Conceptually approved one (1) lot Open Development Area. The open development lot is proposed to be approximately 8.5 acres, and include the existing horse farm, with area designated for a new single-family residence. The existing frontage lot would retain approximately 1.33 acres and the existing residence.

The proposal was referred from the Town Board in June of 2021. In March of 2022 the Planning Board issued a Negative Declaration under the State Environmental Quality Review Act and Concept Plan approval. Currently the property contains two access points; one to the existing residence and one to the barn. As the proposal preserves both of these access points, the Planning Board granted a variance to allow this at the March 2022 meeting.

Additionally, the proposal calls for a 1,535 sq. ft. principal structure for the open development lot. Per code, no principal structure within an open development area shall contain less than 2,000 sq. ft. of living area for a one-story structure. The applicant is seeking a variance from the Planning Board for this component.

The Planning Board has the authority to consider the Development Plan for this project and consider a variance to the Subdivision Law for the size of a principal structure within an open development lot.

The applicant received a variance from the New York State Department of State for the distance from a fire hydrant to the newly proposed single-family home.

Dr. Griswold and Jake Metzger with Metzger Engineering were present to represent this request.

Mr. Metzger reviewed the points that Mr. Bleuer listed, adding that the garage door plans do need to be revised, as they differ from the original site plans.

Chairman Sackett confirmed with Mr. Metzger that they will amend and update the site plan prior to submission to the Building Department.

Mr. Geasling noted that when he investigated the area, he agrees that this size home is appropriate and in character with the surrounding homes in the area.

Mr. Todaro asked how the septic will work on the property.

Mr. Metzger explained that the current home does have septic. They have received approval from the Erie County Health Department to install a septic system as is designed and shown on the plans that are submitted for approval tonight.

Mr. Todaro asked if the two septic systems will be located near each other.

Mr. Metzger responded no, there is a setback requirement for any septic design.

In regards to Public Participation, no one spoke.

ACTION:

Motion by Jason Geasling, seconded by Wendy Salvati to issue a variance of the Subdivision Law to allow a principal structure less than 2,000 sq. ft., as per the submitted drawing set by Metzger Civil Engineering, dated September 8th, 2023.

ON THE QUESTION:

The issuance of this variance will not result in an undesirable change to the character of the area, as the underlying Zoning allows for principal structures of less than 2,000 sq. ft.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED.

Motion by Jason Geasling, seconded by Wendy Salvati to **issue Development Plan Approval** for the Griswold one-lot Open Development Area at 7445 Salt Road per the submitted drawing set by Metzger Civil Engineering, dated September 8th, 2023, all with the following conditions being met:

1. Prior to submittal for Town Building approval, modified site plan to show modified concrete driveway and walkway to match architectural drawings.
2. Subject to Town Building and Engineering Departments approval prior to any permits being obtained for the construction on the property.
3. Subject to Erie County Health Department review and approval of any future on-site sanitary facilities.
4. If a homeowner’s association is to be created by the applicant, a copy of the bylaws, rules and regulations shall be provided to the Town Attorney’s Office for review and approval prior to the obtaining of any building permits.
5. Any entrance or private drive lighting must be dark sky compliant and shielded to prevent spillage onto adjoining parcels.
6. Subject to Open Space and Recreation Fees.

ON THE QUESTION:

The applicant has heard, understands, and agrees to the conditions.

A variance was previously granted by the Planning Board allowing the existing Salt Road access points to remain. The applicant has recorded a private road access easement, and provided same to the Town of Clarence.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED.

Item 3

Zoé Restaurant
Major Arterial

Requests Site Plan and Architectural approvals for an addition to the rear of the existing building at 5701 Transit Road.

DISCUSSION:

Mr. Bleuer introduced this project at 5701 Transit Road, located on the east side of Transit Road, located south of Highland Farms Drive. It is an existing approximately 1-acre property located in the Major Arterial zone, containing an existing restaurant.

The applicant is requesting Site Plan and Architectural approvals for an addition of the existing restaurant to the rear of the property. The addition is proposed to contain additional kitchen space for the restaurant. The proposed site alterations include reconfiguration of the parking lot and the closure of the northerly curb cut to Transit Road.

In conjunction with the mixed-use project proposed for 5695 & 5731 Transit Road, the applicant has included cross access points and shared parking on the proposed site plan. Additionally, the proposed curb cut configuration is a result of New York State Department of Transportation comment.

The Planning Board has the authority to act on this request.

Representing this project is Pat Sheedy, Project Engineer with Carmina Wood Design as well as the applicant, Alex Pozantidis owner of Zoe Restaurant.

Mr. Todaro asked what the need is for this proposed project.

Mr. Pozantidis explained that the kitchen is very tight right now so they are looking to gain additional space for that. Also, there is a need for more storage so that they can remove the shed and other items that are currently located in the rear yard. They are in dire need of additional cooler space and prep area, and basically more overall space.

Mr. Todaro asked for an explanation of the materials that will be used for the proposed project.

Mr. Sheedy responded that the proposed addition will be slightly different, with a board and batten siding, with colors to complement the existing building. These materials will be used on all three sides of the proposed expansion.

Mr. Todaro asked if any utilities need to be moved.

Mr. Pozantidis responded that one HVAC unit on the current building will be changed, but remain in the same spot. There will be one HVAC unit added to the proposed addition.

In regards to lighting on the proposed addition, Mr. Todaro asked if it will match the lighting on the current building, with downcast and shielded lighting.

Mr. Pozantidis responded that all existing light poles will remain, with no additional lighting standards proposed. They are currently downcast and shielded.

In regards to landscaping, Mr. Todaro stated that in order to meet code, the site would need to be 8% landscaped. Has there been any discussions regarding parking with the incoming development, and the amount of space needed to meet the landscaping code requirement.

Mr. Sheedy explained that with the removal of the northern curb cut on Transit Road, they will be adding some additional greenspace in that area. They are adding a landscaped island at the connection point between this proposed project and an adjoining project going in at the adjacent property.

Mr. Sheedy noted that there is a swale on the south side of the property that is approximately 2-3 ft. deep. The proposed plan is to pipe the ditch that connects to the Transit Road Department of Transportation (DOT) storm system, allowing additional space for greenspace and plantings.

Mr. Todaro asked where the property boundary is located.

Referring to the diagrams on the screen, Mr. Sheedy explained where the boundaries are and what is still to be determined.

Mr. Todaro asked Mr. Sheedy to describe the flow of the parking with one curb cut.

Mr. Sheedy explained that they have attempted to internalize the traffic flow to a circular route through the site. There will be opportunities to park right as you pull in at the front of the building, then all of the other parking on the site will be routed counter-clockwise around the building, with the ability to either exit or enter the site from the rear of the neighboring project.

Mr. Todaro asked how commercial and delivery trucks utilize the site.

Mr. Sheedy explained that they currently use Transit Road, he assumes that would remain the same. Deliveries are made during off-hours, the parking lots are typically empty or near empty, making it easier to maneuver through the parking lot.

Mr. Pozantidis stated that it will more than likely come from the backside entrance, and generally deliveries come between approximately 7:00 – 10:00 a.m. seven days a week.

Mr. Todaro asked if there are areas of parking lot that will need to be either re-striped and new or additional signage for traffic flow.

Mr. Sheedy stated that they do not currently have any proposed signage for traffic control, but the parking lot will be re-striped and include traffic arrows on the pavement.

Mr. Todaro asked where the dumpster location will be on the site, and their proposal for enclosing it.

Mr. Sheedy stated that the current dumpster is located just east of the proposed building addition to the back of the site, and they would enclose that with a fence, per Town standards. There are currently two dumpsters on the site, so there would be a double coral with a gate that opens and closes with a lock.

Referring to the parking area, Mr. Todaro asked what the plan is for the snow removal during the winter months.

Mr. Sheedy noted that snow removal can be pushed to the east, which is something both property owners would need to discuss.

Mr. Pozantidis explained that if it is a heavy snow, it will typically be removed and taken off-site.

Chairman Sackett asked Mr. Sheedy if when they present a landscape plan, they plan to show the area to the south, currently owned by Bliss as part of their landscape plan.

Mr. Sheedy stated that he is unable to answer that question at this time, as he is not sure whether Mr. Pozantidis will take ownership of that property. If he does, then yes, they will. It would be determined before a landscape plan is submitted.

Chairman Sackett noted that the closure of the curb cut and any follow-up to that area would also be part of the landscape plan.

Mr. Sheedy agreed.

Chairman Sackett added that the closure of the curb cut would need DOT approval.

Mr. Sheedy stated yes.

In regards to the timing, Chairman Sackett asked if the applicant sees it being done at the same time as the proposed addition, assuming permission by the DOT is granted within a reasonable amount of time.

Mr. Pozantidis responded that they would hope to do it as soon as possible.

Mrs. Salvati asked the applicant if they are proposing a one-way traffic flow upon entering from Transit Road.

Mr. Sheedy responded yes, throughout the parking lot.

Mrs. Salvati asked if there will be signage to indicate the proper flow of traffic, or just the arrows as previously stated.

Mr. Sheedy stated that they currently just proposing the arrows.

Mr. Bigler asked about the building materials, and if the board and batten is what the existing structure is also constructed of.

Mr. Pozantidis responded yes, although the submitted plans are incorrect and show brick as the primary material.

Mr. Bleuer noted that it is called painted CMU block on the plan.

Discussion continued regarding the materials versus the submitted plans. Mr. Pozantidis stated that it will not look like brick, but rather will resemble the existing building with the board and batten.

Chairman Sackett asked Mr. Bleuer what the architectural drawing dated July 13, 2023 states.

Mr. Bleuer stated that it calls the rear of the existing building being block, and the new kitchen (rear) being the same block.

Chairman Sackett stated that is what the Planning Board is approving this evening.

Discussion continued.

Chairman Sackett noted that after deliberations, it was determined that the new but unsubmitted plans currently show board and batten on the proposed building addition, with the color complimenting the existing brick on the building, but the materials would be different than the existing building.

Mr. Bigler asked if the addition is metal, as it appears.

Mr. Sheedy responded that it is a wooden product, no metal.

Mr. Pozantidis explained that the rear of the proposed building will mimic the front of the existing building with the same material as the vertical column where the wall sconces are, are board and batten.

Mr. Bigler asked for confirmation as to whether the material on the proposed building is T1-11.

After much discussion, Mr. Pozantidis confirmed that the material on the rear of the proposed building is T1-11.

Chairman Sackett noted that the plans in front of the Board tonight was CMU Block which he feels is an upgrade form T1-11. This proposed building is a 4-sided building, no longer the rear due to the access with the soon to be adjacent development.

Chairman Sackett stated that he would like to know why the change is being made.

Mr. Pozantidis stated that after speaking with Mike Berger at Sutton Architect, the new addition which is the existing building to the right, located to the rear of the proposed building which is the kitchen addition, is planned to resemble that existing building. With that same material.

Mr. Pozantidis is furious with the mix-up.

Chairman Sackett asked if the applicant would agree to use the CMU Block as is shown in the plans in front of the Board tonight. If not, this project will be tabled.

Mr. Pozantidis agreed to use the material that is in front of the Board tonight, which is consistent with what is on site currently.

Mr. Todaro asked what version of the documents will be used.

Mr. Bleuer responded it is as written. Should the applicant choose to modify what is in front of the Board tonight, they may return to the Town again for additional review.

Discussion continued.

In regards to Public Participation, no one spoke.

ACTION:

Motion by Gregory Todaro, seconded by Richard Bigler to issue **Site Plan and Architectural Approval** for the Zoe Restaurant expansion and modification located at 5701 Transit Road per the submitted plans by Carmina Wood Design, dated June 21st, 2023, with a final revision date of September 6th, 2023; and architectural elevations by Sutton Architecture, dated July 13th, 2023, all with the following conditions being met:

1. Subject to Town Building and Engineering Departments review and approvals, as required, prior to any permits being obtained for the construction on the property.
2. Subject to New York State Department of Transportation approval for modification to the vehicular access points to Transit Road.
3. Landscape Committee approval of a final landscape plan prior issuance of a Building Permit, including dumpster screening, and greenspace planting. In addition, a maintenance plan shall be submitted as part of the landscape plan to ensure landscaping will remain in perpetuity, and is replaced in kind should there be any deterioration or death or disease to plantings.
4. Dumpsters shall be enclosed by a Town standard privacy fence, and enclosure shall remain closed at all times when not in use. Garbage service shall occur in conformance with Town Code. No garbage or debris shall accumulate outside of the dumpsters.
5. All site lighting shall comply with Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties. All lighting shall be turned off no later than one hour after business hours except for necessary security lighting. Any new lighting must be reviewed and approved by the Town of Clarence, after submittal of a photometric plan by the applicant.
6. Building addition shall be constructed per the labelled and approved materials.
7. Building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
8. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.

9. Creation of a vehicular and pedestrian cross access and parking agreement with the adjoining parcel ownership. Such agreement shall be submitted by the applicant and reviewed and approved by the Town Attorney's Office prior to issuance of a Building Permit.
10. No outside display or storage of any kind on the property, including but not limited to goods, materials, or other items.
11. Any permanent signage will be subject to review and approval by the Sign Review Committee, and any temporary signage subject to review and approval by the Office of Planning and Zoning.
12. Subject to Open Space, and any other applicable fees as required by Town Code.

ON THE QUESTION:

The applicant has heard, understands, and agrees to the conditions.

This proposal has been deemed a Type 2 action by the Town of Clarence, and therefore requires no further environmental review nor action under the State Environmental Quality Review Act.

Mr. Bleuer stated should the applicant choose to alter the architectural style; they can submit to the Planning Office for Town review.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED.

Meeting **adjourned** at 8:11 p.m. with a motion by Wendy Salvati.

Amy Major
Senior Clerk Typist