

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, October 2, 2024

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

Visone Co. Site Development, LLC.
Traditional Neighborhood District
and Residential Single-Family

Requests preliminary Conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space at 8560-8574 Main Street.

Item 2

Dynabrade, Inc.
Commercial

Requests preliminary Conceptual review of a proposed 90,000 square foot light manufacturing and office building at 9035 Sheridan Drive.

Item 3

The Getzoni Agency, Inc.
Traditional Neighborhood District

Requests Approval of a detached accessory structure (garage) to be located in the rear yard at 8427 Main Street.

Item 4

Mattina Development, LLC.
Industrial Business Park

Requests Concept Plan approval for a proposed commercial plaza at the southeast corner of County Road & James Ryan Parkway, SBL 44.00-1-55.

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
Daniel Tytko

Vice-Chair Richard Bigler
Gregory Todaro
Jason Lahti

Town Officials Present:

Director of Community Development Jonathan Bleuer
Junior Planner Andrew Schaefer
Councilman Paul Shear
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Michael Berger	Brian Panzer	Michele Panzer	Charles Kelkenberg
Mark Hufnagel	Ben Olivieri	Jason Utzig	Marc Velocci
Colin Brogan	Brenden Diaz	Diane Szulist	Michael Metzger
Brianne Frawley			

Motion by Gregory Todaro, seconded by Richard Bigler, to **approve** the minutes of the meeting held on September 18, 2024 as written.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 1

Visone Co. Site Development, LLC.
Traditional Neighborhood District
and Residential Single-Family

Requests preliminary Conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space at 8560-8574 Main Street.

DISCUSSION:

Mr. Bleuer introduced this project at 8560-8574 Main Street, located on the north side Main Street, east of Harris Hill Road.

The site contains six existing parcels totaling approximately 7- acres, located in the Traditional Neighborhood District and Residential Single-Family zones.

The applicant is requesting preliminary Conceptual review of a proposed mixed-use project containing multiple-family housing and commercial space. Three new structures are proposed; two three-story mixed-use structures along Main Street, and one townhome structure at the middle of the site. Two existing structures are to remain, the rear apartment building and the rear portion of the western plaza building.

This would result in a total of 49 apartments, 41 newly proposed; and a total of 20,611 sq. ft. of commercial space, 8,801 sq. ft. newly proposed.

Finally, the applicant is requesting consideration for the rear of the property be rezoned to Traditional Neighborhood District from the current Residential Single-Family zone to accommodate this proposal.

This proposal was initially on Town Board work session agendas in April and July. Due to comments received, the applicant and project architect modified the architectural style of the proposed mixed-use buildings. The proposed buildings now feature gable pitched roofs, a mixture of high-quality building materials and façade elements.

The initiation of a coordinated review under the State Environmental Quality Review Act will allow for involved agency and interested party comment.

The proposal will require a height variance from the Zoning Board of Appeals, as the proposed mixed-use buildings are over the allowable 40' tall maximum height after the introduction of the pitched roof design per the recommendation of the Town Board.

Additionally, the proposal will require Special Exception Use Permits for multiple-family housing and structures containing over 10,000 sq. ft., after Public Hearings set and held by the Town Board.

Present to represent the project were Project Engineer Michael Metzger with Metzger Civil Engineering, and Brianne Frawley, Development Manager with Visone Co. Site Development, LLC.

Mr. Metzger stated that of the three existing buildings, the one closest to Main Street on the east would be completely demolished, then to the west, the front portion of 8560 Main St. would also be demolished. The third building all the way to the rear of the site is a 6-unit apartment building and would remain.

Mr. Metzger reviewed the proposed project to this point, adding that they will need to apply for 5 Special Exception Use Permits, 1 for multi-family housing, 1 for the proposed drive-thru, and 3 for each building over 10,000 sq. ft. in a Traditional Neighborhood District (TND).

Mr. Metzger continued to review the proposed project.

Mr. Lahti noted that this proposed project is early in the process, and includes a number of steps, they are currently only looking to begin the Coordinated Review. Many of the questions that would ordinarily be asked, are more appropriate for later stages of this proposed project.

Mr. Lahti reviewed the intent of the TND per the Town of Clarence Code, noting that while that will not be reviewed tonight, it will be closely looked at as the proposed project continues through the process.

Noting that there are multiple buildings within this proposed project, Mr. Lahti stated that the Code for parking can be looked at in a number of ways and will also be reviewed throughout this process.

Mr. Lahti stated that the greenspace on the proposed site along Main Street could be increased, as Town Code requires less than 60% of impervious surface, and while it does appear that this proposed project meets that, that information should be added to the Data Table.

Referring to the parking spaces on the west side that appear to be on the adjoining property, Mr. Lahti asked for an explanation of that as well as the scale of the project.

Mr. Metzger stated that as far as the scale of the proposed project is concerned, there are several large buildings in the area including two churches, school, and an office building across the street on Main

Street. They do feel that this proposed project and the buildings within it would be consistent with the area.

Regarding the parking on the west side, Mr. Metzger explained that they have an easement with the church and will provide documentation to the Planning Office.

Chairman Sackett added that while it is true that there are several large buildings in the area of this proposed project, the fact remains that a variance is needed for the height of the buildings. There have been other three-story buildings in the town that are not as high, because adjustments were made in order to reduce the height.

Chairman Sackett asked the applicant to be sure that a variance is needed, and be willing to discuss that in detail.

In regard to Public Participation, the following residents spoke:

1. Brian Panzer of 8545 Nottingham Terrace:
 - regarding the east exit on to Main Street, what is the proximity to the driveway across the street, and if it will cause issues during peak times
 - pleased to see an improved view and layouts of the existing site

Chairman Sackett stated that though there have not been any trip generators at this time, this is one of the reasons a Coordinated Review is done, and the Department of Transportation (DOT) is included.

2. Michele Panzer of 8545 Nottingham Terrace:
 - a drive-thru was mentioned, would like to have that addressed to provide more information

With no one else wishing to be heard, Public Participation was closed for this project at this time.

Chairman Sackett explained that trip generation also deals with alignment and left hand turns.

Mr. Metzger explained that the existing driveway on the proposed site does not line up perfectly with the driveway across the street, and the existing entrance will remain and be used. With the alignment of the buildings as they are now, it makes sense for the driveway to remain as it is currently.

Mr. Metzger noted that what is shown with the two separate smaller entrances will be much more controlled and be a vast difference from what it is currently.

Regarding the proposed drive-thru, Mr. Metzger explained that this is the conceptual stage of the process, and they do not have any tenants lined up at this point. They want to make sure that they have availability for any potential drive-thru tenants that may present themselves. They will be happy to work with the Planning Board and the Planning Board Executive Committee on the mechanics of a potential drive-thru as the project progresses.

Regarding curb cuts, Chairman Sackett noted that the location of the proposed project fits when it concerns buildings, and asked Mr. Metzger if they have any idea of trip generation numbers. Chairman Sackett explained that trip generation will indicate whether the exit will produce a problem.

Mr. Metzger stated that they have not run any numbers yet, but he does believe that generally speaking, commercial projects are a much larger generator of traffic than residential. Although they are proposing more residential area than what is existing on the site, the commercial component will be reduced by 25%.

Mrs. Salvati asked for clarification that Mr. Metzger means a reduction of 25% over what is there currently.

Mr. Metzger responded yes; the site currently has just over 26,000 sq. ft. of Commercial space, and they are reducing it to just over 20,000 sq. ft. of Commercial space.

Chairman Sackett noted that these issues will be addressed in the Coordinated Review.

Mrs. Salvati pointed out that the height needs to be added to the Site Data Table.

Mrs. Salvati stated that this site is significantly overparked with a proposed 205 spaces. Reducing the parking would open the possibility for additional greenspace along Main Street.

Mr. Metzger explained that they will refine that as well, because there would be an expectation that a restaurant will be a potential tenant of the proposed project.

Mr. Metzger noted that the TND zone is geared more towards pedestrian traffic and on-street parking similar to The Hollow.

Mrs. Salvati stated that there will be businesses that are not open in the evening when a restaurant is, which would reduce the need for so much additional parking.

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 to seek Lead Agency status and **commence a coordinated review** among involved and interested agencies on the Visone Co. Site Development, LLC. mixed-use project at 8560-8574 Main Street, in the Traditional Neighborhood District and Residential Single-Family zone. This Type I Action involves the rezoning of the rear of the property to Traditional Neighborhood District, and construction of 41 multiple-family residential units and approximately 8,801 sq. ft. of commercial space.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED

Item 2

Dynabrade, Inc.
Commercial

Requests preliminary Conceptual review of a proposed 90,000 square foot light manufacturing and office building at 9035 Sheridan Drive.

DISCUSSION:

Mr. Bleuer introduced this project at 8989 & 9035 Sheridan Drive, located on the south side of Sheridan Drive, west of Main Street.

It is an existing 21.75-acre property containing a light manufacturing and office facility located in the Commercial zone.

The applicant is requesting preliminary Conceptual review of a proposed 90,000 sq. ft. manufacturing and office building at 9035 Sheridan Drive along with associated site improvements; as a campus addition to the existing business operation at 8989 Sheridan Drive.

In September, the Town Board referred the proposal to the Planning Board.

The initiation of a coordinated review under the State Environmental Quality Review Act will allow for involved agencies and interested party comment.

This proposed use requires a Special Exception Use Permit, after a Public Hearing set and held by the Town Board.

Jason Utzig with C&S Engineers, Colin Brogan with Dynabrade, and Marc Velocci with Silvestri Architects were present to represent this project.

Mr. Utzig added there they are proposing to add an asphalt parking lot for 99 vehicles.

Mr. Tytka noted that it is great to see a business in Clarence expand and grow within the Town.

Mr. Tytka asked Mr. Utzig if the frontage will remain brush along the roadside between the curb cuts.

Mr. Tytka noted that when he drove through, he noticed that the grass is overgrown and asked that they please clean it up.

Mr. Tytka asked how they will manage the stormwater when they are clearing the site.

Mr. Utzig stated that as they develop this plan, they will have an erosion control plan established that includes all of the appropriate measures.

Noting that it is early on in the process, Mr. Tytka asked if they plan to have regular construction hours.

Mr. Utzig responded yes.

Regarding the potential for sound with the neighbors, Mr. Todaro asked if the light machinery inside the building is loud enough to hear outside.

Mr. Brogan responded no; the machinery is not loud enough to be heard outside.

Mrs. Salvati asked where the septic system is located, assuming that they are planning to tie-in to the existing system.

Mr. Utzig responded that there will be a new septic system installed.

Referring to the parking, Mrs. Salvati asked why there are 99 parking spaces proposed with only 45 employees.

Mr. Brogan explained that the reason for the addition is to accommodate their subsidiaries which would include 40 from the Tonawanda location and at least 35 from Lockport.

Mrs. Salvati thanked Mr. Brogan for keeping the business and expanding it in the Town of Clarence.

Chairman Sackett commented on the proposed architecture, pointing out that they will need to discuss metal and the percentage that is on the proposed building, noting that 40% is a critical number. They will review the metal that is visible from the road, as well as from all of the angles.

Mr. Utzig explained that he has gone through an extensive study of this in preparation for this meeting, and feels that with adjustments, the front façade is close to 40%. They are struggling with the adjacent sides of the proposed building.

Mr. Utzig stated that at one of the Planning Board Executive Committee meetings they could potentially consider 50% of the linear length.

Chairman Sackett stated that at a future point, they should have a table showing the type and the percentage of material.

Discussion continued regarding the percentage and type of metal proposed. This will be discussed in detail during the concept stage, after coordinated review.

Regarding the view scape from Sheridan Drive, Mr. Bigler explained that the 50% that was previously mentioned referred to the loading dock area. What they will be looking at is the view scape from Sheridan Drive of all angles.

Mr. Utzig added that the existing building will block the proposed building.

In regard to Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Daniel Tytka, seconded by Richard Bigler that pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and to seek Lead Agency status and **commence a coordinated review** among involved and interested agencies on the Dynabrade, Inc. light manufacturing project at 8989 & 9035 Sheridan Drive. This Unlisted Action

involves the proposed construction of an approximately 90,000 sq. ft. light manufacturing and office facility in the Commercial zone.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED.

Item 3

The Getzoni Agency, Inc.
Traditional Neighborhood District

Requests Approval of a detached accessory structure (garage) to be located in the rear yard at 8427 Main Street.

DISCUSSION:

Mr. Bleuer introduced this project at 8427 Main Street, located on the south side of Main Street, west of Harris Hill Road.

It is an existing 0.65-acre property containing an existing insurance office located in the Traditional Neighborhood District.

The applicant is requesting Site Plan and Architectural approvals for the construction of a detached garage to the rear of the property. The garage is proposed to be approximately 1,300 sq. ft., and match the architectural style of the principal structure, including a brick knee wall, vinyl wall siding, metal roof, and windows with decorative shed roofs on the west side of the structure.

The Planning Board has authority to act on this request.

Charles Kelkenberg was present to represent this request, adding that they have taken steps to add some appeal to this property, they eliminated some steel that were in the original plans, giving them a good mix to fit in with the TND. They have also added some planting options.

Mr. Todaro asked Mr. Kelkenberg to describe the building and the materials that are being used.

Mr. Kelkenberg stated that the applicant is combining multiple existing points in to one location, and they have worked to make this proposed building more appealing. They have added a banding of brick ledge around the bottom of 3 sides of the proposed building. They have incorporated some windows as well as some architectural details on the roof, to enhance the view to neighboring properties. They have also called out some electrical fixtures that will be part of the final plan.

Mr. Todaro asked if it is a steel roof.

Mr. Kelkenberg responded yes; the existing structure is based off of the same elements, they will match the steel roof, include some brick detail and the remaining material will be vinyl.

Mr. Todaro confirmed that the roof will match the existing structure.

Mr. Kelkenberg responded yes.

Mr. Todaro asked what will be stored in the proposed structure.

Mr. Kelkenberg stated that it will be mainly office supplies, as well as snow and lawn equipment.

Mr. Todaro asked what the general lighting plan is for the outside of the proposed structure.

Mr. Kelkenberg stated that it is to the minimum with 4 can lights on each corner for minimal lighting, and a light above the door which is required within Town of Clarence code.

Mr. Todaro asked about landscaping on the property, referring to a letter that was submitted by Mr. Kelkenberg regarding a couple of trees that will be planted. Mr. Todaro asked if they have an overall plan.

Mr. Kelkenberg explained that they plan to utilize some of the greenspace in the front. There has also been discussion of doing some plantings between this property and the bank property. They also have some ideas for landscaping along the west side of the building to break it up some more.

Mr. Todaro noted that during the work session, they discussed the stone wall which is found along Main Street throughout the Town. There is a chance that this will come up in Landscape Review, as it would enhance the look and feel as well as the functionality of the entrance.

Mrs. Salvati added that one of the concerns is that the parking extends to the sidewalk, with no protection and 1 curb cut. While in review with the landscape committee, these are a few of the items that will be addressed.

In regards to Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Gregory Todaro, seconded by Daniel Tytka to issue **Site Plan and Architectural Approvals** for The Getzoni Agency, Inc. detached accessory structure located at 8427 Main Street per the submitted plan set dated September 11th, 2024, subject to 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. Applicant meeting the requirements of the Town of Clarence Building Department fire code compliance review, and associated conditions.
3. Any structure lighting shall comply with Town Code, be dark sky compliant and shielded to prevent spillage onto adjoining properties.
4. Buildings to be constructed per the labelled and approved materials and building materials to be used shall be of industry standard high quality for durability and appearance.
5. Building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
6. Landscape Committee approval of a final landscape plan, prior to permits being issued by the Building Department, including any planting, and stone wall details where applicable. In addition, a maintenance plan shall be submitted as part of the landscape plan to ensure

landscaping and any wall remain in perpetuity and are maintained or replaced in kind should there be any deterioration, or death and disease to plantings.

- 7. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
- 8. No unapproved outside storage or display of any kind on the property, including, but not limited to goods, materials, and debris.
- 9. Any permanent signage 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.
- 10. Subject to Open Space and any other applicable fees as required by Town Code.

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

ON THE QUESTION:

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.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED.

Item 4

Mattina Development, LLC.
Industrial Business Park

Requests Concept Plan approval for a proposed commercial plaza at the southeast corner of County Road & James Ryan Parkway, SBL 44.00-1-55.

DISCUSSION:

Mr. Bleuer introduced this project, 0 County Road, SBL 44.00-1-55 located at the southeast corner of County Road and James Ryan Parkway.

It is a recently approved 2.14-acre lot within the previously approved Cimato Industrial Business Park, located in the Industrial Business Park zone.

The applicant is requesting Concept Plan & Conceptual Architectural approvals for a commercial plaza. The plaza structure is proposed to be approximately 11,000 sq. ft., with two access points off James Ryan Parkway.

The Town Board referred this proposal to the Planning Board in October of 2022. The Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA) in January of 2023. In July of this year, the Planning Board issued a Negative Declaration under SEQRA, Subdivision approval for three sublots within the previously approved business park, and denial of the Concept plan due to proposed parking within the front yard setback. In September, the Zoning Board of Appeals issued a variance for the proposed parking within the front yard setback.

The Planning Board has the authority to consider Concept Plan and Conceptual Architecture.

Mike Berger with Sutton Architecture and Pat Sheedy with Carmina Wood Design were present as well as the applicant Joe Mattina, all to represent this project.

Mr. Berger stated that the proposed plaza will contain future leasable space.

Mr. Berger added that there have been discussions regarding the architectural features and design of the building, which they look forward to talking about.

Mr. Geasling noted that the east elevation will be highly visible from County Road, as there are no buildings to screen it, and it is in close proximity to the road. He understands some detailing has been added, it still appears very bland and monotonous. Mr. Geasling noted that there will be landscaping on the east side, but that also takes time to establish.

Mr. Berger stated that they are open to making modifications to enhance the view of the east elevation, possibly introducing some vertical elements separating the door areas in to segments, and perhaps breaking up the material of the main wall and using a mixture of high-quality materials on that wall as well.

Referring to possible cross-access to the property to the south, should a development go in there in the future. Mr. Geasling asked if that is still acceptable to the applicant.

Mr. Sheedy stated that yes; if there is a future development to the south, they would prepare and anticipate as much as they are able to for a cross-access from this proposed site.

Mr. Sheedy added that they have two opportunities to have vehicle connections. If the opportunity were to present itself, they would consider that as part of this design.

Mrs. Salvati asked where the building mechanicals will be located.

Mr. Berger noted that any outside mechanicals will most likely be on the ground, as it is a pitch-roof building.

Mrs. Salvati stated that the mechanicals will need to be screened.

Mr. Berger responded yes.

Mrs. Salvati stated that any vent piping located on the roof will need to be the same color as the roof, not white and sticking out on the roof.

Mr. Berger stated that vent pipes are a necessary part of a building and venting the mechanicals. He agreed to have them match the color of the building.

Regarding the proposed lighting, and noting that it is zoned Industrial, Mr. Todaro asked what the proposed site lighting plan is at this time.

Mr. Sheedy stated that the middle areas would be lit for safety and parking purposes. They would most likely place some poles in the proposed landscape islands. There may be some architectural lighting along the front of the building, and some security lighting along the back of the building for the man-doors.

Mr. Sheedy added that they would keep the poles and site-light fixtures to a minimum, Town code dark-sky compliant, and 15 ft. tall.

Mr. Todaro noted that because of the location of this proposed development located closer to a residential area, the security pack lighting that is normally placed over doors need to be kept at a minimum and shielded.

Mrs. Salvati asked if the lighting standards could be 12 ft. high instead of 15 ft.

Mr. Sheedy responded yes; they can be 12 ft. high.

In regard to Public Participation, no one spoke. With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Jason Geasling, seconded by Gregory Todaro to **approve** the Mattina Development, LLC. **Concept Plan**, located at 0 County Road, SBL 44.00-1-55, per the submitted drawing by Carmina Wood Design dated July 8th, 2024, and to **approve** the **Conceptual Architectural** drawings by Sutton Architecture, dated July 23rd, 2024, all subject to the following conditions being met:

1. Applicant meeting the grading and drainage standards and requirements of the Town of Clarence Engineer.
2. Applicant meeting the fire code standards and requirements of the Town of Clarence Fire Inspector.
3. Subject to Development Plan review by the Town, including a technical review of the final Development Plan by the Town Engineering Department.
4. Subject to Town Building and Engineering Departments approval prior to any permits being obtained for site work activity.
5. Subject to Highway Department approval for the proposed access to James Ryan Parkway.
6. Cross access shall be considered for any future proposed development to the south, and shall be shown on future development plan submittals.
7. Per the existing Clarence Sewer District 2 out-of-district agreement, and subject to Town of Clarence Engineering review and approval, and additional regulatory agencies, as required, for connection to the sanitary sewer system.
8. Landscape Committee approval of a final landscape plan, prior to Development Plan approval, including any planting, and dumpster fencing. In addition, a maintenance plan shall be submitted as part of the landscape plan to ensure landscaping and fencing remain in perpetuity and are maintained or replaced in kind should there be any deterioration, or death and disease to plantings.
9. Review of a lighting plan prior to Development Plan approval. 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 12' and all lighting shall be turned off no later than one hour after business hours except for necessary security lighting. Any and all security lighting shall be depicted on the lighting plan.
10. Final building elevations to be submitted as part of the Development Plan review, including the labelling of material types and colors, with the addition of detailing and material variety for any

monotonous and blank wall areas. Building materials to be used shall be of industry standard high quality for durability and appearance.

- 11. Any exterior building mechanicals shall be identified, detailed, and shielded on any future Development Plan submittals.
- 12. The building and site shall be maintained as approved, in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
- 13. Paved areas to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas, and all parking areas shall be curbed except for any pedestrian access ramp areas.
- 14. No unapproved outside storage or display of any kind on the property, including, but not limited to goods, materials, and debris.
- 15. Any permanent signage 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.
- 16. Subject to Open Space and any other applicable fees as required by Town Code.

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

ON THE QUESTION:

This proposal has previously received a Negative Declaration and subdivision approval from the Planning Board, and a variance from the Zoning Board of Appeals for the placement of parking spaces within the James Ryan front yard setback.

Mrs. Salvati stated that the easterly elevation is subject to continued review and improvements by the Planning Board.

Daniel Tytka	Aye	Jason Lahti	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye				

MOTION CARRIED.

Meeting **adjourned** at 7:56 p.m. with a motion by Wendy Salvati.

Amy Major
Senior Clerk Typist