

Town of Clarence
Planning Board Minutes
Wednesday April 18, 2012

Work Session 6:30 pm

Status of TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:30 pm

Approval of Minutes

Item 1

Frank Jurek
Agricultural Residential

Requests a Master Plan 2015 Amendment to extend the Industrial Business Park Zone at the southwest corner of Strickler and County Roads.

Item 2

Craig Tierney
Residential Single Family

Requests a Master Plan 2015 Amendment to allow Restricted Business Zoning at 9105 Main Street.

Item 3

Metzger Civil Engineering
Residential Single Family

Requests Preliminary Concept Review of a 4-lot Open Development Area at 10976 Stage Road.

Item 4

Clay Hands Pottery
Commercial

Requests a Building Permit for an addition to an existing structure at 10086 Main Street.

Item 5

Proposed Master Plan 2015 Amendment
Related to Multi-Family Residential Zoning.

Discussion.

Chairman Al Schultz called the meeting to order at 7:30 p.m.

Supervisor David Hartzell led the pledge to the flag.

Planning Board Members present:

Chairman Al Schultz
2nd Vice-Chair Wendy Salvati
Richard Bigler
Gregory Todaro

Vice-Chair Robert Sackett
Timothy Pazda
Paul Shear

Planning Board Members absent: George Van Nest

Town Officials Present:

Director of Community Development James Callahan
Planner Brad Packard
Supervisor David Hartzell
Councilman Peter DiCostanzo
Councilman Robert Geiger
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Olga and Peter Pucak	William Hoffmeister
Scott Witter	Martin Grisanti
Karen Willyoung	Florie Marinaccio
Derek Mears	Paul Wheeler
Michael Metzger	Craig Tierney
Debra Popp	Walter Wieand
Joanne Wieand	

Chairman Schultz noted that in the absence of George Van Nest, alternate Planning Board member Gregory Todaro will participate in all discussions and vote on all agenda items this evening.

Motion by Timothy Pazda, seconded by Paul Shear, to **approve** the minutes of the meeting held on April 4, 2012, as written.

ON THE QUESTION:

Although the minutes reflect Timothy Pazda as recusing himself from the discussion and vote, Deputy Town Attorney Steve Bengart suggested amending the minutes to show Timothy Pazda left the dais during the Northwoods discussion and vote.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

Chairman Schultz explained the procedure that will be followed at this meeting. Mr. Callahan will introduce each project. The applicant and the Planning Board members will discuss the project. Before any action is taken, the public will be invited to speak on the project.

Mr. Callahan provided a brief introduction for agenda Items 1 and 2 noting that they are both related to the proposed Master Plan Amendments that were referred to the Planning Board this year. Every year the Town Board hears the public comment related to the Master Plan 2015. That public comment can be in the form of specific requests for changes or consideration for goals of the community. This year

there were a number of requests and Items 1 and 2 are related to specific changes that were requested on behalf of a property owner or applicant.

Item 1

Frank Jurek
Agricultural Residential

Requests a Master Plan 2105 Amendment to extend the Industrial Business Park Zone at the southwest corner of Strickler and County Roads.

DISCUSSION:

Jim Callahan provided the history on the request noting that the property is located at the southwest corner of Strickler and County Roads. The property in question is currently vacant and zoned Agricultural Rural Residential. The applicant/owner is requesting a Master Plan amendment to allow for a zoning change to Industrial Business Park. The proposed amendment was referred by the Town Board at the annual public hearing on the Master Plan 2015 that was held on February 22, 2012.

Chairman Schultz explained that the Master Plan 2015 was published in August 2001; it is a blueprint for how land development is going to occur in the Town of Clarence. Every year it is opened up for modification, every citizen has the opportunity to propose an amendment at the annual hearing held in February. The Master Plan is the purview of the Town Board, any action taken by the Planning Board will be a recommendation to the Town Board as they make any changes to the Master Plan.

Scott Witter, of Wm. Schutt Associates, is representing the applicant. Mr. Witter explained that his client would like to change the zoning to light industrial because that is what borders it on one side of the property and that zoning is also across the street to a large extent. A letter has been submitted that discusses the benefits of the zoning change, the letter is on file.

Chairman Schultz noted that there are a lot of wetlands to the west, and although the project is not under review at this meeting, the Planning Board has seen the proposed project and it avoids the wetlands.

Mr. Shear said the proposed project indicates there would be no curb cuts on Strickler Road, just the two (2) on County Road. Mr. Witter said that will remain as Mr. Shear explained.

David Lechner, of 10305 County Road, built his home 17 years ago with full knowledge of the Master Plan. He said Strickler Road has no precedence of Industrial zoning on it, he has also determined by visiting with the Zoning Department that there is more than ample space for this proposed development in an already zoned Industrial property. So it is not a matter of a hardship on the Town that it can't grow or expand. He remembers the scope of the project being 14 potential subdivisions within the industrial zone, three of those subdivisions would back on to Strickler Road. The zoning change goes beyond the full scope of the 14 subdivisions, further south. There was another parcel that would end up being zoned Industrial outside the scope of the subdivision, that would only be fronted on Strickler Road, south of the proposed 14 locations. This could only be detrimental to the value of his property. He would like to entertain a standing Agricultural zone because there are wetlands in the Industrial zone. He is opposed to changing the Master Plan because there is no justification for it.

William Hoffmeister, of 6606 Strickler Road, asked for clarification on the proposed projects access to Strickler Road. Mr. Pazda clarified that the meeting tonight is to consider the re-zoning of the parcel, not a project for the parcel. Mr. Hoffmeister said his other concern is if a retention pond is required

would it harbor any water going to the creek because Beeman Creek can hardly handle the water that goes to the bridge, more water will make it go over the bridge. Mrs. Salvati said whatever might be developed in that area would have to have storm water management facilities that are designed to not result in flooding off the site. Mr. Hoffmeister asked for the status of the bike path that was proposed along this property, it is clarified that the bike path proposal has been put on hold.

Steven Dorn, of 6790 Strickler Road, said no matter what went in there, if the property is zoned Industrial it will be detrimental to the value of his property. He is also concerned with the amount of traffic any development would generate at an already troublesome intersection. He bought his house two years ago and lives there with his wife and baby, if this is approved and 14-15 new businesses go in, it would be terrible and not good for the community.

Sue Errick, of 6739 Strickler Road, is concerned with the traffic that will be generated and the property values in the area will decrease. The traffic at that corner is unbearable now.

Richard Van Buren, of 6719 Strickler Road, has lived there for 25 years and does not want his property value to decrease. He is concerned with the traffic and the poor condition of the roads in that area.

Mr. Witter noted that the applicant owns this property and has the right to develop it if he wishes, they do not own other land and it does not make sense for them to buy other land when they own this parcel.

Chairman Schultz noted that there is a balance between a property owner developing his land as he chooses and the neighbor's needs. The Planning Board can start developing environmental information at this meeting.

Mr. Sitter agreed that traffic is the number one issue.

Mr. Pazda asked if surrounding property values are studied in the SEQRA review. Mrs. Salvati said yes. Mr. Callahan said almost all impact statements analyze the economic value and impact associated with a particular development. Surrounding property values can be identified as a concern and the SEQRA review will then analyze the issue.

Mr. Sackett said the concerns the public has voiced at this meeting are on the record and have become part of the environmental review. This leads Mr. Sackett to believe that an environmental study should be done to address the neighbor's concerns.

ACTION:

Motion by Robert Sackett, seconded by Gregory Todaro, to **accept** as prepared the Part 1 Environmental Assessment Form (EAF) on the proposed Master Plan 2015 Amendment at County Road and Strickler Road to extend Industrial Business Park Zoning.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

ACTION:

Motion by Robert Sackett, seconded by Paul Shear, pursuant to Article 8 of the Environmental Conservation Law, to **recommend** to the Clarence Town Board to seek lead agency and initiate coordinated review and commence a 30 day comment period of involved agencies on the proposed Master Plan 2015 Amendment at County and Strickler Roads. This Type I Action involves a Master Plan 2015 amendment leading to a zoning amendment to extend the Industrial Business Park Zoning along county Road, east to Strickler Road.

ON THE QUESTION:

Mr. Sackett said the public is welcome to submit written comments to the Planning and Zoning office, those comments will become part of the review.

Chairman Schultz clarified that this action is seeking information for an environmental assessment; it is not a decision on a project.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

Item 2

Craig Tierney Residential Single Family	Requests a Master Plan 2015 Amendment to allow Restricted Business Zoning at 9105 Main Street.
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DISCUSSION:

Jim Callahan provided the history on the request noting that this is another proposed Master Plan Amendment located at the southwest corner of Main Street and Baron Road. It is existing residential property located in the Residential Single Family Zone. The project sponsor is requesting a Master Plan Amendment to allow for a zoning change to a commercial classification. The proposed amendment was referred from the Town Board at the annual public hearing on the Master Plan 2015 in February 2012.

Craig Tierney is present and representing Charlie Leaphart who owns the property. Mr. Tierney said there is much interest in the property for commercial use such as stock brokers and retailers. There is a small one bedroom house on the property. The owner is in an assisted living facility now. This is one of the last six remaining parcels on Main Street that isn't zoned Commercial on a corner.

In terms of commercial activity it would be a small business because of the size of the parcel.

Mr. Bigler asked if the applicant spoke with his neighbor, Robert Appleby, to see if he would consider rezoning his property as well. Mr. Tierney said Mr. Appleby is nearing retirement and did not want to go through an unfamiliar process. Mr. Appleby might consider requesting a rezoning of his property.

Chairman Schultz pointed out that Mr. Appleby’s parcel is being brought up to keep zoning consistent in this area on Main Street.

Debbie Popp, of 4440 Barton Road, she is not happy with this proposal because her backyard backs up to a business that has affected her and her family for years and the Town has done nothing to help her. Now a business is being proposed to the side of her property, this is entrapment. She will never be able to go outside. She is against the rezoning.

Dick Kellerman, of 4430 Barton Road, has lived there since 1949. He would like information as to what is going on as he has none currently. He looked at the Restricted Business Law and the property is too small for any use permitted by that law. Then he referred to the Development and Design Provisions section of the law and asked if and how they apply to this project. Chairman Schultz explained that the Planning Board is looking at the zoning of this parcel, not the specifics on a project. The understanding is that the applicant is looking to put an office type use there, but that could change. The lot size is small and with it not being sewerred, the level of commercial use would be very restricted. The Planning Board cannot provide details on a project because there isn’t one yet. Mr. Kellerman asked that when a project comes along will the site design standards apply as specified in the law. Chairman Schultz said any project that comes before the Town has to comply with site design standards as well as the uses within that specific zone. If a project is proposed for that parcel, Mr. Kellerman will be informed just as he was informed of this meeting.

Mr. Tierney said an addition to the east of the structure may be considered by a potential buyer. The plan is to keep the entrance on Main Street, not Barton Road. He can’t see someone buying it for residential purposes as it has been on the market for eight (8) months now.

Mrs. Salvati said the lot is so small that there cannot be a large commercial use there.

ACTION:

Motion by Paul Shear, seconded by Gregory Todaro, to **accept** as prepared the Part 1 Environmental Assessment Form (EAF) on the proposed Master Plan 2015 Amendment at Main Street and Barton Road to extend commercial zoning to the corner lots.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

ACTION:

Motion by Paul Shear, seconded by Gregory Todaro, pursuant to Article 8 of the Environmental Conservation Law, to **recommend** to the Clarence Town Board to seek lead agency and initiate coordinated review and commence a 30 day comment period of involved agencies on the proposed Master Plan 2015 Amendment at Main Street and Barton Road. This Type I Action involves a Master Plan 2015 amendment leading to a zoning amendment to extend commercial zoning to the corner of Main Street and Barton Road.

ON THE QUESTION:

Chairman Schultz clarified that this is a request to obtain environmental information; it is not necessarily a step in approval.

Mr. Shear noted that correspondence from interested neighbors can be forwarded in writing or via e-mail and will become part of the public record.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

Item 3

Metzger Civil Engineering
Residential Single Family

Requests Preliminary Concept Review of a 4-lot
Open Development Area at 10976 Stage Road.

DISCUSSION:

Jim Callahan provided the background on the project noting that it is located on the north side of Stage Road, east of Schurr Road. It is existing vacant land in the residential single family zone.

Michael Metzger, of Metzger Civil Engineering, is present and explained the proposal is for a 4-lot Open Development. The parcel is 49 acres in size and the applicant would use only 8.4 acres of that. There are State and Federal Wetlands on the parcel; however the proposal does not encompass any of the wetlands on the site. There are no floodplains on the property. The proposal meets or exceeds the criteria as far as lot size, setbacks and width for the zoning classification and the Open Development requirements. There was a previous project proposed for this site and with that there was a lot of study work done regarding archeology. There was a Stage I study done, which led to a Stage II study and that study concluded that there was need for further study on a small portion of the property. The previous project was going to incorporate the entire developable portion of the property outside the limits of the wetlands. Mr. Metzger reviewed the Stage II study to create an exact model of where the areas are that were slated for the Stage III study. There are three (3) small areas, two (2) fall entirely outside the limits of this proposed project area. The third area extends 1.6' into the plan as submitted. With a simple modification to the plan, it can stay out of that area that was slated for further study. He has contacted Nancy Hirter at the State Historic Preservation Office (SHPO) who indicated that if the limits of the project are scaled back to the point where they don't reside in the area where the Stage III study was slated, they (SHPO) would have no further concerns and will provide the applicant a letter indicating such. The project, as far as SHPO is concerned, can move forward. Mr. Metzger distributes a document dated April 18, 2012 that shows the three (3) study areas overlaid on top of the proposed project. The document is on file. Mr. Metzger will provide a revised plan showing the project boundaries lying completely outside the Stage III study area. The property line may just be skewed to avoid the area or the lot line between lots 2 and 3 may be rotated to open up lot 2 or the whole lot line could be moved south.

Chairman Schultz noted that this project will be a Planning Board action, not a recommendation to the Town Board.

Chairman Schultz asked about the access road and said he believes it is the property of the owner of the proposal. Mr. Metzger agreed. Chairman Schultz asked if the applicant has agreements with the neighbors to access that road. The access drive is approximately 70' wide and appears to have been intentionally left that way for a possible subdivision within the area. The two driveways at the homes that are on either side go into the existing pavement, they are looking into easements. The applicant will work with the owners on an arrangement. Chairman Schultz said any agreement will need to be reviewed and approved by the Town Attorney. Mr. Metzger said the applicant has no plans for the rest of the property.

Peter Pucak, of 4725 Schurr Road, asked what type of substructure will be used for these homes to go in, is it rock where blasting will be required? In the upper left-hand quadrant there is a creek and every time there is a heavy rain or a heavy snow that melts it floods the back of his and his neighbor's property. He suggested the Planning Board look into the drainage at the site. Mr. Pucak was advised the plan is available in the Planning and Zoning Office and on the Town's website.

Chairman Schultz noted that the Town Engineer was at preliminary meetings regarding this proposal and is aware of the proposal. A detailed drainage plan will be required for the proposal.

Martin Grisanti, of 11000 Stage Road, said there are nine (9) new houses on the other side of Stage Road, there are wetlands on this site and with four (4) new houses proposed for this area, he is concerned with drainage. He has not had a drainage issue in 32 years.

Emma Korte, of 10980 Stage Road, said she uses the access road and has been told for the past 18 years that the road has an address and cannot be used as a road. There has been no work done on the road in years. The owner of that road on record is still the developer, but he has since passed away. How can a developer go in and put anything back there using a road that is not a road? She has been maintaining that road because her driveway comes out on it. She has had to purchase larger vehicles with a plow so she can get out of her driveway and on to Stage Road, the Town does not plow that road. She cannot hire a contractor to plow it because she does not own it. She doesn't see how anything can move forward with all the conflicting information on the road. Chairman Schultz clarified that the Planning Board has asked for a very clear description of the property and what agreements there are with the neighbors; this will include who maintains it and how it's done. This information will be received prior to the proposal being moved forward. Ms. Korte does not have drainage issues now but is concerned with watersheds and run-offs if a development was built in the area.

Florie Marinaccio, of 4735 Schurr Road, is concerned with drainage. She also asked about taxes and if hers would increase because of this development. She bought her house three (3) years ago and cannot afford a severe property tax increase. Ms. Marinaccio is an animal rights activist and said there are many animals living at the project site that she and her fiancé enjoy every day, this proposed development will destroy their home. Chairman Schultz said the submitted plan will have the least impact on the animals.

A resident said Stage Road is a State road and this development would be a Town road, it doesn't make sense to him.

Chairman Schultz asked if Mr. Metzger had an idea for the location of the storm water management system. Mr. Metzger said he hasn't looked at it closely yet because it is so early in the project stages but will put a plan together that does not increase the peak flow from the site. The plan will be

reviewed and approved by the Town Engineer. If there is a need for a detention pond it would probably go at the north end of the property.

Mr. Sackett said if there are animals that are endangered species, he suggested Ms. Marinaccio document that and forward a letter to the NYS DEC or the Clarence Town Board. Chairman Schultz noted that this is part of the environmental review.

Mr. Shear said the EAF indicates no blasting will take place for this project.

ACTION:

Motion by Robert Sackett, seconded by Timothy Pazda, to **accept** as prepared the Part 1 EAF on the proposed 4-Lot Open Development Area located at the southeast corner of Stage and Schurr Roads.

ON THE QUESTION:

Deputy Town Attorney Steve Bengart noted that the EAF is on the Town website for the public to view at any time.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

ACTION:

Motion by Robert Sackett, seconded by Gregory Todaro, pursuant to Article 8 of the Environmental Conservation Law, to seek lead agency and initiate coordinated review and commence a 30 day comment period of involved agencies on the proposed Metzger Civil Engineering 4-lot Open Development Area at 10976 Stage Road. This Unlisted Action involves the development of a 4-Lot Open Development Area on 8.4 +/- acres in the Residential Single Family zone and to complete a Phase 3 archeological study, if need be, on the current site plan.

ON THE QUESTION:

Richard Bigler noted that an updated plan needs to be submitted by the applicant per the discussion. Gregory Todaro noted that a letter from SHPO needs to be submitted as well per the discussion.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

Item 4

Clay Hands Pottery
Commercial

Requests a Building Permit for an addition to an existing structure at 10086 Main Street.

DISCUSSION:

Jim Callahan provided the history on the project noting that it is located at the northwest corner of Main Street and Pine Ledge Drive. It is existing Commercial use in the Commercial Zone.

Wendy Salvati recused herself and left the dais because she resides in the Pine Ledge neighborhood.

David Glian, property owner, is present and explained he would like to propose a small addition to the rear of the building for his tenants. It will be used for additional storage and a private room. The addition would be approximately 400 square feet. No business will be added; the tenant will take existing tables and move them to the private room.

Chairman Schultz said on October 1, 2003 the approval was granted by the Town Board for this business. The approval stated there will be no street parking on Pine Ledge Drive; this was a condition of the agreement to run that business. The Planning Board wants the business to succeed and grow, but there needs to be a clear plan as to what the owner/tenant/business is going to do to get the parking off Pine Ledge Drive.

Mr. Glian said there is never a problem with parking during the week; the busy days are Saturday and Sunday when they have parties. Children are dropped off at the facility for the party and then picked up when party ends.

Chairman Schultz said he believes the issue is not a “drop-off” situation but a situation where cars are parked along Pine Ledge or in the right-of-way, which is a violation of the Town Code and a violation of the conditioned approval. The owner/tenant needs to find a way to meet the Town Code and to meet the condition that was set on the approval.

Mr. Todaro asked for clarification on what the addition will be used for. Mr. Glian said tables will be set up in it and parties will be held there. The business will not increase due to the addition. There will just be more room for the tables to be set up in. The addition will also be used for storage.

Mr. Pazda asked if there is any opportunity for cross access as Mr. Glian owns three connecting parcels. Mr. Glian said yes. He explained that there is parking between the Allstate building and the home that can be used at any point.

Mr. Bigler suggested the tenant notify the clients that there is no parking on Pine Ledge Drive. Mr. Glian said perhaps signs on Pine Ledge Drive would help as well. Mr. Glian is advised to discuss this with Ted Donner, the highway superintendent.

Kelly Mare understands the sensitivity of the parking issue but what is before the Board this evening is a request for an addition to the property that is not going to allow for extra capacity inside the building. There are no street signs currently that forbid parking on the side street, so people are not parking there illegally. On the weekends it is a limited short amount of time that the parking is happening. Ms. Mare said maybe the parking needs to be addressed but that is not what is before the Board right now.

Chairman Schultz said that when a condition is made on an approval, that condition has the force of law. The parking issue needs to be fixed before moving forward with this request.

ACTION:

Motion by Timothy Pazda, seconded by Richard Bigler, to **table** the request of Clay Hands Pottery at 10086 Main Street until the applicant represents that previous conditions of approval can be achieved, specifically to not allow parking on Pine Ledge Drive.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

Wendy Salvati returns to the dais.

Item 5

Proposed Master Plan 2015 Amendment Discussion.
 Related to Multi-Family Residential Zoning

DISCUSSION:

Jim Callahan explained that the proposed Master Plan 2015 Amendment related to Multi-Family Residential Zoning was introduced at the annual public hearing on Master Plan 2015. The Town Board has referred for consideration the concept of creating a multi-family residential zoning classification. As the concept would involve an amendment to the Zoning Law, the Planning Board will need to forward a recommendation for any changes back to the Town Board.

Mr. Shear said based on the information provided, he does not think the Planning Board has enough information to understand the scope of this project. He thinks it should be tabled until there is a clearer understanding of the requirements. Mrs. Salvati agreed. She went on to say that she thinks the Board is being asked to consider a stand-alone residential classification for multi-family housing. She suggested looking at what other communities do. How land is zoned within Clarence should also be looked at and where could multi-family use go, where is it allowed now and what properties might be available to accommodate it. Further clarification on what the Town Board is looking for may be needed. Mr. Pazda asked if the issue will be referred back to the Town Board for clarification.

Chairman Schultz said he would rather start developing information at the Planning Board level. Further discussion ensued and it was noted that Mrs. Salvati’s questions listed in the discussion are a good understanding of what the Town Board is looking for and a starting point in obtaining information.

ACTION:

Motion by Wendy Salvati, seconded by Gregory Todaro, to **table** agenda item #5 to provide the Planning Board the opportunity to study the request further and develop a potential recommendation.

ON THE QUESTION:

Chairman Schultz said this motion authorizes Planning and Zoning to spend some effort pulling the information together.

Mr. Sackett said the Zoning Code currently covers Multi-Family Residential Zoning, the question is whether a separate zoning would cover it better.

Gregory Todaro	Aye	Paul Shear	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Robert Sackett	Aye
Al Schultz	Aye		

MOTION CARRIED.

Meeting adjourned at 9:05 p.m.

Carolyn Delgato
Senior Clerk Typist