

Town of Union Planning Board Minutes
Tuesday, November 10, 2020

A regular meeting of the Town of Union Planning Board was held Tuesday, November 10, 2020, via Zoom Virtual Meeting Software.

Members present: L. Miller, S. McLain, S. Forster, M. Jaros,
D. Kudgus, S. Yalamanchili (Alternate)

Members absent: L. Cicciarelli, T. Crowley

Others present: Marina Lane, Sara Zubalsky-Peer, Alan Pope, Bill Walsh, Alex Urda, Al Vos, Mark Wanchisen, Students

A. CALL TO ORDER

Chairman Miller called the meeting to order at 7:00 p.m. then Ms. Lane called the roll of the Planning Board members. Lisa Miller, Sue McLain, Scott Forster, Mark Jaros, Dave Kudgus and Surge Yalamanchili (Alternate) were present and Len Cicciarelli and Tom Crowley were absent. Ms. Miller noted that there was a quorum present.

Ms. Miller then read a short announcement to the Planning Board. I, Lisa Miller, have confirmed with Counsel that this meeting is being held in compliance with Executive Order 202.1. issued by Governor Andrew M. Cuomo on March 12, 2020. The Executive Order suspends Article 7 of the Public Officers Law to the extent necessary to permit any public body to meet and take any action authorized by law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service. This meeting is being held remotely via ZOOM virtual meeting software. The public has the ability to view or listen to this meeting live via the ZOOM app, web browser and/or by telephone. This meeting is being recorded, and will be transcribed at a later date.

B. MEETING MINUTES

1. Acceptance of October 13, 2020 Meeting Minutes

Chairman Miller asked for a motion to accept the October 13, 2020, Planning Board Minutes.

Motion Made:	D. Kudgus
Motion Seconded:	S. Forster
MOTION:	Acceptance of the October 13, 2020, Planning Board Minutes.
VOTE:	In Favor: L. Miller, S. McLain, S. Forster M. Jaros, D. Kudgus Opposed: None Abstained: None Motion Carried

2. Acceptance of Public Hearing Transcripts:

A. 15 Delaware Avenue: Special Permit for Retail Sales in an Industrial Zoning District

Chairman Miller asked for a motion to accept the October 13, 2020, Public Hearing Transcript for the Special Permit for Retail Sales in an Industrial Zoning District, as written.

Motion Made: S. Forster
Motion Seconded: D. Kudgus
MOTION: Acceptance of the October 13, 2020, Public Hearing Transcript for a Special Permit for Retail Sales in an Industrial Zoning District at 15 Delaware Avenue, as written.
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

B. 1500 County Airport Road: Revision of a Special Permit to extend hours Chairman Miller asked for a motion to accept the October 13, 2020, Public Hearing Transcript for a Special Permit to extend hours, as written.

Motion Made: S. Forster
Motion Seconded: D. Kudgus
MOTION: Acceptance of the October 13, 2020, Public Hearing Transcript for a Special Permit to extend hours at 1500 County Airport Road, as written.
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

C. 301 & 349 Glendale Drive: Special Permit to Expand Outdoor Storage in an Industrial Zoning District

Chairman Miller asked for a motion to accept the October 13, 2020, Public Hearing Transcript for a Special Permit to Expand Outdoor Storage, as written.

Motion Made: M. Jaros
Motion Seconded: D. Kudgus
MOTION: Acceptance of the October 13, 2020, Public Hearing Transcript for a Special Permit to Expand Outdoor Storage at 301 & 349 Glendale Drive, as written.
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster,

M. Jaros, D. Kudgus

Opposed: None

Abstained: None

Motion Carried

C. Special Use Permit, Domesticated Chickens (Poultry), 130 Dimmock Hill Road, Bob Kashou

1. Classify as Type II Action (2,500 s.f. < 4,000 s.f.)

Ms. Lane clarified that since the area for this project is less than 4,000 square feet, the project would be classified as a Type II action under SEQRA., and does not require further review.

2. Public Hearing: Special Permit for Domesticated Chickens

Chairman Miller opened the Public Hearing for a Special Permit for Domesticated Chickens at 130 Dimmock Hill Road at 7:07 p.m.

The Planning Board members discussed the setting for the chicken coop and its distance from neighboring properties. Ms. Lane noted that there are only eight chickens and no roosters at the property. Having raised chickens herself, she noted that they do not make a significant amount of noise. In addition, there have been no complaints from any of the neighbors about the chickens. A Rural Residential zoning district is the ideal place to raise chickens. Ms. McLain asked if anyone checked the chickens on a daily basis. Ms. Lane answered that Mr. Kashou checks the coop every day.

Chairman Miller closed the Public Hearing at 7:20 p.m.

3. Vote on Special Permit

Ms. Lane read her staff report to the Planning Board. Bob Kashou submitted an application to keep ten chickens at 130 Dimmock Hill Road. The property is located in a Rural Residential (RR) zoning district, and keeping livestock, including poultry, is permitted by Special Permit. Two of the requirements associated with keeping livestock include a minimum of 3-acres and the storage of manure no closer than 100 feet from any residentially zoned lot line. Mr. Kashou's property is 20-acres, and the chicken pen is a former miniature golf enclosure, 116-feet from a house across the road, and over 200-feet from the next closest residence. There has been minimal manure stored outside, as it is offered to friends for their gardens.

Planning Department staff recommend that the Planning Board approve the Special Use Permit for Animal Husbandry to keep chickens in a Rural Residential zoning district with the following stipulation:

1. A fence, of sufficient gauge, construction and height, is required to confine the hens to the lot or a portion of the lot.
2. An accessory structure or a covered enclosure (aka coop) must be included within the fenced in area.
3. Such coop must be located at least 100-feet from any residential structure on any adjacent lot. The coop must be constructed and placed so as to minimize odor and noise.
4. The fenced area and coop must be clean, dry, and odor-free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
5. Chickens must be provided with access to feed and clean water at all times; such feed and water shall be unavailable to rodents, wild birds and predators.
6. Provision must be made for the storage and removal of chicken manure. All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. All manure not used for composting or fertilizing shall be removed.
7. The Special Permit shall expire should the property or business be sold to another entity, per § 300-66.11. Transferability:
8. A special permit is not transferable except upon approval by resolution of the issuing board.
9. This special permit shall authorize only one special use and shall expire if the special use ceases for one year for any reason.
10. The applicant shall be required to acknowledge all of the above conditions in writing prior to November 20, 2020. The applicant shall agree to follow stipulations of approval in strict accordance with the special use permit approved by the Planning Board. Changes to the use following approval may require a new special permit or site plan review, depending on the change.

Chairman Miller asked for a motion to approve the Special Permit for Domesticated Chickens at 130 Dimmock Hill Road, with stipulations.

Motion Made: S. Forster
Motion Seconded: M. Jaros
MOTION: Approval of the Special Permit for Domesticated Chickens at 130 Dimmock Hill Road, with stipulations.
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus

Opposed: None
Abstained: None
Motion Carried

**D. Special Use permit, Fill in the 100-Year Floodplain, 3903 Watson Boulevard,
Bill Walsh**

1. SEQRA Determination

Ms. Lane reviewed Part 2 of the EAF that addresses potential environmental impacts and all the environmental impacts were small to none. Per the Determination of Significance, Walsh Realty applied to resurrect a prior approval to add fill to 3.86-acres in the 100-year floodplain at 3901 Watson Boulevard (tax map number 142.14-2-25.12). The total fill project involves 7.21-acres, both in and outside of the 100-year floodplain. A Special Permit approved in 2010 to add fill in the 100-year floodplain expired due to lack of activity.

- The proposed fill project was evaluated for impacts to base flood elevation by a HEC-RAS study which showed there will be virtually no change in base flood elevations. The NYS DEC has approved the study.
- There will be no significant permanent impacts to flora, fauna, endangered or threatened species, water or the air. The wetlands on site are protected with silt fence. Although some plants and animals will be lost, the property has been previously disturbed, there are no threatened or endangered species on site, and plant and animal life will resume until there is future construction on the site.
- The fill will not significantly alter the character of the community.
- The fill will not create adverse changes to traffic, parking, or utilities.
- The approved and current stormwater pollution prevention plan is being implemented now as a portion of the fill project, that not in the floodplain, is underway per a Town-issued fill permit.
- The proposal would not create a hazard to human health. The Endicott Area-Wide Investigation DEC remediation site does not affect this site.
- Although the property is in the buffer area of potential archeological sensitivity, the ground has already been disturbed. The placement of fill will not impact archeological, historic, architectural or aesthetic resources.

Upon review of all the information submitted, the proposed fill project will not have a significant adverse impact on the environment.

Chairman Miller then asked for a motion to approve the Negative Declaration under SEQRA.

Motion Made: S. McLain
Motion Seconded: D. Kudgus
MOTION: Approval of the Negative Declaration under
SEQRA

VOTE: In Favor: L. Miller, S. McLain, S. Forster,
M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

2. Public Hearing: Special Permit for Fill in the 100-Year Floodplain

Chairman Miller opened the Public Hearing for a Special Permit for Fill in the 100-Year Floodplain at 3901 Watson Boulevard at 7:38 p.m.

During the Public Hearing, Al Vos, who lives near the project, raised questions about the impacts on the wetlands if the site is developed in the future. Ms. Lane thanked Mr. Vos for voicing his concerns and noted that if there is construction on the site, it would require a new stormwater management plan. Ms. Lane shares his concerns about development near the wetland, but she added that the developer does have the right to develop there, based on the zoning category.

Chairman Miller closed the Public Hearing at 7:37 p.m.

3. Vote on Special Permit

Ms. Lane read her staff report to the Planning Board. The maximum depth of the fill will be eight-feet, from as low as 832-feet above sea level to 840-feet above sea level maximum. A drainage culvert runs under the Norfolk-Southern Railroad, which runs along the southern perimeter of the property.

In March 2009, FEMA agreed with the results of a HEC-RAS model (hydraulic study) required by the Planning Board to show the potential impact of the fill on base flood elevations and the surrounding areas. The model showed no impact on base flood elevations, and the FEMA contractor stated that a Conditional and Final Letter of Map Revision based on Fill (CLOMR-F) will have to be submitted to FEMA when the project is complete. The NYS DEC concurred with the results on October 16, 2020, confirming that the data used was the most accurate to date, and that per DEC regulations, the project does not require a no-rise hydraulic analysis.

The U.S. Army Corps of Engineers approved a Preliminary Jurisdictional Determination for the wetlands on site in April of 2009. The wetland delineations were re-evaluated this August 2020. The proposal protects the wetlands with a 10-foot buffer and silt fencing, per the approved 2010 site plan. The Stormwater Pollution Prevention Plan (SWPPP) was approved and a current State Pollutant Discharge Elimination System (SPDES) permit for the total fill footprint of 7.21-acres covers the project area.

The 26.26-acre property is zoned Neighborhood Commercial, and the owners would like to add the fill, while it is available, for potential future development. The property is subject to a 239-Review because it is located along County Route 56, a portion of Watson Boulevard. The Broome County Planning Department commented that the full implications of the project, including future development, should be considered. The NYS DOT has no comments, provided the proper approvals from the NYS DEC and the Town of Union are obtained. The Broome County Engineering Department commented that they do not normally recommend adding fill to the floodplain, but acknowledged the results of the hydraulic study that the proposed fill site does not produce any increase in water surface elevations through the project or in upstream locations for any flood event.

The Planning Department recommends approval of the Special Permit with the following conditions:

- 1) The addition of the fill shall meet the requirements of Town Code 121, Flood Damage Prevention.
- 2) A buffer of a minimum of ten feet shall be maintained between the toe of slope and any wetland determined to be preliminary jurisdictional by the U.S. Army Corps of Engineers.
- 3) Silt fences shall be maintained around the perimeter of each project area until the site is fully stabilized against erosion. A double silt fence system shall be maintained around the perimeter of the larger wetland, designated Wetland G in the wetland report by Barnes-Williams Environmental Services.
- 4) Prior to any construction on the site, a Final Letter of Map Revision based on Fill (CLOMR-F) will have to be submitted and approved by FEMA.
- 5) No fill may be placed outside of the areas approved by the Stormwater Pollution Prevention Plan without an Addendum, to be reviewed and approved by the Town's Engineering Consultant.
- 6) Any requests in the future to add fill to those areas in the 100-year floodplain outside of the 7.21-acres delineated by this Special Permit must be approved through the Special Permit process.

Chairman Miller called for a motion to approve the Special Permit for Fill in the 100-Year Floodplain at 3901 Watson Boulevard, with stipulations.

Motion Made: D. Kudgus
Motion Seconded: S. McLain

MOTION: Approval of the Special Permit for Fill in the 100-Year Floodplain at 3901 Watson Boulevard, with stipulations.

VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

E. NYSEG Gas Regulator Station Replacement, 518 Day Hollow Road, Dan Wisser

Mark Wanchisen introduced himself as the representative who was filling in for Dan Wisser at the meeting. Ms. Lane explained that the Planning Board will go through the environmental review first. She read a brief description of the project. NYSEG is updating their gas regulator equipment and in doing so they have proposed to demolish two existing regulator station buildings and replace them with a single regulator station building. The total acreage of the property is 0.54-acres and the total area of the enclosure is 0.10-acres. The total acreage to be physically disturbed is 0.05-acres. Ms. Lane noted that the action is consistent with zoning regulations because public utilities are permitted in all zoning districts.

1. Declare Lead Agency

Chairman Miller then asked for a motion to Declare Lead Agency.

Motion Made: S. McLain
Motion Seconded: D. Kudgus
MOTION: Approval to Declare the Planning Board as Lead Agency
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

2. Classify the Project as an Unlisted Action

Chairman Miller then asked for a motion to classify the project as an Unlisted Action.

Motion Made: S. McLain
Motion Seconded: D. Kudgus
MOTION: Classify the project as an Unlisted Action
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None

Motion Carried

3. SEQRA Determination

Ms. Lane reviewed Part 1 of the Environmental Assessment Form. The building will look like a garage so it is consistent with the predominant character of the existing landscape. The building is not within a critical environment and it will not increase traffic. It will meet with the state energy code requirements. The building will not connect to an existing public/private water supply and the building is located in an area that could potentially be archeologically sensitive area. There is a stream that bisects the middle of the property, but the project will not encroach into any existing wetland or waterbody. There are no species of animal or habitat that will be impacted by the project. The project is not in the 100-year floodplain. The project will not create storm water discharge. The proposed action will not require the construction of a retention pond. The site has not been used for solid waste management. There has been no remediation of hazardous waste at the site.

Ms. Lane reviewed Part 2 of the EAF and all the environmental impacts were small to none. Per the Determination of Significance, NYSEG's project to demolish two existing gas regulator buildings and construct a single 366 square-foot building on a 0.54-acre lot at 518 Day Hollow Road was reviewed for potential significant adverse environmental impacts. The project also requires a side setback variance of 15-feet, as the building may be as close as 5-feet to the side property line.

-The proposed building replaces existing buildings, which are adjacent to residential uses. It will not create adverse changes to traffic, parking, or utilities. There will be no significant permanent impacts to flora, fauna, endangered or threatened species, water or the air.

-It will not significantly alter the character of the community. There will be a temporary increase of noise during construction; and when in operation, the gas regulator building emits a hissing sound that is mitigated by directing building vents toward the road and rear of the property, away from adjacent residences. There is no lighting associated with the building except a single light outside, turned on when the building is being serviced, and one inside.

-The variance will not impact the neighborhood. The variance requested is a worse-case scenario, and the building may be constructed anywhere between 5 to 15-feet from the property sidelines. It will be similar to existing garages in the neighborhood.

-West Creek runs through the property, north of the location of the buildings. It will not be impacted by the building.

-The new building will not increase the potential for flooding or erosion. There are no wetlands in the vicinity.

-The proposal would not create a hazard to human health. The Endicott Area-Wide Investigation DEC remediation site does not affect this site.

-Although the property is in the buffer area of potential archeological sensitivity, the ground has already been disturbed. The replacement of existing buildings will not impact archeological, historic, architectural or aesthetic resources.

Upon review of all the information submitted, the proposed gas regulator building will not have a significant adverse impact on the environment.

Chairman Miller then called for a motion to approve the Negative Declaration under SEQRA.

Motion Made: D. Kudgus
Motion Seconded: M. Jaros
MOTION: Approval of the motion for a Negative Declaration under SEQRA.
VOTE: In Favor: L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

3. Area Side Setback Variance – Advisory Opinion to the ZBA

Ms. Lane read her staff report to the Planning Board. Dan Wisner, on behalf of NYSEG, submitted an application to replace two aging regulator station buildings with one new building at 518 Day Hollow Road. The property is located in a Suburban Single Family zoning district and the Public Service use is permitted. A non-residential building use requires a 20-foot side setback. The precise placement of the building will depend on conditions on the ground at the time of installation, but will be no closer than five-feet from the east property sideline and no closer than ten-feet to the west property sideline. Therefore, the application is for a fifteen-foot area variance from the twenty-foot side setback.

Planning Department staff recommends that the Planning Board recommend to the ZBA:

1. a variance of fifteen-feet for a five-foot side setback to the east property sideline, and
2. a variance of ten feet for a ten-foot side setback to the west property sideline.

There are a number of existing homes and garages in the neighborhood that fall within the five-foot setback, so the variance would not be out of character.

If the Zoning Board of Appeals grants the side setback variances, the project will advance to the Planning Board for site plan review. A requirement of site

plan approval would be that the applicant, NYSEG, submit an as-built plan following completion of the project.

Mr. Forster questioned the need for the two variances because the building does not appear to be that big. Ms. Lane answered that the building is going to be anywhere from five to fifteen feet from the property sidelines. Mr. Wisner is not certain about where they will have to place the building until they dig underground and look for everything. Therefore, Mr. Wisner is asking for larger variances than are actually needed, so that there is some leeway when the building is built.

Ms. Lane said that there are additional safety features with the new regulator building. There will be two safety relief valves on the site to release pressure buildups. These will be structures at the back of the lot, and there is also a 35-foot Class 4 wood pole which will house an antenna that will send a signal back to NYSEG's Energy Control Center. The antenna setup is intended to notify NYSEG in real time if there are any negative effects at the site. The Planning Department will do a minor site plan to approve the antenna once the site plan is approved. Mr. Forster asked how high the antenna would be. Mr. Wanchisen answered that the antenna would be about ten feet shorter than those used for roadside poles.

Chairman Miller asked for a motion to recommend approval of the area variance of fifteen-feet for a five-foot side setback to the east property sideline at 518 Day Hollow Road by the Zoning Board of Appeals.

Motion Made: D. Kudgus
Motion Seconded: M. Jaros
MOTION: Recommendation of approval of the area variance of fifteen-feet for a five-foot side setback to the east property sideline at 518 Hollow Road by the ZBA.
VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

Chairman Miller asked for a motion to recommend approval of the area variance of ten-feet for a ten-foot side setback to the west property sideline at 518 Day Hollow Road by the Zoning Board of Appeals.

Motion Made: D. Kudgus
Motion Seconded: S. McLain

MOTION: Recommendation of approval of the area variance of ten-feet for a ten-foot side setback to the west property sideline at 518 Hollow Road by the ZBA.

VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

F. Salt Storage Project, Transfer of Special Use Permits, 420 Scarborough Drive, Ray Lohmeyer to Daniel Carlin

Ms. Lane explained that in 2019 Ray Lohmeyer was thinking about buying the property when the special permits required for a snow removal business were approved. Now Mr. Lohmeyer is not buying the property but he is in business with Dan Carlin. Therefore, to keep the records clean, we are formally transferring the special permits to Dan Carlin as the property owner.

1. Transfer of Special Permit for Floodplain Development

Chairman Miller called for a motion to approve the transfer of the Special Permit for Floodplain Development at 420 Scarborough Drive, from Ray Lohmeyer to Daniel Carlin, with stipulations.

Motion Made: S. Forster
Motion Seconded: S. McLain
MOTION: Motion to approve the transfer of the Special Permit for Floodplain Development at 420 Scarborough Drive, from Ray Lohmeyer to Daniel Carlin with stipulations.

VOTE: **In Favor:** L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus
Opposed: None
Abstained: None
Motion Carried

2. Transfer of Special Permit for Outdoor Operations and Storage

Chairman Miller asked for a motion to approve the transfer of the Special Permit for Outdoor Operations and Storage at 420 Scarborough Drive from Ray Lohmeyer to Daniel Carlin, with stipulations.

Motion Made: S. Forster
Motion Seconded: D. Kudgus
MOTION: Motion to approve the transfer of the Special Permit for Outdoor Operations and Storage at 420 Scarborough Drive, from

Ray Lohmeyer to Daniel Carlin, with stipulations.

VOTE:

In Favor: L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus

Opposed: None

Abstained: None

Motion Carried

H. Other Such Matters as may properly come before the Board

Ms. Lane addressed Alan Pope, the town attorney, regarding the Homestead Village PUD. Mr. Pope had advised Ms. Lane that the Planning Board should rescind the approval of the PUD Development Plan because CSI has decided not to build at 16 Beech Street. Subsequently, Mr. Walsh asked if there was a way that the Planning Board can do a simple amendment to the original PUD to include 12 Beech Street. Ms. Lane noted that in 2007 she was new to the Planning Department and had not included the 12 Beech Street Property in the Homestead Village PUD; however, the property should have been included because it is too small to stand as a PUD on its own. Therefore, when the CSI project was presented to the Planning Department, Ms. Lane, Ms. Golazeski, and Ms. Zubalsky-Peer decided to include 12 Beech Street in the Homestead Village PUD Development plan. Ms. Lane feels that since this is a correction to the PUD and does not include a new use to the PUD, she would like to treat it as an amendment. She noted that the Foot Golf Course, the Pole Barn, the expansion of the Spa and the Spa parking lot were approved as PUD amendments because they were not changing uses in the PUD. However, because the CSI project intended to add a new use to the PUD, it triggered the whole PUD review process. Ms. Lane noted that the amendment would still require a 239-review, an application form, and a SEQRA review; however, she believes that the amendment to add 12 Beech Street is not something that the Town Board needs to review.

Ms. Lane added that the Planning Board will still have to rescind the Homestead Village PUD Development Plan that they just approved. She added that an alternative would be to include 12 Beech Street in the PUD when another application is submitted. Mr. Pope noted that he would check the procedural steps to add 12 Beech Street to the Homestead Village PUD as an amendment, and he agreed to get back to Ms. Lane and the Planning Board about this matter.

Mr. Forster received a notice in the mail about a proposed Patterson Creek Bridge project which is adjacent to the approved senior housing development at 609 Hooper Road. He said that the new bridge will have a sidewalk only on the east side of the bridge. Mr. Forster suggested that a sidewalk should be added to the west side of the bridge. He feels it makes sense to make provisions for the possibility that the Town of Union would add a sidewalk due to the senior apartment building being built near the bridge. Other members of the Planning Board agreed with Mr. Foster's suggestion. Ms. Lane noted that she would

contact Leslie Boulton at the Broome County Engineering Department about Mr. Forster's suggestion about a sidewalk on both sides of the Paterson Creek Bridge.

I. Adjournment

Chairman Miller asked for a motion to adjourn the meeting at 8: 38 p.m.

Motion Made:	D. Kudgus
Motion Seconded:	M. Jaros
MOTION:	Adjourning the meeting.
VOTE:	In Favor: L. Miller, S. McLain, S. Forster, M. Jaros, D. Kudgus Opposed: None Abstained: None Motion Carried

Next Meeting Date

The next meeting of the Planning Board is tentatively scheduled for Tuesday, December 1, 2020, at 7:00 p.m.

Respectfully Submitted,
Carol Krawczyk