

**MINUTES OF A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, SEPTEMBER 15, 2015
7:00 PM; VILLAGE HALL, CONFERENCE ROOM B**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Patrick McCormick
Kevin O'Donoghue
William Wall

ABSENT

Laura Nobles

QUORUM, 4 Present, 1 Absent

OTHERS

Mayor Thomas Freeman
Trustee Robert Hayes
Anthony Cappello, Code Enforcement Officer
Kurt Rappazzo, Civil Engineer, MRB Group

PASSERO ASSOCIATES, ROCHESTER

Jess Sudol, Site Engineer
Matthew Newcomb, Civil Engineer

PATHSTONE, ROCHESTER

Amy Casciani, Sr. Real Estate Developer
Robert B. Cain, Real Estate Developer

GUESTS

1. Robert Austen, 5 Hal Bar Road
2. Beth Bailor, 2550 Avon Geneseo Road
3. Scott Baker, 400 Rochester Street
4. Kenneth Barbary, 56 Lacy Street
5. Christine Bird, 120 Pole Bridge Road
6. Scott Bird, 120 Pole Bridge Road
7. Patricia Bruckel, 64 Lacy Street
8. James Blye, 1943 Dutch Hollow Road
9. Thomas Bartolini, 73 Temple Street
10. Thomas Bruckel, 64 Lacy Street
11. Marilyn Borkhuis, 40 Reed Street
12. Richard Burke, 128 Clinton Street
13. Janis Cole, 312 Genesee Street
14. Katherine Davidson, 41 Hal Bar Road
15. Richard Davidson, 41 Hal Bar Road
16. Diane Deane, 232 Commerce Drive
17. Charles Dempsey, 126 Lake Road
18. Cathy Dickinson, 50 Clinton Street
19. Danielle Driscoll, 133 East Main Street
20. June Faugh, 77 North Avenue
21. James Harrington, 157 East Main Street
22. Barbara Ippolito, 48 North Avenue
23. Kenneth Ippolito, 48 North Avenue
24. Durinda LaBarbera, 43 Hal Bar Road
25. Joanne Leaky, 49 Bronson Avenue
26. Wendy Leaky, 180 Clinton Street
27. David Masten, 87 Reed Street

SWBR ARCHITECTS, ROCHESTER

Joseph Gibbons, Architect AIA

- 28. Julie Masten, 87 Reed Street
 - 29. Barbara McCormick, 252 Genesee Street
 - 30. Janis McMIndes, 450 Wadsworth Avenue
 - 31. Richard Neth, 287 Spring Street
 - 32. Mary Nevin, 45 Hal Bar Road
 - 33. William Nevin, 45 Hal Bar Road
 - 34. Ericka O'Brien, 73 Temple Street
 - 35. Vicki Ossont, 219 Wadsworth Avenue
 - 36. Amy Peri, 128 High Street
 - 37. David Piampiano, 42 North Avenue
 - 38. Sandra Piampiano, 42 North Avenue
 - 39. Jane Safran, 2904 Avon Geneseo Road
 - 40. Kathy Salvati, 219 Commerce Drive
 - 41. Tami Snyder, 324 River Street
 - 42. Deborah Spratt, 2133 North Littleville Road
 - 43. Kathy Torregiano, 13 Carriage Lane
 - 44. Bettye Valentine, 5166 Lake Road
 - 45. Jerry Valentine, 5166 Lake Road
 - 46. Autumn Welch, 37 Genesee Street
 - 47. Kyle Whitford, 140 Pole Bridge Road
 - 48. Kathy Wiard, 22 Oak Street
 - 49. Ann Younger, 93 High Street
- * signed-in

WELCOME

Drozdziel welcomed guests and said the Board would work through its agenda. PathStone would, he added, have a presentation on Country Hill Estates, the 60-unit, multi-family apartment complex they proposed building off Clinton Street across from the Avon Nursing Facility and behind the Avon Town Plaza.

Drozdziel asked guests to be respectful and orderly. The Board, he said, would answer questions and listen to comments.

II. APPROVAL OF THE MINUTES

O'Donoghue moved for approval of the minutes of the August 18, 2015, meeting, seconded by McCormick. Voting in favor were: Drozdziel, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

IV. NEW BUSINESS

A. Party Barns

- Did the Village wish to:
- "Cut & paste" the Town of Avon's code on party barns
 - Create their own, or
 - Not address the matter in the code

Drozdziel asked Cappello if he had anything for them to review.

“Nothing yet,” Cappello answered.

III. OLD BUSINESS

A. Country Hill Estates

Zoning reclassification requested

Change from Agricultural to Planned Residential Development District (PRDD)

PRDD’s shorter setbacks needed to accommodate the project’s 60 apartment units

Status of Clinton Street Extension & second detention pond uncertain

PathStone & Passero had introduced Country Hill Estates to the Planning Board as a 45-unit project on five acres April 7. A more detailed presentation followed July 28 with the size of the site having increased to seven acres.

PathStone & Passero next appeared before the Village Board August 17, telling Trustees they’d gone from 45 to 60 units and added a second detention pond. PathStone & Passero asked the Trustees to refer their project back to the Planning Board for zoning reclassification consideration.

Richard E. Martin of 14 Five Lot Lane owned 27 acres, beginning behind the Hal Bar Road properties and extending east to Pole Bridge Road, the land was zoned Agricultural (A). PathStone had an option to buy a portion of that land.

But, PathStone needed to have their Country Hill Estates site rezoned to Planned Residential Development District, the PRDD’s shorter setback requirements giving them the room they’d need for their 60 units.

Those units, Newcomb rehashed, would be 1-, 2- and 3-bedrooms. Tentative plans also called for a clubhouse, community garden and east and west regional stormwater management facilities (detention ponds).

PathStone had talked about extending Clinton Street up and around the Avon Town Plaza north to Dream Valley Boulevard and the signalized intersection with East Main Street.

The development corporation had provided revised maps showing Clinton Street’s extension, but during their presentation Newcomb admitted PathStone would have to secure grant funding and State Environmental Quality Review (SEQR) approval to go through with the extension – and to add that second detention pond.

Newcomb reiterated PathStone was asking for rezoning to PRDD, but pointed out PRDD was what was in the Village’s Comprehensive Plan.

Comprehensive Plan calls for Extension
Of Clinton Street to Pole Bridge Road
By the Developer

The Village's Comprehensive Plan, on page 32, said:

C. Multi-Family Residential

While not a new district, the multi-family residential district is proposed to be expanded to include a new area south of Routes 5&20 and roughly bounded by Pole Bridge Road to the east, Hal Bar Road to the west, the commercial zoned area to the north and a proposed Clinton Street Extension to the south.

A roadway connection should also be made from Clinton Street to the existing commercial plaza just south of Routes 5&20. The proximity to the school district and the commercial area make it an ideal location for additional higher density residential housing.

Part of the stipulation for developing this land should be that the developer installs the extension of roadway that would link Clinton Street to Pole Bridge Road. Both sides should have sidewalks to promote multimodal connectivity.

Zoning Code calls for 20-acre minimum

For Planned Residential Development Districts

Furthermore, Chapter 30, Article XIII of the Municipal Code, ***PLANNED RESIDENTIAL DEVELOPMENT DISTRICT***, Section 30.133 ***General Requirements***, stated:

3. Under normal circumstances, the minimum area requirement to qualify for a Planned Residential Development District shall be twenty (20) contiguous acres of land. Where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this article, projects with less acreage will be considered.

Apartment Size & Storage Closets

Clubhouse Appearance

Of Country Hill Estates' 60 units:

23 would be single-bedroom units	with	745-square feet
19 would be 2-bedroom	with	1090-square-feet
18 would be 3-bedroom units	with	1300-square-feet

Gibbons told Planning Board members six of the apartment units would be handicapped accessible while two others would be built for hearing- or visually-impaired residents.

The units, he continued, would be extremely energy efficient with high insulation values, requiring 30 percent less energy to heat than a single-family home.

The clubhouse's exterior would have a cultured stone veneer with a wrap-around portico, vinyl, double-paned windows and would house the laundry room, Gibbons said. Each apartment would have a laundry hook-up as well.

Responding to a question from McCormick, Gibbons said the apartments would be on concrete slabs rather than having basements. Storage had been a concern and Gibbons said:

- 1-bedroom apartments would have a 30-square-foot storage closet
- 2-bedroom apartments would have a 40-square foot storage closet, and
- 3-bedroom apartments would have a 50-square-foot storage closet

Fire Truck Accessibility

of Parking Spaces Questioned

Could a fire truck maneuver around Country Hill Estates? Drozdziel asked.

Yes, that was in the engineer's report, Newcomb responded.

What about fire hydrants? Drozdziel followed-up.

There would be an adequate number for project's 60 units. Newcomb said.

Country Hill Estates offered 1.6 parking spaces per unit, O'Donoghue observed. Was that typical for this type of project? he asked.

Yes, Newcomb said, adding while the breakdown worked out to 1.6 spaces per unit, Passero had actually figured one space per unit for the 1-bedroom apartments and two spaces each for the 2- and 3-bedroom apartments.

Was the clubhouse intended strictly for the use of residents or could the public use it as well (as at Avon Commons)? Trustee Hayes asked.

The residents, Gibbons said.

The photos the Board had looked at at their July 28 meeting showed motorcycles on the sidewalks and laundry hanging in backyards of some units, McCormick recalled. The Board had been told the site manager had been on vacation.

With Country Hill Estates, motorists on Clinton Street would be looking at the backs of the units, what would they be seeing? McCormick wondered.

The site manager and site maintenance person would alternate days on duty, Casciani said. If someone was missing, there could be a problem. But, as for the photos from the July 28 meeting, Casciani said Kathryn Bryan, Sr. Vice President for Property Management, had been at that meeting and had taken care of the motorcycle and laundry issues. Casciani didn't think Board members would be seeing them again.

PathStone was looking for additional grant funding to extend Clinton Street, Drozdziel noted, asking what was their plan today?

There were no guarantees, Newcomb stated.

And, PathStone had been looking at costs, too, Cain added. As for the detention ponds, they fit in with Community Development Block Grant (CDBG) funding. He considered that funding feasible and within reach.

So, was the east regional stormwater facility in or not? Drozdziel asked.

The second pond was in PathStone's CDBG application, Cain answered.

Was the site manager at April Meadows in Geneseo last week? Wall asked, because he had been there and seen the same things they'd seen in the July 28 photos.

And, a woman from the audience chimed-in, saying she had seen a car up on blocks with the wheels off at the Creekside Clearing project in Lakeville.

PathStone had addressed the concerns raised at April Meadows, Cain contended.

Country Hill Estates had grown in size and density since the April 7 presentation, Drozdziel noted.

But, the density was still well under what was set forth in the Code, Newcomb assured him.

PathStone had increased Country Hill Estates from 45 to 60 units (a 33 percent increase), but only increased the size of the site a little, Drozdziel countered.

The number of units was still well below what the Code allowed for the acreage under Planned Residential Development District, Newcomb maintained.

PathStone was asking for PRDD, but the Code also said 20 contiguous acres were required to qualify for such a district, Drozdziel pointed-out. Country Hill Estates didn't meet that criteria.

Street Lighting**Rain Gutters with Catch Basins**

Moving on, Newcomb assured Board members PathStone & Passero could work with the Village on street lighting. Whether the developers had planned granite or concrete curbs had been asked before, concrete being the response, but Newcomb now said their plans called for rain gutters with catch basins.

With their "Regional Stormwater Facilities," did PathStone anticipate them just handling drainage from the 60-unit Country Hill Estates project or from the entire area? Drozdziel asked. At this point, PathStone & Passero hadn't worked with Village engineering consultants, the MRB Group, on that yet, Newcomb responded.

Discussing the East Regional Stormwater Facility – that may or may not exist? McCormick ventured.

Right, Newcomb concurred.

Would you be willing to put up a bond to ensure the roadway is extended around the plaza to Dream Valley Boulevard? Wall asked.

Newcomb couldn't answer that.

But Casciani said she didn't know how any developer could be expected to build a road that size, adding the Village would be expecting a lot from PathStone to put up a bond to ensure its completion.

But, if PathStone didn't finish the road, the taxpayers would have to pay for it, Wall pointed out.

The bar had been set, Mayor Freeman added, and PathStone was falling short. Traffic was an important issue for the residents there that night as well as the community-at-large.

The road benefits the Village more than the development, Casciani returned.

Why not build more of the smaller Type A buildings along Clinton Street (2-story, 6-unit, 3,500-square-foot buildings) rather than the larger Type C buildings (2-story, 6-unit, 4,700-square-foot buildings)? McCormick asked, pointing out that would leave more room along the road.

They could look at that, Newcomb allowed.

Storage – July 28 Photos**Showed Bicycles and Toys in the Bushes**

We all have stuff, Drozdziel said, adding he himself had "lots of stuff." Where was the outdoor storage for the motorcycle, bicycles and Christmas tree at Country Hill Estates?

PathStone couldn't exceed a certain square footage and, for a single bedroom apartment, that was 745-square-feet, Gibbons asserted.

But, Chapter 30.133 of the Municipal Code said, "Accessory uses, such as private garages, storage spaces, recreational and community activities, shall also be permitted as appropriate to the Planned Residential Development District."

Drozdziel pointed that out, that the PRDD section of the Code mentioned storage and suggested what PathStone & Passero had presented fell short.

We can look into a storage building, Casciani conceded.

If PathStone could have garages at their housing project in Gates, why not here? Drozdziel asked.

Gates had been built in 2004, Casciani responded, funding sources had changed.

Traffic Volume

PathStone & Passero compared the Country Hill Estates apartments to single-family homes, Newcomb said. While you might expect six to nine trips per day from a single-family home, they expected just two to three trips per day from their units.

But, with the extension of Clinton Street up in the air at this point, those two or three trips per day from each of Country Hill Estate's 60 units would be coming down Hal Bar Road and Clinton Street, McCormick pointed out.

And, what about pedestrian safety? Drozdziel added.

As for pedestrian safety, Newcomb said they had planned a stop sign on Clinton Street at Country Hill Estates.

National Grid had an easement where the tree line was now, McCormick noted.

As for the Country Hill Estates lighting, Gibbons said the lighting sconces on the backs of the building would have a downward slant.

Had Hurlbut, the owners of the Avon Nursing Facility, been notified of PathStone's plans? McCormick asked.

Newcomb couldn't answer, but Casciani said PathStone hadn't contacted the nursing home.

Anything else? Drozdziel asked of the PathStone & Passero representatives. When nothing was offered, he said the Board would field questions, encouraging open, honest and direct conversation.

Questions & Answers

Tax Implications

Tami Snyder, 324 River Street, Assessor

Tami Snyder, Town & Village Assessor, thanked Casciani for the presentation then asked if PathStone had purchased the property, yet?

No, Casciani responded, but they had an option on it.

What was the estimated cost of the project? Snyder followed-up.

\$13.6 million, Cain answered.

Had any other projects been funded by the county or with a Payment in Lieu of Taxes (PILOT) program? Snyder asked.

PathStone could request a PILOT program for Country Hill Estates, Casciani ventured.

PathStone's projects in Geneseo, Clayton Heights and April Meadows, had PILOT programs, Snyder said, and those PILOT's exempted them from property taxes for 10 years.

Country Hill Estates should generate \$240,000 in property taxes, but, with a 581A exemption, the property tax revenue would only come to \$17,000, Snyder estimated.

They had a similar housing project in Caledonia, the Assessor continued, it was a \$500,000 project on which they collected just \$5,700 in property taxes.

The taxpayers of Avon, Snyder contended, could not afford Country Hill Estates, if there was a PILOT program in place.

The Village tax rate was \$6.14 per \$1,000 of assessed valuation while the school tax rate was \$24.19 per \$1,000 (24.187927).

Wildlife Implications

Scott Bird, 120 Pole Bridge Road

Much of the Country Hill Estates site was wooded, Scott Bird of 120 Pole Bridge Road noted, and much of those woods would likely have to come down to accommodate the apartment complex.

Just enough to construct the road, Newcomb said.

But, much more of the woods in that area would be cleared to make way for Avon Central School District's solar array project, the largest array in western New York for any school system with 5,000 solar panels. The solar project site was just south of the Country Hill Estates site.

Bird said he sometimes counted as many as 20 deer crossing his back yard and wondered what, if any, consideration had been given to the deer population. Had anything been planned for the wildlife?

Pedestrian Safety - Children Traveling to School**Taxes Sufficient for Services?****Westfall, Bailor & Valentine**

Country Hill Estates would be, Robert Westfall of 207 Genesee Street pointed out, close to three schools and that concerned him, adding he had three grandchildren in school.

Besides which, there would likely be another 60 children attempting to cross Clinton Street from the apartment complex to school, Beth Bailor of 2530 Avon-Genesee Road said.

There would be a crosswalk from where Country Hill Estates' sidewalk ended over to the school's side of the street, Newcomb said, but added PathStone & Passero were open to suggestion, he added.

There could be as many as 100 more vehicles making two to three trips per day from Country Hill Estates, Bailor pointed out. And, where would the kids get on the bus? she asked (children grades 5 through 12 would likely walk while children grades K through 4 would likely be bused).

And, who would pay the school taxes for all those children living in Country Hill Estates's 60 apartments? Betty Valentine of 5166 Lake Road asked.

PathStone would be paying school taxes on the apartment complex, Casciani said.

Under a 581A classification, Country Hill Estates would be paying an estimated \$50,000 per year in property taxes with \$7,000 to \$9,000 of that in school tax, Cain added.

\$7,000 for that whole complex? Bailor asked.

Valentine's daughter was a school teacher and she had a friend in Genesee who said the Food Pantry was at the April Meadows complex there "all the time."

Casciani said she couldn't address that.

At the Creekside Crossing complex in Lakeville, the motorcycle on the sidewalk didn't give a "neat appearance," Valentine remarked.

Density & Drainage**Thomas Bartolini, 73 Temple Street**

When PathStone & Passero were talking about "density" of housing, were they talking about just the Country Hill Estates project or the whole area? Thomas Bartolini of 73 Temple Street asked.

The density was based just on Country Hill Estates' 7.2 acres, Newcomb responded.

Bartolini said he had a problem with water, that an inch of rain could produce 25,000 gallons of water. Could residents down the hill from Country Hill Estates handle what the project would create?

Certainly, Newcomb responded, added they had analyzed what was happening.

He could make statistics tell him anything he wanted, Bartolini said, but they had to deal with reality - what would actually be happening - and take responsibility for that. He said his across-the-street neighbor had gotten flooded out in the July 28, 2014, rain storm and he had gotten flooded out himself.

As for school taxes, three typical homes in Avon generated \$7,000 in school taxes and, with Country Hill Estates, we'd have 60 apartments producing that same \$7,000

Quality of Life to be Impacted

Durinda LaBarbera, 43 Hal Bar Road

When the Village's Zoning Board of Appeals considered a variance application, the Board had to determine whether an undesirable change would be produced in the character of the neighborhood.

Country Hill Estates would take down trees, making her look at parking lots and apartment back porches, LaBarbera remarked.

LaBarbera had grown up in West Brighton and she and her family had moved to Hal Bar Road six years ago and they'd been told the fields and woods behind their home were owned by the Village and would remain "forever green," that, obviously, hadn't been true, LaBarbera said.

They had liked the idea of the fields and woods, places for her son to play and explore. Country Hill Estates will affect the quality of their lives, she said.

Monroe County, LaBarbera said, had great public transportation, but out here there were very few buses. Where would the people at Country Hill Estates park and where would their guests park, if they had parties?

PathStone & Passero had planned one parking space for their 1-bedroom units and two spaces for anything larger, Newcomb responded.

They didn't anticipate any couples living in their 1-bedroom units? Labarbera asked.

They couldn't guarantee anything, Newcomb said.

Would the complex have handicapped accessible parking spaces? Drozdziel inquired.

What about emergency vehicles? LaBarbera asked.

The Village's aerial ladder truck could drive into the complex, but would have to back out, Newcomb conceded.

Quality of Life at the Nursing Home**Wendy Leaky, Hunter Hall**

Living in an apartment building herself, Wendy Leaky of 180 Clinton Street (Hunter Hall), said she was well-acquainted with lights and noise.

And, Leaky worked at the Avon Nursing Facility, 215 Clinton Street. Traffic, she contended, would affect the quality of life at the nursing home.

Noise, she continued, what will you do to reduce noise? Noise would be disruptive to the nursing home's residents. How did PathStone propose not affecting them with the increase in noise, traffic and lights?

All Residents Affected**William Nevin, 45 Hal Bar Road**

All the area's residents would be affected, William Nevin of 45 Hal Bar Road asserted. If Clinton Street weren't extended around the plaza to Dream Valley Boulevard, PathStone would be forcing 100 cars to travel around his house (on the corner of Hal Bar & Clinton) two to three times per day and that would be, he declared, unconscionable!

The Clinton Street site may have been a poor choice altogether. If PathStone couldn't get funding for a secondary road, they'd definitely chosen the wrong place, Nevin said.

And, PathStone would be wiping-out woods to build Country Hill Estates' detention ponds, that would eliminate a natural site and sound barrier, he noted, adding his back porch will be opened-up to a view of Dollar General.

Besides extending Clinton Street around the plaza to Dream Valley Boulevard (and, ultimately, to East Main Street), PathStone should consider extending Clinton Street up to Pole Bridge Road as was mentioned in the Village's Comprehensive Plan, Nevin suggested.

But, Nevin believed the extension of Clinton Street around the plaza – alone – would actually do little to alleviate current traffic concerns and might even add to them. Motorists would have to make several turns to reach East Main Street, rendering the new road an ineffective thoroughfare.

As for safety, Newcomb had said PathStone & Passero had planned on adding "a" stop sign where Clinton Street would meet the new road. Nevin thought three signs might be necessary, but added three might also complicate and restrict the flow of traffic to the High School. Nevin encouraged an "independent" traffic study.

Surface water at the Country Hill Estates site flowed on top of the ground through a swale. There was also a culvert that ended right where the Country Hill Estates' parking lot would be, Nevin noted. Restricting movement of the water would only add to their problems, Nevin believed, and PathStone & Passero's plans didn't show any provisions for moving the culvert.

For all the taxes Country Hill Estates would generate, Nevin thought the Village would be better off rezoning the area One Family Residential, or R-1, and building the detention ponds themselves.

Planning Board's Role

Deborah Spratt, 2133 North Littleville Road

Deborah Spratt of 2133 North Littleville Road was unsure of what the Planning Board's role was in the Country Hill Estates matter.

The Planning Board evaluated the criteria presented and determined whether the project met the Village's needs, Drozdziel responded.

Neither the Town or Village went looking for the project? Spratt followed-up.

No, Drozdziel said.

So, Spratt said, you could say no to this.

Yes, Drozdziel answered, adding the Board's primary concern was the physical attributes of the project.

Kurt Rappazzo from the Village's consulting engineering firm, the MRB Group, clarified further, saying the Planning Board was tasked with evaluating:

- Lights
- Roads
- Screening
- Environmental impact, and
- Drainage

Neighbor Notification: Yes or No?

Blye & Younger

Had the Avon Central School District been notified about the Country Hill Estates project? James Blye of 1943 Bronson Hill Road asked.

The project will impact the school, Blye asserted, adding the District didn't have a superintendent at present. How would another 60 students affect them?

High Street had looked more like the Genesee River during last year's flooding, Ann Younger of 93 High Street recalled. And, a very large pool formed north of the nursing home driveway whenever it rained.

Drozdziel said he was concerned about drainage throughout the Village.

The sidewalk along the nursing home was inadequate, Younger added. The sidewalk there bordered Clinton Street directly with no setback. The Avon Nursing Facility had not been notified of the Country Hill Estates project, Casciani had said earlier in the meeting.

No Sprinkler System

Kenneth Ippolito, 43 North Avenue

Would the buildings be equipped with fire suppression systems? Kenneth Ippolito of 43 North Avenue, a Village fire fighter and police officer, asked.

No the buildings wouldn't be equipped with sprinklers, Gibbons told him.

Asking about the turning radius in the Country Hill Estates parking lot, Ippolito noted the Village had a 100-foot aerial ladder truck. Newcomb had, earlier, said the ladder truck could be driven to any building, but would have to back out of the parking lot.

The Village's Comprehensive Plan had mentioned extending Clinton Street up to Pole Bridge Road, Thomas Bruckel of 64 Lacy Street noted.

Hunter Hall, he continued, had been built in 1961 and Bruckel said he heard noises from that apartment building at his house. Country Hill Estates, he ventured, would severely affect the quality of life for Hal Bar Road residents.

There being no further discussion, Drozdziel closed the question and answer period.

V. ADJOURNMENT

MOTION: McCormick moved for adjournment at approximately 9:20 PM, seconded by Wall. Voting in favor were: Drozdziel, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 4 Ayes, 0 Nays

Gary Margiotta
Deputy Clerk