

Town of Hamburg
Planning Board Meeting
July 15, 2026, Minutes

The Town of Hamburg Planning Board met for a Regular Meeting at 7:00 PM, on Wednesday, July 15, 2026, Room 7A/7B of Hamburg Town Hall.

REGULAR MEETING

CALL TO ORDER:

The meeting was called to order at 7:06 PM.

PLEDGE OF ALLEGIANCE

Kaitlin Chmura led the meeting attendees in the recitation of the Pledge of Allegiance

ROLL CALL

Present: Member Chmura, Member Geraci, Member Ryan, Member Stewart, Member Quandt (alternate)

Absent: Chair Gronachan (Excused), Member Clark (Excused), Member Zajac (Excused)

Staff: Joshua Rogers, Planning Department; Planning Board Attorney Joseph Gogan; Camie Jarrell, Engineering Department

Public Hearing- 7:00 P.M., Liza Acanfora- Requesting Site Plan and Special Use Permit Approval on a proposal for a childcare center to be located at 4090 Jeffrey Blvd.

Steve Geltz of Daryl Martin Architects appeared on behalf of the project.

Mr. Rogers explained to the Board that the Applicant did get their area variance approval from the Zoning Board of Appeals. Prior to that meeting, the Planning Board issued a Negative Declaration for the project.

Mr. Geltz added that the Zoning Board of Appeals approved the reduction of required square footage for the outdoor playground from 4,500 sq-ft to 3,000 sq-ft. He mentioned there is an existing parking lot that is going to be restriped, and the playground will be set on top of the asphalt.

Member Geraci read the following Public Hearing Notice:

“Notice is hereby given that the Town of Hamburg Planning Board will conduct a public hearing on a proposal for a childcare center to be located at 4090 Jeffrey Boulevard. The Public Hearing will be held on July 15, 2026, at 7:00 p.m. in Room 7A/7B of Hamburg Town Hall.”

Member Chmura declared the public hearings open.

No one spoke.

Member Chmura declared the public hearing closed with no comment provided.

**Southtowns Early Learning Nest, LLC Day Care Center
4090 Jeffrey Blvd
Site Plan and Special Use Permit Approval Resolutions
July 15, 2026**

SEQR

Whereas, The Hamburg Planning Board received a site plan, special use permit, and area variance application from Southtowns Early Learning Nest, LLC for the interior buildout of a 5,000 sq-ft daycare center with a new 3,000 sq-ft playground exterior to be located at 4090 Jeffrey Blvd; and

Whereas, the proposed interior build-out area is now approximately 6,500 sq-ft, differing from the originally notated 5,000 sq-ft; and

Whereas, The Hamburg Planning Board held the required public hearing for this project on July 15th, 2026; and

Whereas, the Town of Hamburg Planning Board in accordance with the New York State Environmental Quality Review Act (SEQRA) has done a thorough review of the project and has determined that there is no significant adverse environmental impacts; and

Whereas, the proposed project was classified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and the Planning Board issued a Negative Declaration for this project on July 1st, 2026; and

Now, Therefore, Be it Resolved, that the Town of Hamburg Planning Board has determined that the previously issued Negative Declaration is still applicable.

There was a motion made by Member Stewart, with a second from Member Ryan.

Resolution passed with no opposition.

2- Special Use Permit

Whereas, the Town of Hamburg has reviewed the special use permit application from Southtowns Early Learning Nest, LLC for the interior buildout of a 6,500 sq-ft daycare center with a new 3,000 sq-ft playground exterior to be located at 4090 Jeffrey Blvd, based on a determination by the Town Code Enforcement Officer; and

Whereas, the Hamburg Planning Board held the required Public Hearing on July 15th, 2026, and received no objections from the public; and

Whereas, the Hamburg Planning Board in reviewing the proposed project (special use permit), has determined, in accordance with Section 280-312 and 280-321 (Nursery schools and day-care centers) that:

1. The project will be in harmony with the purposes and intent of Section 280-312 (Special Use Permits).
2. The project will not create a hazard to health, safety and general welfare.
3. The project will not alter the essential character of the neighborhood, nor will it be detrimental to its residents.
4. The project will not otherwise be detrimental to the public convenience and welfare.

For nursery schools and day-care centers:

- A. Nursery schools or day-care centers shall not receive an occupancy permit until licensed by the State of New York.
- B. Adequate outdoor play space shall be provided based on the number of children. There shall be a minimum of 75 square feet per child under the age of three and 100 square feet per child three years and older. No play area or equipment shall be located in the front yard.
- C. Where a nursery school or day-care center abuts a residential property or an area zoned residential, there shall be a minimum thirty-foot buffer with adequate screening as determined by the Planning Board.
- D. Child discharge and pickup areas shall not be in the public right-of-way.
- E. There shall be one off-street parking space for each full-time staff person and a minimum of three spaces for parents and visitors.

Whereas, the Applicant was unable to meet Special Use Permit standard (B) which required 4,500 sq-ft of outdoor play space, and required an area variance to receive relief from the Code for 3,000 sq-ft of outdoor play space; and

Whereas, the Applicant received approval of an area variance from the Hamburg Zoning Board of Appeals for the allowable square footage of 3,000 square feet for the outdoor play space at their July 7th, 2026, meeting.

Now, Therefore, Be it Resolved, that the Town of Hamburg Planning Board hereby determines that the proposed special use permit is in accordance with the requirements of the Town of Hamburg and therefore a special use permit is hereby issued with the following conditions:

1. Approval is based on the Site Plan approved by the Planning Board (dated 7/6/26) with any conditions attached to that Plan.

There was a motion made by Member Stewart, with a second from Member Quandt Resolution passed with no opposition.

3- Site Plan

Whereas, the Town of Hamburg received a Site Plan Application from Southtowns Early Learning Nest, LLC for the interior buildout of a 6,500 sq-ft daycare center with a new 3,000 sq-ft playground exterior to be located at 4090 Jeffrey Blvd; and

Whereas, the Hamburg Planning Board held the required Public Hearing on July 15th, 2026; and

Whereas, the Hamburg Planning Board has reviewed the project against the Town Code, has received input from Town departments and other agencies, and provided input to the applicant that has resulted in amended plans addressing the Planning Board's concerns;

Now, Therefore, Be it Resolved, the Hamburg Planning Board issues conditional site plan approval for this project with the following conditions:

1. Approval is contingent upon the Engineering Department comment letter dated 7/13/2026.
2. Concrete sidewalks shall be provided as denoted on the site plan dated 7/6/26.

There was a motion made by Member Stewart, with a second from Member Ryan Resolution passed with no opposition.

Radius Federal Credit Union- Requesting Site Plan Approval on a proposal for a 2,460 sq-ft credit union with a drive thru, 4-car garage, and other associated site improvements to be located at 5505 Southwestern Blvd

Anthony Pandolfe of Carmina Wood appeared on behalf of the project.

Mr. Pandolfe provided an update for the Board that there are two current locations of Radius in Angola and Kenmore, and based off of those locations, there is a maximum of

2-3 cars stacking even though the stacking plan provided shows 14 stacking spaces on site. He further explained that the Applicant is looking at no more than six (6) employees, and they are providing 22 parking spaces, which leaves a total of 16 spaces for customers.

Mr. Rogers stated that from a zoning point, the site is zoned C-2, so this is an allowable use. From a SEQR standpoint, because the size of the bank is under 4,000 sq-ft, this is considered a Type II action, so the Planning Board would not be required to do any further environmental reviews.

Town Engineer Camie Jarrell asked the Applicant if the limited disturbance been addressed?

Mr. Pandolfe answered that some measurements have been done based on the site plan which can obviously vary a little with final grading, but they do not feel that there will be much disturbance. Since this is 0.8 acres, they are under the one (1)-acre threshold for a SWPPP.

Member Ryan asked the Applicant where does someone get their membership from?

The Applicant responded that to be a member to the credit union, you need to live, work or worship in Erie County.

Mr. Gogan added that on the map, there are existing garages on the premises, but not on the site plan.

Mr. Pandolfe responded those will be demolished. The only existing structure will be the garage which will be used solely for storage purposes.

The project was then tabled to the August 5th, 2026, Planning Board meeting for a public hearing.

Planning Board to discuss the draft Final Environmental Impact Statement submitted by Parker Road Developers, LLC regarding a proposed subdivision to be located on the west side of Parker Road, south of Big Tree Road

Attorney Sean Hopkins and Dave Manko appeared on behalf of the project.

Mr. Rogers provided the following overview for the Planning Board:

- In 2021 the Planning Board did give a positive declaration for this subdivision project.
- The applicant did put a DEIS together and the previous Planning Board felt that there were some deficiencies with that DEIS that the applicant addressed and resubmitted and it was then accepted as complete.

- What is this Board to consider?
 - The No Action Alternative
 - This project also has a cluster component, which is a reconfiguration of the project site.
 - All alternatives must be considered

Attorney Sean Hopkins provided the following:

Site Background:

- The site is located at 4825 Big Tree Road and is zoned R-1 and C-2.
- The project site is 34 acres.
- Proposed use of a residential subdivision.
- Project requires Preliminary Plat Approval from the Planning Board.
- Proposed residential subdivision to occur on the portion of the Project Site zoned R-1.
- R-1 zoning district expressly permits detached single-family dwellings per Section 280-31A(2) of the Zoning Code

SEQRA and Project Review Process:

- Unlisted Action- Coordinated Environmental Review Conducted although not required by SEQRA
- Planning Board is designated Lead Agency pursuant to SEQRA
- Public hearing on the Draft Scoping Document held January 18, 2023
- Planning Board issued the Final Scoping Document on February 1, 2023
- DEIS with Appendices submitted on June 10, 2024, in accordance with the requirements of the Final Scoping Document issued by the Planning Board
- 45-day review period by the Planning Board of Completeness
- Planning Board determined that the DEIS was incomplete on July 24, 2024
- Submission of an updated DEIS addressing comments on August 20, 2024
- Informational session held by the Planning Board on August 21, 2024
- Revised DEIS submitted on August 30, 2024
- Notice of Completion of DEIS dated September 19, 2024
- Public Hearing on DEIS was held on October 2, 2024
- Public Comment period on DEIS expired on October 18, 2024
- Issuance of FEIS [Draft submitted on June 24, 2026]
- Issuance of Findings Statement and Preliminary Plat Decision by the Planning Board

As-Of-Right Plan [Presented on July 24, 2024]:

- 67 lots for detached single family homes
- Minimum lot area of 15,000 sq-ft
- 6 lots along Parker Road frontage
- 2 lots for stormwater management only

Alternative As-Of-Right Plan [Presented on August 12, 2024]

- During the Planning Board meeting on July 24, 2024, a request was made regarding providing a riparian buffer for the As-of-Right Plan
- 65 lots for detached single family homes [2 lots eliminated]
- Minimum lot area of 15,000 sq-ft
- 6 lots along Parker Road frontage
- 2 lots for stormwater management purposes only

Alternative Plan- Cluster Subdivision Layout:

- The Project Sponsor's preference is to develop the Project Site as a clustered residential subdivision consisting of 59 lots for detached single-family homes as depicted on the Concept Site Plan [Drawing C-100]
- The clustered layout will result in a lower magnitude of environmental impacts that the development of the Project Site pursuant to the As-of-Right subdivision layout
- The area along Parker Road would consist of permanent green space that would remain undeveloped

Clustered Subdivision Layout:

- Section 280-281 of the Zoning Code sets forth the following regulations that apply to the cluster housing:
 - A. To permit flexibility in land development through cluster development by allowing for a variety of lot sizes without increasing the overall density permitted in the zoning district(s) in which the property is located.
 - B. To allow for residential development through cluster development which is in harmony with the aesthetics qualities of the Town of Hamburg, and in so doing protecting important and/or sensitive lands from development (especially those that connect to other important Town features and will provide large areas of important lands).
 - C. To permit flexibility in residential lot layout that would improve public health and safety aspects due to better layout of the subdivision.
 - D. To minimize the development on non-local or minor streets.
 - E. To meet the goals and objectives of the Town's Comprehensive Plan and any appropriate zoning overlay district.

- The clustering alternative is consistent with the above criteria for the following reasons:
 - A. The density of clustered layout is less than the As-of-Right Plan [56 lots versus 59 lots]
 - B. The clustered layout will preserve the jurisdictional federal wetlands on the Project Site and the Parker Road frontage and provide a 50 ft. wide riparian buffer for the protection of the Rush Creek tributary that bisects a portion of the Project Site.
 - C. The lot layout will allow there to be 14.65 acres of permanent open space to remain permanently undeveloped.
 - D. The clustered layout will result in a layout without any homes along the Parker Road frontage of the Project Site.
 - E. The clustered layout is consistent with planning objectives contained in the Town's Comprehensive Plan.

Benefits of Clustered Subdivision Layout:

- Preserve the Parker Road frontage of the Project Site as Permanent Open Space (total of 15.30 acres of Permanent Open Space proposed) and result in six (6) fewer single-family homes (no homes along Parker Road frontage) than the subdivision layout for a non-clustered residential subdivision.
- Project Sponsor will be establishing a riparian buffer with native plantings along the portion of the existing stream that bisects a portion of the Project Site to be developed. The Riparian Buffer Planting Plan was prepared by Earth Dimensions, Inc. The riparian buffer to be established for the tributary of Rush Creek will have a width of 25 ft. on each side of the tributary and will include 81 trees [5 types] and 66 shrubs [3 types]. The implementation of the plantings as depicted on the Riparian Buffer Planting Plan will ensure the project does not result in any significant adverse environmental impacts to the portion of the tributary of Rush Creek located on the Project Site.
- Less traffic impacts as a result of 59 clustered lots instead of 65 lots [One driveway onto Parkere Road with 2nd driveway is gated emergency access only]
- Clustered subdivision layout also includes an on-site recreational trail with a length of 3,800 linear feet and will result in substantially less total impervious surface (2,800 linear feet of roadway versus 4,100 linear feet) than if the Project Site is developed pursuant to an As-of-Right layout based on the existing R-1 zoning classification consisting of sixty-seven (67) lots.
- Reduction of impervious surfaces is beneficial from a stormwater management perspective.
- Less public infrastructure is beneficial to the Town from a fiscal perspective.

- Pursuant to the proposed clustered layout, the minimum lot size is 10,500 sq. ft. and each of the lots will have a minimum depth of 140 ft. [smaller clustered lots of 5,000 sq. ft. that have been utilized for other residential projects are not being proposed] and Lot Layout Plan demonstrates that the homes will comply with setback and provide a typical sized backyard that can accommodate decks, patios, etc.
- Clustered layout is more consistent with existing community character.
- Clustered layout is preferred by nearby property owners.

Typical Lot Layout Plan- Clustered Subdivision:

- Lot sizes of 10,500 sq. ft. to more than 17,500 sq. ft.
- 75 ft x. 140 ft. minimum dimensions.

Wetland Impacts:

- There are not any wetlands subject to the jurisdiction of the NYSDEC on the Project Site per Court decision issued on April 8, 2026.
- Wetland Permit issued by the USACE on May 21, 2026, authorizing impacts of 0.03 acres of federal wetlands on back of portion Lot No. 18.

Mitigation Summary:

- ECDSM- Ten (10) building lateral repairs are required by ECDSM.
- 14.65 acres of Permanent Open Space will be permanently protected via a Declaration of Restrictions
- Berms along Parker Road frontage
- On-site walking trails
- 50 ft. Riparian Buffer for creek corridor protection
- Compliance with SWPPP requirements

Planning Department- Joshua Rogers

- SEQRA timelines, when you do a DEIS you have 45 days after you close the public hearing or 60 days after the filing of the DEIS. This has obviously been much longer. The applicant has been willing to waive those mandatory time frames to have the Planning Board work on this.
- At this point the Planning Board is required to complete the FEIS.
- Currently the Planning Board is comparing from what the applicant has written in the FEIS to whether or not the Planning Board agrees with what is presented.
- The final decision must be based on everything that has been submitted on the record.

- This is also the time when the Planning Board can see if there are any other additional studies that the applicant needs to provide before a decision can be made.

Town Engineer Camie Jarrell added that in the role as Town Engineer, she is there to support the Planning Board during the normal process. An EIS is a little outside the normal process, so the Planning Board recommended the Town Board authorize GHD to assist with the technical side of reviewing the DEIS.

Member Geraci stated that when this project was presented to the Planning Board before, it was a very detailed and involved project. He added that the public hearing had many people present that spoke, with the majority of them strongly in favor of seeing the project complete with the housing.

Member Stewart asked what is the lot size difference between the clustering and the As-of-Right?

Sean Hopkins stated that the clustering plan has a minimum lot size of 10,000 sq-ft and a maximum lot size of 17,000 sq-ft. The As-of-Right plan is 15,000 sq-ft when served by a public sewer with the frontage being 90 ft at the building line, and 30 ft at the front line.

Member Chmura stated in respect to the memo from Josh, there was a reference of the Planning Board collecting the substantive comments. Does the Planning Board have those now to review or are they still being collected?

Mr. Rogers responded that all substantive comments were made during the DEIS process and have been provided to the Board.

Member Chmura asked what is the timing for this Board?

Mr. Rogers answered if the Applicant is willing to return on August 5, 2026, the Board can go over any further comments, studies needed or clarification questions to be addressed at that point. The overall objective is to be able to determine this FEIS as complete, which has some filing notifications that the Planning Department will take care of. Once that is done, the time clock starts again to issue SEQRA findings.

The Project was tabled to the August 5, 2026 Planning Board meeting.

Planning Board to discuss the draft Final Environmental Impact Statement submitted by Wetzl Development LLC regarding a proposal by Glenn Wetzl to rezone property located east and south of 4255 McKinley Parkway

Attorney Sean Hopkins appeared on behalf of the project.

Mr. Rogers provided the following background:

- This project has historically been reviewed concurrently with the Parker Road Project. The DEIS's have been reviewed at the same time, the public hearings were held at the same time etc.
- This project also has a very long history, but an interesting caveat is that the Planning Board is the lead agency, but there is a rezoning decision that needs to be made by the Town Board.
- Similar to the Parker Road project, when the Planning Board does receive the FEIS, it will follow the same kind of process where they are addressing all the substantive comments that have been submitted
- There was a concern regarding wetlands impacts for this project which has now been amended.

Attorney Sean Hopkins provided the following update:

Site Background:

- The site is located at 0 Big Tree Road Avenue and is zoned C-1 along the frontage and then the remainder is zoned R-1.
- The project site is 42.5 acres.
- Proposed Use: Residential project consisting of apartments for lease with attached garages.
- Project requires rezoning by the Town Board and Site Plan Approval from the Planning Board.
- Positive Declaration issued by the Planning Board on September 15, 2021.
- Notice of Completion for DEIS issued on September 10, 2021.

SEQRA and Project Review Process:

- Unlisted Action- Coordinated Environmental Review Conducted although not required by SEQRA
- Planning Board is designated Lead Agency pursuant to SEQRA
- Public Hearing on the Draft Scoping Document held by the Planning Board on January 18, 2023
- Planning Board issued the Final Scoping Document on February 1, 2023
- DEIS with Appendices submitted on July 11, 2024, in accordance with the requirements of the Final Scoping Document issued by the Planning Board
- 45-day additional review period by the Planning Board of Completeness
- Review of DEIS for Completeness received on August 15, 2024
- Submission of an updated DEIS addressing comments on September 8, 2024
- Notice of Completion dated September 10, 2024

- Public Hearing on the DEIS- October 2, 2024, and October 18, 2024
- Public Comment Period on the DEIS expired on October 18, 2024
- Preparation of FEIS
- Issuance of a Findings Statement by the Planning Board and rezoning recommendation
- Town Board public hearing and rezoning decision
- Site Plan Approval from the Planning Board

Preferred Layout

- No roadway connections to Wilson Drive to Tomaka
- The project consists of 156 attached residential units for lease, along with all related site improvements as depicted on the Concept Site Plan
 - 94 single-family units with attached garages
 - 56 two-story units with attached garages
 - 330 parking spaces
 - Clubhouse and playground
- The residential project includes a pending requested zoning amendment for 22.4 acres of the Project Site from C-1 Local Retail Business District and R-1 Single-Family Residence District to R-3 Multifamily District
- 200 ft. setback from proposed R-3 zoning boundary to rear of closest lot on Wilson Drive
- 20.1 acres of Permanent Open Space to be subject to a Declaration of Restrictions
- On-site stormwater management system- Storm water system will not connect to Wilson Drive
- Impacts to only 0.04 acres of the 7.52 acres of jurisdictional federal wetlands and 40 linear feet of tributary to Rush Creek. The USACE has authorized this minor impact via the issuance of a Nationwide Permit No. 29 on May 11, 2023

Benefits of the Preferred Layout:

- 20.1 acres of Permanent Open Space to be protected by a Declaration of Restrictions to be recorded at the Erie County Clerk's Office and also subject to a Conservation Easement to the Town of Hamburg
- Riparian buffer with native plantings along the portion of the tributary of Rush Creek that bisects a portion of the Project Site to be developed
- Demand for upscale multifamily units for lease with attached garages
- Single-story units with attached garages are attractive to seniors who live in the Town and want to downsize

- Substantially less traffic impacts than As-of-Right development of 16.4 acres of the Project Site based on existing C-1 zoning classification
- No roadway connections to Wilson Drive or Tomaka as requested by residents during project review process
- Minor wetland impact of only 0.04 acres [1/2 of 1% of the on-site jurisdictional federal wetland- Nationwide Permit issued by the USACE on May 13, 2023]
- Reduction of impervious surfaces is beneficial from a stormwater management perspective
- No on-site public infrastructure- Beneficial to the Town from a fiscal perspective

As-of-Right Alternative Plan

- Based on existing C-1 zoning and development of a portion of the R-1 zoned property
- 18 lot residential subdivision
- Commercial component [16.4 acres]:
 - 3 office buildings totaling 75,000 sq. ft.
 - 2 commercial retail buildings totaling 42,800 sq. ft.
 - 3 restaurants [2 with drive-thru facilities] totaling 9,925 sq. ft.

Residential Alternative

- Downzoning of 16.4 acres from C-1 to R-3 to accommodate 104 attached multifamily units for lease with attached garages
- 18 lot residential subdivision on portion of the Project Site zoned R-1 with public roadway connection to Wilson Road and Tomaka Drive intersection
- 0.30 acres impacts to 7.52 acres of jurisdictional federal wetlands

Proposed Zoning Conditions:

1. The Applicant shall convey a Conservation Easement to the Town of Hamburg for the 20.1 acres of Permanent Open Space of the Project Site to remain zoned R-1 Single-Family Residence District ('R-1'). The content of the Conservation Easement shall be reviewed and approved by the Town Attorney's Office prior to recording at the Erie County Clerk's Office
2. A Declaration of Restrictions shall be recorded at the Erie County Clerk's Office. The Declaration of Restrictions shall include language expressly stating there shall not be any buildings, roadways or driveways constructed within the Permanent Open Space including any roadway or driveway connections to the portions of the Project Site with frontage on Wilson Road. The content of the Declaration of Restrictions shall be reviewed and approved by the Town Attorney's Office prior to recording at the Erie County Clerk's Office

3. There shall not be any buildings located on the portion of the Project Site to be rezoned R-3 Multifamily District ('R-3') located within two hundred feet (200') of the rear property line of the existing residential lots on Wilson Road
4. The on-site stormwater management to be installed in connection with the residential project shall comply with the stringent stormwater quality and quantity standards of the New York State Department of Environmental Conservation including the handling of a 100-year storm event. Verification of compliance this condition shall occur in connection the future review of a site plan application for the proposed residential project.

Mr. Joshua Rogers added that this project follows a similar timeline as the previous project (Parker Road subdivision). The main difference is that the SEQR findings will also have a rezoning recommendation that will go to the Town Board. Should they approve the rezoning recommendation, the project will return to the Planning Board for Site Plan approval.

Town Engineer Camie Jarrell added that the other aspect that the two projects have in common is that Rush Creek runs through them. As with the previous project, GHD did some reviews and is available to help with finalizing the FEIS. An important factor that was discussed in great detail by the Planning Board was that the Creek does bisect this property. The Riparian Buffer will essentially continue with plantings and so forth.

Member Chmura stated for both projects, she asked for clarification on how they are to read the verbiage regarding the layouts i.e. the verbiage lists the alternative as the cluster, even though it is being presented as the preferred layout.

Mr. Hopkins informed the Board that Member Chmura is correct in that when this project was originally reviewed the Planning Board at that time wanted the As-of-Right labeled as the preferred plan.

Mr. Rogers informed the Planning Board that the project actually has three different layouts for them to review.

- The As-of-Right is the Commercial/ Single-family subdivision
- Alternative (preferred) which is exclusively multifamily with greater green space
- Alternative two partially multifamily and also single-family subdivision that would connect to Wilson Drive.

Member Chmura asked if the Planning Board is reviewing the mitigation measures against each option?

Mr. Rogers explained that the Planning Board is doing a comparative of each option and their impact.

The project was then tabled until the August 5, 2026 Planning Board meeting.

OTHER BUSINESS

Member Ryan made a motion, seconded by Member Geraci, to approve the following minutes:

- July 1, 2026

As the vote on the motion was five (5) ayes the motion carried.

Member Quandt made a motion, seconded by Member Ryan, to adjourn the meeting. Carried.

The meeting was adjourned at 8:21 P.M.

Respectfully submitted,
August Geraci, Secretary