

Town of Hamburg
Planning Board Meeting
June 3, 2026, Minutes

The Town of Hamburg Planning Board met for a Work Session at 6:30 PM, followed by a Regular Meeting at 7:00 PM, on Wednesday, June 3, 2026, Room 7A/7B of Hamburg Town Hall.

WORK SESSION

Factual disclosure, the attorney for the project Laura Colca represented Member Chmura when she sold her previous home over five years ago and Member Chmura's father employed Ms. Colca for 20 + years at McGee & Gelman Law Firm.

Member Chmura has also not had any conversations with Ms. Colca regarding the project.

3556 Lakeshore Development, LLC- Requesting Site Plan Approval for the development of a mixed-use site, offering condominiums for residential use, and commercial uses, such as restaurants, hotel space, and continuing the use of some of the existing office space at the Gateway Building, to be located at 3556 Lake Shore Road

Tom Reynolds of Nussbaumer and Clarke appeared on behalf of the project.

Mr. Rogers gave a brief overview of the history of the project to date.

A PUD (Planned Unit Development) was approved by the Town Board for 3556 Lake Shore Road in December of 2024. It went through a long rezoning process and in December of 2024, the Town Board issued a Negative SEQR Declaration and approved the PUD which includes the concept plan for what is before the Planning Board currently. Because SEQR was approved at the Town Board level, the Planning Board is not responsible for doing SEQR.

The reason the Applicant is currently before the Planning Board is for site plan approval. Any site that gets a PUD approval needs to come before the Planning Board for site Plan approval.

This project was previously presented to the Planning Board in 2025 and there were some conceptual designs discussed at that time. The Applicant has now submitted a full site plan application for Planning Board review.

Mr. Reynolds explained that Nussbaumer and Clarke took over the project from the previous engineering firm. The Applicant is trying to preserve as much open space as possible.

The building is going to be repurposed with the lower floors being a lounge/restaurant, the third and fourth floors are going to be hotel space, fifth floor will continue to be office space and floors six and seven will be additional high end hotel rooms.

They are looking to add twelve new buildings that will be townhouses that will be five stories with parking underneath as well as on the surface.

There will also be a new connective pathway from Route 5 down to the beach area.

There is no new access from Route 5 corridor, and the primary access will come in from the existing access. There is also access on the western side towards the condos and that will be gated.

Mr. Reynolds provided an update on the grading, stating that they are not planning any substantial grading changes; they are looking at minimal cuts and fills. On the Route 5 side, there are some areas that they are looking to flatten out. They will get a geotechnical report once they get further into the process.

Member Chmura added for the new members, the Town Board had a previous concept plan that was before the Planning Board. There have been changes which have gone before the Town Board and they determined that there was no need for a PUD amendment. So, even though there have been changes to the site plan, it did not trigger an amendment which also is going to close the idea of a re-evaluation of SEQR. The Planning Board is strictly looking at this from a site plan approval perspective.

Member Chmura asked how many units will there be per townhome?

The Applicant responded there will be eight units.

She also asked if the project is being done in one phase.

The Applicant responded yes, they are doing it in one phase, but it will be rolled out in sequences.

Member Ryan asked for clarification, as the Applicant keeps referring to the structures as townhomes, however, they are more condos than townhomes.

Mr. Rogers added that townhome has a specific definition in the Town Code, and asked for the Applicant to specify what type of housing they were proposing.

The Applicant clarified that they are proposing condominiums for sale, and not townhomes.

The project was then tabled to the June 17th, 2026 Planning Board meeting for a public hearing.

3556 Lakeshore Development, LLC- Requesting Preliminary Plat Approval on a proposal for a 2-lot subdivision, to be located at 3556 Lake Shore Road

Tom Reynolds of Nussbaumer and Clarke appeared on behalf of the project.

Mr. Reynolds stated that the purpose of this is to differentiate between the residential and hotel portion of the property.

Mr. Rogers added that even though this is a large parcel, it will be treated like any other 2-lot subdivision.

The project was then tabled to the June 17th, 2026 Planning Board meeting for a public hearing.

REGULAR MEETING

CALL TO ORDER:

The meeting was called to order at 7:28 PM.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

Absent: Chair Gronachan

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

Member Chmura made the following statement:

“A public hearing is an opportunity for the community to share information on how they are impacted by the project; a three-minute rule will apply. It is not a question-and-answer period. All statements made during the hearing, as well as written

correspondence regarding the projects, will be sent to the Planning Department to be reviewed by the Planning Board as well as the Applicant.”

Public Hearing- 7:00 P.M., Ten Lives Club Inc.- Requesting a use variance for the expansion of rescue services to be located at 3747 Lake Shore Road

Attorney Kathleen Moriarty appeared on behalf of the project.

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 change of use and site plan approval for the expansion of rescue services to be located at 3747 Lake Shore Road SBL # 159.00-2-7. The Public Hearing will be held on June 3, 2026, at 7:00 p.m. in Room 7A/7B of Hamburg Town Hall.”

Member Chmura declared the public hearing open.

No one spoke

Member Chmura declared the public hearing closed.

Mr. Rogers explained that Ten Lives Club was granted a use variance for 3747 Lake Shore Road. That property is zoned M-3 General Industrial.

It was a formal gentleman’s club that is going to be turned into a rescue feline facility.

Mr. Rogers asked if the Applicant can speak to the uses that were approved in the use variance so that the Board is aware.

Ms. Moriarty explained that the uses approved are similar services as to what is already being provided, some veterinary services, senior cat housing. The downstairs would be used for retail or a cat café facility.

Mr. Rogers added that typically, when a project comes to the Planning Board for change of use and site plan approval, the Planning Board typically uses an existing survey, especially if there is already a building footprint. The Board then takes that survey and asks the Applicant to show the parking layout so that the Board is aware of how much parking is on the proposed site. The Applicant provided a sketch of the survey with parking superimposed over it, which shows there are no plans for additional parking or removal of parking spaces

Town Engineer Camie Jarrell asked are any of the spaces marked as handicap?

The Applicant responded that right now, they are not, but once it is done, the ones in front will be marked as such.

Ms. Jarrell stated that before Engineering signs off, they would like to see that in the final site plan.

There was discussion on how many handicapped spaces are being requested.

Mr. Rogers will get in contact with Jeff Skrzypek, the head of Code Enforcement, who knows the Code and formula required to figure out the exact number.

Ms. Moriarty asked will that require coming back for an additional public hearing?

Mr. Rogers answered no, it does require an additional public hearing.

Member Chmura added that the next step is for the Board to authorize Mr. Rogers to move forward with drafting an approval resolution and one of the conditions of the Site Plan approval with respect to the Planning Board, would be reviewing and approving the parking layout according to code and ADA numbers.

The project was then tabled to the June 17th, 2026 Planning Board meeting for Board consideration of draft approval resolutions.

Public Hearing- 7 P.M., 716 Storage, LLC- Requesting Re-approval for an as-built site plan for a 71,400 sq-ft self-storage facility on vacant land located at the southwest corner of South Park Avenue and Southwestern Blvd

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

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 reapproval of an as-built site plan for 71,400 sq-ft self-storage facility on vacant land located at the southwest corner of South Park Avenue and Southwestern Boulevard. The Public Hearing will be held on June 3, 2026, at 7:00 p.m. in Room 7A/7B of Hamburg Town Hall.”

Member Chmura declared the public hearing open.

No one spoke.

Member Chmura declared the public hearing closed.

Mr. Rogers explained that from the last meeting, he was authorized to draft an approval resolution for the Planning Board’s consideration. In 2023, SEQR was done on this project, and this project actually reduced the number of buildings after Planning Board review.

716 Storage As-Built Site Plan SEQR and Approval Resolution

SEQR:

Whereas, the Town of Hamburg received a new site plan application requesting amended Site Plan Approval of an as-built self-storage facility project located at the corner of South Park Avenue and Bayview Road (SBL #: 171.05-1-15), which was originally approved in 2023; and

Whereas, the Hamburg Planning Board held the required public hearing on June 3rd, 2026; and

Whereas, the Hamburg Planning Board in accordance with the New York State Environmental Quality Review Act (SEQRA) did a thorough review of the project and its potential impacts in 2023 and issued a SEQR Negative Declaration; and

Whereas, the Hamburg Planning Board has determined that the proposed project has been reduced from the original approved plan and that the SEQR decision determining that the project would not adversely affect the natural resources of the Stat and/or the health, safety, and welfare of the public and it consistent with social and economic considerations, is still valid.

Now, Therefore, Be it Resolved, the Town of Hamburg Planning Board hereby determines that the SEQR Negative Declaration issued previously is still valid.

Motion made by Member Rya,n with a second from Member Stewart.

Resolution passed with no opposition.

Site Plan Approval

The Town of Hamburg Planning Board hereby grants Conditional Site Plan approval for the as-built storage project located at the corner of South Park Avenue and Bayview Road (SBL#: 171.05-1-15) with the following conditions and waivers:

1. Approval is contingent upon the Engineering Department comment letter dated 05/29/2026.
2. The Town of Hamburg Planning Board, in accordance with Section 280-306 of the Town Code, waives the requirement for the installation of sidewalks, as they already exist on South Park Avenue and were installed along Bayview Road from the previous project approval.
3. Any changes to the site plan dated 5/11/2026 deemed to be significant by the Code Enforcement, Planning, and Engineering Departments will be subject to appear before the Planning Board for site plan approval

Motion to approved by Member Ryan, seconded by Member Geraci.

Resolution passed with no opposition.

Public Hearing- 7 P.M., Golf Carts Unlimited- Requesting Site Plan Approval of a proposal to construct a 4,700 sq-ft 1-story building with a 1,350 sq-ft covered patio to be located at 2330 Lakeview Road

Mark Passon appeared on behalf of the project.

At the last Planning Board meeting, the Applicant was asked to put the landscaping on the site plan, which is visible along Southwestern Boulevard and Lakeview Road.

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 to construct a 4,700 sq-ft 1-story building with a 1,350 sq-ft covered patio to be located at 2330 Lakeview Road. The Public Hearing will be held on June 3, 2026, at 7:00 p.m. in Room 7A/7B of Hamburg Town Hall.”

Member Chmura declared the public hearing open.

No one spoke.

Member Chmura declared the public hearing closed.

Mr. Rogers clarified that the Applicant does have an active special use permit for the paint booth and the work done in that building. If the Board is comfortable, they can authorize Mr. Rogers to draft approval resolutions for the project.

Town Engineer Camie Jarrell added should the Applicant receive site plan approval, the Engineering Department would review a grading plan for the parking lot and the site. They would also look at where his roof leaders connect appropriately to the public system.

Member Chmura asked if the Board confirmed the no outdoor storage requirement on the previous site plan?

Mr. Passon explained that they do have golf carts on the lot and once they have the building up, they will be able to store more inside. During the day when they are selling the carts, they are outside and on display.

The Board authorized Mr. Rogers to move forward with drafting the resolutions.

The project was tabled to the June 17th, 2026 Planning Board meeting.

Public Hearing- 7 P.M., Chris Van Leaven- Requesting Preliminary Plat Approval on a proposal for a 4-lot subdivision to be located at 4261 Lake Shore Road (SBL #: 159.17-1-16.1)

Chris Van Leaven appeared on behalf of the project.

Mr. Rogers reiterated that this project is looking to take the overall parcel and break it into four (4) buildable lots. The zoning of the parcel is R1, single family residence district, which means that what would be built on the lots at most would be a single-family residence. There would be no retail development, no apartments, storage or car washes.

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 four-lot subdivision to be located at 4261 Lake Shore Road (SBL# 159.17-1-16.1). The Public Hearing will be held on June 3, 2026, at 7:00 p.m. in Room 7A/7B of Hamburg Town Hall.”

Member Chmura declared the public hearing open.

1. Margie Riggan of Beach Avenue. “The parcel is currently an 8.5-acre estate with mature grounds, open space and historic residential character. My concern is not just that I live nearby but that this decision is permanent and once the parcel of land is split, it cannot be recreated. Once the estate is divided into four separate parcels the landscape, open space and character of the property are changed forever. The decision affects more than one backyard and more than one property. Tree preservation and drainage are not side issues as the Town’s own subdivision process recognizes wooded areas, mature trees, drainage, wetlands and stormwater as issues and I am asking that those issues be fully reviewed before any preliminary approval is granted. This is not about stopping responsible development but asking whether the permanent breakup of an 8.5-acre estate is the right decision for Hamburg. I feel that the decision sets an important precedent, due to the fact that if this historic estate can be divided without serious review other large historical properties in Hamburg may become vulnerable. I respectfully ask the Planning Board to deny the 4-lot plan as it is presented. At a minimum, please table this application and require the applicant to return with a less invasive plan that preserves more of the estate landscape.”
2. Greg Makelke of Beach Avenue. “I knew the original owner, and she kept the place immaculate. Every tree, every flower, everything that she trimmed and did there would be taken out and it is not going to be an estate. It will just be another house. When you travel down Route 5 you notice the house because it is beautiful. It will also have an impact on the lifestyle of the neighbors. The noise

will increase and there will be people visible from my backyard. To answer a question from last time, there is a tunnel located from an old boathouse. The property is supposed to be a single-family home, and it is not as there is a rental property on it located in the garage. I would like to have a complete study done of the impact to the neighborhood especially in relation to the driveway going out onto Route 5. Those that live in the area know that it is extremely hard to make a lefthand turn out of there, especially in the summertime, when they see a multitude of accidents. The proposed driveways are going to make a large impact on Route 5, and I feel that it would be jeopardizing to the people that live there and the people who use the road. I would like to see community approval of this project since it is going to impact the residents that live around there.” He presented a letter, which was provided to Mr. Rogers, that was written by one of the owners years ago where she stated that she did not feel that the subdivision of the property was the best option since it would change the character of the property.

3. Larry Newman of Durham Road. Behind his property, which he built in 1993 there is 1.7 acres that is landlocked and owned by the Town of Hamburg. Is any of this new property, if it were to be developed, be part of that 1.7 acres?
4. John Costianes of Durham Road. “The neighborhood is very special in that it is historic with some of the houses having been there since before the turn of the century. The surrounding properties are known for their peaceful and serene atmosphere where we hear little more than lawnmowers and birdsongs, it is truly a lakeside paradise that the Town of Hamburg should work hard to preserve. Generations of children have grown up here, forming joyful memories like weddings and summer celebrations. In these quite surroundings, it created a different state of mind for all the children there many of them who went to Saint Francis or Hamburg. The families in this neighborhood take pride in their homes, and I want them and their families to experience the same peace and beauty that me and my family did. With our windows open, we are blessed with the refreshing breeze off Lake Erie free from dust, noise or heavy equipment. It is my sincere hope that today’s children will not have to endure the chaos and disruption and dirt that construction most always creates. I believe those homes on the lake are the pride of Hamburg. They’re the oldest homes and people who drive by look at those homes and take notice and the people that live in the surrounding areas take pride in them as well. I will not go into the safety concerns that I know all my neighbors have but I will say that four dwellings in a relatively small plot of land probably means eight extra cars and that worries me as well.”
5. Theresa Watson Costianes of Durham Road. “We have been down this road before regarding the property in question, and I think that the history of that is

worth noting, and you can see the great concern here. My neighbors from the surrounding area have been here before, as well, in front of the Planning Board. I do not know if any of you were there at the time, my guess is the last time was just before COVID, maybe seven years ago and I think that is important to note. We have been in this property for 23 years and this is my second time here. For most of those 23 years, this property has been on and off the market. When you do a quick Google search, you'll see that the earliest listing was 2008 all the way up to currently, there is a 'For Sale' sign in front by Hunt Real Estate with the listing agent as Bucky Gleason. Throughout that period, according to Zillow, it was on the market seven different times and removed from the market four different times. The lowest listed price was \$999,000 in 2013 and again in 2016. For the most part it has been over a million dollars. Right now, it is listed at 1.5 million to the best of my knowledge. When we were before the Planning Board previously, as I stated maybe seven years ago, the owner had received an offer from a physician to set up a therapeutic kind of camp where she would have had patients coming in using the pool. There's also a stable where she hoped to give equestrian lessons for therapy. That got voted down because it would have required a zoning change and as you I am sure you all know it is zoned R1. The time before that, we were here again fighting a zoning change. That proposal was extremely professional. Days before the Planning Board meeting, we received a binder done by a party planning company who obviously wanted to have weddings and other outdoor events, using both the house and the grounds. Obviously, the grounds being 7 or 8 acres, one would think could handle it. However, in that particular proposal, the potential buyers had already met with the Highway Department and proposed ingress and egress, which would have involved extending a turning lane for ingress off of Route 5 and also egress onto Route 5 or out a private road onto Durham. The average rate of a building lot in Hamburg is \$340,000 and when you times that by four you get \$1,360,000 which is back to the million-dollar asking point. My neighbors and my husband have expressed our extreme concern, and I invite any of you to come over to our home. I cannot speak for the neighbors but come to see how unique these properties are-they are true treasures. When you pull off of busy Route 5 or busy Camp Road you are literally stepping into another world with mature trees. We have spent a small fortune trying to preserve this property, it is irreplaceable. The woodwork is irreplaceable; they are all irreplaceable and as the neighbors have said they are the entry to Hamburg right now. So many of our biggest estates have been knocked down and as you know, these are irreplaceable properties. I would also ask you to ask yourselves, wherever you might live, how would you feel if very couple of years your neighbor was planning development

of some kind in your backyard? You are just constantly waiting for the other shoe to drop, that's how it's been for all of us."

6. Leona Rockwood spoke not on behalf of CAB but as a member of the Historic Preservation Advisory Board for the Tow. She feels she would be remiss if she did not let the Planning Board know that the Town of Hamburg hired a consulting firm called Preservation Studios to look along the Lakeshore, from the beginning in Woodlawn all the way down to 18 Mile Creek. The firm has noticed particular buildings that were worthy of preservation providing us with a report/survey. It was an expensive survey paid for by the Town and right now it is being printed, and she have a copy of it on her computer at home. She has reviewed part of it and there are many homes and buildings that are described. She is unsure if this particular building is one of them, but she asks the Planning Board to see if this building is on it before making a decision.

Member Chmura declared the public hearing closed.

The Applicant responded to some of the comments stating that they are actually preserving the entire property which leaves the potential for only two additional houses.

Member Chmura thanked him for the brief explanation but due to the fact that public comments were received and have been recorded, he will have to meet with Mr. Rogers to go over the details and provide a written response.

Mr. Rogers explained that the Planning Board is responsible for making a SEQR decision and ultimately a Preliminary Plat decision. By the next meeting, there should be a recommendation from the Town's LWRP Committee.

Town Engineer Camie Jarrell added that due to the fact that this is a four-lot split with no road extension, there are no major engineering concerns. Should individual lots come in for a building permit, at that point in time, they submit individual drainage and grading plans that get reviewed in conjunction.

Mr. Rogers requested that Ms. Rockwood provide his Department with a copy of the historical survey so that he can do a third-party review to see if this property is listed.

The owners stated that if the property is listed on that survey, they have not received anything. In regard to the structures, other than the barn, there really is not anything that would speak to its original history.

Member Ryan asked if the Board can ask the DOT about the curb cuts for the two parcels that would need them onto Route 5? If that is something that would even be allotted because if they are not allotted, then they are landlocked.

Mr. Rogers explained if the Board feels comfortable, they can have him reach out to the DOT.

Mr. Rogers asked Ms. Jarrell, from the Engineering side, he knows they submit drainage and grading plans, but for a subdivision standpoint does the Engineering Department look for concurrence from the DOT before it gets moved forward?

Ms. Jarrell responded because this qualifies as a minor subdivision per the Town Code, typically they do not.

Member Chmura added for the next steps, Mr. Rogers will reach out to DOT for initial comments regarding the curb cuts. Also, Ms. Rockwood will provide a copy of the survey. The Applicant will provide responses to the comments by the next meeting. Those responses will be due by June 12th, 2026.

The project was tabled to the June 17th, 2026 Planning Board meeting, with the understanding that should the DOT not respond in time, it will be tabled until July 1st, 2026.

Seven (7) Brew Coffee- Requesting Site Plan Approval of a proposal to construct a 510 sq-ft building with two drive-thru lanes to be located on a 0.78- acre parcel at 3701 McKinley Parkway (SBL# 160.07-2-28.2)

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

Mr. Rogers explained that 3701 McKinley Parkway is the address for a lot of out parcels within the McKinley Mall.

This project appeared before the Planning Board in a work session, with a different location located on Southwestern Boulevard. There were concerns at that point regarding the layout and traffic potentially backing out onto Southwestern.

The Applicant did take other comments from the Planning Department and the Planning Board into consideration and from a preliminary review, the Planning Department is pleased with the new layout at this location as the internal circulation is better.

Town Engineer Camie Jarrell added that the revisions that have been submitted have addressed a lot of the engineering comments. Due to the fact that the site is less than an acre, there does not need to be a full stormwater pollution prevention plan (SWPPP) or the State permit. It will require a grading and drainage plan.

Mr. Pandolfe explained that the original plans did have only two drive-thru lanes, and the Applicant added a third.

The initial curb cut was lined up with the drive-thru, at this time they are going to keep the existing curb cut. By doing this, it allows some extra stacking spaces in front of the business.

With this site, should stacking back up off site, it can back up into the parking lot of the McKinley Mall. The goal is to not have stacking back up into the main roadway.

Mr. Pandolfe noted that with how Seven (7) Brew operates, they do not have an order menu. They have what are referred to as texters who walk through the drive-thru and take your order while you are in your car. This allows multiple orders to be taken and made at one time. It is an all-drink menu that operates solely as a drive thru.

They will be providing fully engineered plans including grading and stormwater management.

When it comes to the pavement area, they will be utilizing all of it. They are not adding to it but actually subtracting a small amount of impervious area.

Mr. Rogers added that from a SEQR perspective, the Planning Department considers this a Type II Action. It is a non-residential structure that is under 4,000 sq-ft, and he recommended that doing a coordinated review was not necessary.

If the Planning Board feels comfortable, it can be scheduled for a public hearing on June 17, 2026.

Mr. Rogers also asked Mr. Pandolfe to provide a rendering of what the building will look like.

Town Engineer Camie Jarrell asked for clarification, if all the lanes that are being looked at striped?

Mr. Pandolfe responded yes.

Ms. Jarrell asked is there curbing around the building?

Mr. Pandolfe responded there is existing curbing all around the outside.

Ms. Jarrell asked what about protection for the inside?

Mr. Pandolfe responded yes, there is curbing there as well. The inner island where the actual stand is located is curbed.

Ms. Jarrell asked is there anything else like bollards?

Mr. Pandolfe responded that there are bollards up where you would stop.

Ms. Jarrell asked how wide is the striping between the two main lanes, because that's where one would assume the employees would walk to access the vehicles.

Mr. Pandolfe responded it still needs to be added to the site plan, but they are going to add a sidewalk around lane one. Each drive-thru lane is 12.5 ft wide, and the striped area is another 2 feet.

Ms. Jarrell asked if there are bollards around the dumpsters?

Mr. Pandolfe responded yes, the standard Seven Brew dumpster enclosure will be CMU block with a chain link slatted gate in front.

Member Zajac asked where is the snow storage going to be?

Mr. Pandolfe answered that they are reusing some of the existing pavement as well as back by the dumpsters. It is set far enough from McKinley Parkway that there are no visibility issues.

Member Zajac asked when it comes to the stacking going into the McKinley Mall parking lot, is that a sure thing?

Mr. Pandolfe answered yes, they are working on the details with the landlord and will try to have a traffic management plan done by the next meeting,

Mr. Rogers asked if Member Zajac would like this to be a site plan condition.

Member Zajac responded yes.

Member Chmura added with respect to the dimension of the striping, and public concern from other locations, she asked the Applicant in their next submission to indicate more of the dimensioning, making sure the sidewalk is there as well as how the striping will work.

Mr. Pandolfe apologized because the site plan provided is not dimensioned, which they do have and will provide.

Member Chmura asked just to confirm, the entrance and exit is going to be aligned with the island cut opposite?

Mr. Pandolfe answered yes.

Member Chmura concurred with the additional ask for the traffic management plan and that proof of that plan would be a condition.

The Project was tabled to the June 17th, 2026 Planning Board meeting, for a public hearing.

OTHER BUSINESS

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

The meeting was adjourned at 8:39 P.M.

Respectfully submitted,
August Geraci, Secretary