

A regular meeting of the Village of Victor Planning Board was held on Wednesday, April 25, 2018, at the Village Hall, 60 East Main Street.

MEMBERS PRESENT: Chairperson Meg CHaides
Vice Chairperson Peter Kowal
Member Steven Van Dyke
Member Jeffrey Swan
Member Charles Criss
Planning Clerk Roseanne Turner-Adams

OTHERS PRESENT: Robert Kelly, Terry Norsen, Dot Norsen, Doug Eldred, Bill Ferris, John Baker, Chris West, Mitch Donovan, Jack Marren, Jim Woodard, Deb Woodard, Gary Hadden, Amy DiPrima, Bernie Gaudieri

Meeting called to order at 7:00 PM by Chairperson CHaides.

Salute to the flag.

Resolution #09-18PB
Acceptance of Minutes

On a motion made by Peter Kowal, seconded by Steven Van Dyke, the following resolution was ADOPTED 5 AYES 0 NAYS

Resolved, to accept the minutes dated March 28, 2018.

60 Maple Avenue/60 Maple LLC (Chris West)
Site Plan Modification - Continuation

Ms. CHaides stated that last month there was a public hearing which was left open so will be entertaining comments after the presentation.

Mr. Doug Eldred of BME Associates introduced himself and stated that he is representing 60 Maple Avenue LLC and the owner Chris West. Mr. Eldred stated that last month we went through the plans and the comments from the Engineer and since then have made one change to the plan which is reflected in the packet handed out today. The change being that the Railroad approved a 12' separation from the fence to the center line of the railroad tracks.

Mr. Eldred stated that they received a letter from William Wright who is the Commissioner of Public Works for the County about putting some of the pavement just over the County's property and a letter from the Railroad saying that 12' from the centerline of the tracks to the fence would be acceptable. Mr. Eldred explained that this allowed them to settle in on a layout that is copasetic with everybody.

Mr. Eldred went through Chatfield comments and the responses to those comments per the BME letter from Mr. Eldred dated April 25, 2018 which is on file.

Mr. Eldred then went over responses to the Ontario County Planning comments per the BME letter from Mr. Eldred dated April 25, 2018 which is on file.

Mr. Eldred showed where trees will be added to the plan. Ms. CHaides stated that the only concern that the tree board had is regarding the selection of the River Birch due to soil ph concerns and full-grown size. A tree such as a Kousa Dogwood would be viewed as a more appropriate selection for the soil condition and physical location. Mr. Eldred stated that they will make sure the tree boards concerns are addresses.

Ms. CHaides stated that preliminary approvals from the Finger Lakes Railroad and the Ontario County DPW have been obtained but asked if there is a final approval that is needed. Mr. Eldred stated that the Finger Lakes Railroad wants funds and further review but the fact that final approval is needed can be a condition of the approval.

Mr. Swan stated that at the last meeting there was discussion regarding a request from the Fire Department to remove barricades on Railroad Avenue and possibly put up a chain so that a Fire Truck could access the site in case the main entrance becomes blocked. Mr. Eldred stated that the Railroad did not like the fact that the barricades were removed so they have been moved back and in a discussion with Fire Chief McAdoo it was decided to add a crash gate there instead and it is now part of the plan.

Continuation of the Public Hearing

Mayor Gary Hadden- 70 Latchmere Drive

Mayor Hadden stated that he wanted to make sure that Mr. Eldred's comments about the County, DPW and Railroad concerns are adequately documented to satisfy those concerns. Ms. CHaides stated that yes, the concerns are adequately documented and addressed. Mr. Hadden stated that he appreciates everyone's diligence.

On a motion by Steven Van Dyke and seconded by Charles Criss Ms. CHaides closed the Public Hearing

Resolution #10-18PB

60 Maple Avenue/60 Maple LLC (Chris West)

Site Plan Modification State Environmental Quality Review (SEQR)/Negative Declaration, Site Plan Modifications

On a motion made by Peter Kowal, seconded by Charlie Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

Whereas, the Village of Victor Planning Board reviewed the Unlisted Action 60 Maple Avenue Development and identified no significant impact; and,

Whereas, the Planning Board made the following finding of facts:

- An application was received on March 1, 2018 by the Planning Clerk for a Site Plan, entitled 60 Maple Avenue Development; and,
- The application was reviewed at the March 28 & April 25, 2018 Planning Board Meetings; and,
- The Site Plan, 60 Maple Avenue, was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Act requirements and a Short Environmental Assessment Form (EAF) was prepared; and,
- The Planning Board, as lead agency accepted the Short EAF as presented by Chatfield Engineers; and,
- The Planning Board, as lead agency, found that no significant impact to the environment as a result of the action and directed that a negative declaration be prepared; and,
- The application required Ontario County Planning Board review and recommended the application; and,

NOW THEREFORE BE IT RESOLVED, that the Site Plan Modifications, 60 Maple Avenue Development, will not have a significant impact on the environment and that a negative declaration is proposed.

Resolution #11-18PB
60 Maple Avenue/60 Maple LLC (Chris West)
Final Site Plan Modification

On a motion made by Jeffrey Swan, seconded by Steven Van Dyke, the following resolution was ADOPTED 5 AYES 0 NAYS

Whereas, the Planning Board made the following findings of fact:

- A site plan application was received on March 1, 2018 by the Secretary of the Planning Board for Site Plan Modifications entitled 60 Maple Avenue Development.
- It is the intent of the applicant to re-purpose and renovate the existing primary building located at 60 Maple Avenue.
- The application was reviewed at the March 28 & April 25, 2018 Planning Board Meetings; and,
- The application was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations and a Short Environmental Assessment Form was prepared.
- A Public Hearing was duly called for and was published in "The Daily Messenger" on March 7, 2018; and,

- All adjacent property owners were timely notified of the hearing and the purpose of the hearing by mail; and,
- A Public Hearing was held on March 28, 2018 & April 25, 2018, at which time all those who desired to be heard were heard and 4 persons spoke in favor of the application and 0 persons spoke against the application;
- The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On April 11, 2018, Ontario County Planning Board recommended approval of the application with modifications.

NOW, THEREFORE, BE IT RESOLVED that the application of Chris West, Site Plan Modifications entitled 60 Maple Avenue Development, drawn by BME Associates, dated February, 2018 and revised on April 25, 2018, received by the Planning Board April 25, 2018, **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

- That the applicant, the County Department of Public Works and Finger Lakes Railroad representatives reach agreement on a design that appropriately mitigates potential impacts of the proposed access point from Maple Avenue on County property and rail operations.
- That the applicant will comply with all requirements of the Village Engineer, Chatfield Engineers per their letter dated March 13, 2018.
- That the applicant will comply with all requirements of the Fire Department and that a crash gate be installed between 60 Maple and 3 Railroad.
- That the applicant will comply with all requirements of the Finger Lakes Railroad.
- That the applicant will fulfill the requests of the Village Tree Board of planting types, planting environment, using the Cornell soil method and rooting volume. The Tree Board will inspect the stock prior to planting.
- That Site Plan Approval will be in effect for 24 months from the date of approval.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the appropriate standard conditions with the Planning Board's approval letter.

**127, 131, 157,163 West Main Street & 16.17-02-40.21, 16.17-02-40.22/
Ferris Terrace
Subdivision Plan & Final Site Plan**

Ms. CHaides stated that last month there was an informal discussion regarding Ferris Terrace and that there will be a public hearing tonight.

Mr. Doug Eldred of BME stated that he is representing his clients Dr. William Ferris and Mr. John Baker. Mr. Eldred stated that last month a revised proposal was presented for a 4-story mixed-use building to include approximately 11,000 sq. ft. of retail space on the first floor and 76 upscale apartments in the remainder of the building.

Mr. Eldred stated that they had an opportunity to meet with Jack Marren and Bill Wright to review the plan that showed the permanent entrance into the site where they committed to provide 350 ft. of roadway. Mr. Eldred explained that during that meeting it became clear that it is too early to show the road in its proper location because in the future there will be a roundabout so it was suggested that a driveway be shown until the permanent road can be installed.

Mr. Eldred showed the updated plan on a board and explained the changes

Mr. Eldred stated that they met with Fire Chief McAdoo and Fire Marshal Bob Graham who reviewed the fire access situation and were satisfied with the comments and revisions provided which addressed all of the Fire Department concerns.

Mr. Eldred and Mr. Baker explained the updated plans relating to fire

Mr. Eldred went through Chatfield comments and the responses to those comments per the BME letter from Mr. Eldred dated April 25, 2018 which is on file.

Mr. Eldred went through Ontario County Planning Board comments and the responses to those comments per the BME letter from Mr. Eldred dated April 25, 2018 which is on file.

Ms. CHaides asked if there will be a fence installed on the West line of the property. Mr. Baker stated that there will be a fence around the pool and dog park. Ms. CHaides asked if the dog park will be for residents only. Mr. Baker stated that the Dog Park and pool will be for residents only.

Mr. Eldred stated that sufficient parking spaces are not available at this time to allow for a restaurant but that a restaurant could be provided once the street design in the County right-of-way is completed and additional parking is provided. Mr. Swan asked for clarification about the restaurant. Mr. Baker stated that there will be 1,000 sq. ft. of retail but hope to have enough parking once the County right-of way is completed to have a restaurant. Mr. Baker stated that Jack Marren will discuss it shortly.

Mr. Eldred stated that the most recent plan which eliminated the grocery component has decreased traffic by 50%.

Mr. Eldred went through Ontario County Department of Public Works and NYS DOT comments and the responses to those comments per the BME letter from Mr. Eldred dated April 25, 2018 which is on file.

Mr. Kowal asked if retail is different than restaurant. Mr. Baker stated that the amount of parking spaces needed for a restaurant is more dense than retail. Mr. Eldred stated that it may be a bit more cut and dry than it seemed to be and explained that there

could be a sub shop and meet the requirements but not a sit-down restaurant at this time. Mr. Baker stated that he is confident that the project will be done and operating in two years with retail but would prefer to have a restaurant.

Mr. Baker stated that he always looks at a deal from start to finish and first and foremost that if the project starts, will it be finished. Mr. Baker stated he has teamed up with some partners that he has done business with before called DGA Builders. Mr. Baker explained that he got a letter from DGA who has been in business for 40 years and have built 6,000 apartments and have never started a project that has not been finished.

Mr. Baker stated that his second concern is if the project is built can it be financed because the numbers make sense. Mr. Baker explained that he hired a company called the GAR Associates out of Buffalo to do a non-biased, extremely conservative marketing study to see if they feel the apartments will be rentable. Mr. Baker stated that GAR Associates found that it is highly likely that the project will succeed.

Mr. Baker stated that he also got letters of support from Kathy Rayburn (Director of Economic Development), Jack Marren (Town Supervisor) and Michael Manikowski (Executive Director Ontario County Industrial Development Agency).

Mr. Baker went into some detail about the letters of support that are on file

Mr. Baker stated that the 76 apartment project would bring about 6 million dollars of influx into the Village. Mr. Baker explained that those people would be able to walk to Village services and restaurants. Mr. Baker stated that when there is a walking environment, things change when you drive density of residency into an area.

Mr. Baker stated that his vision would create a more vibrant Village center and a gathering place where people will walk to restaurants and shops.

Mr. Baker explained that Mike Manikowski of the County has written a letter of support and is in favor and willing to assist with the project. Mr. Baker stated that the project is a 17 million dollar investment.

Mr. Baker discussed a letter from Mitch Donovan of the Victor Chamber of Commerce who supports the project and the continued positive growth and development of downtown Victor that will enhance goods and services offered in Victor. Mr. Baker stated that he also received a letter from Hoffends Liquor in support of the project.

Mr. Baker showed various color renderings of the previous building and the new building and explained the differences and explained how the new proposal is better

Mr. Criss stated that there is a historic building just to the East of the property on Main Street and that he is concerned about the new pavement included in the project affecting drainage. Mr. Eldred stated that no drainage will go from the pavement to the historic building as a curb will be placed so that the water will drain to an inlet and a hedgerow will also be planted in between the project and the historic building.

Chairperson CHaides read the legal notice into the record:

“A public hearing will be held before the Village of Victor Planning Board on Wednesday, April 25, 2018 at 7:00 p.m. in the Village Hall, 60 East Main Street, Victor, New York, to consider:

The application of Dr. William Ferris for the revised Subdivision Plan and Site Plan for Ferris Terrace. The applicant proposes to demolish the residential structures at 127, 131, 157 and 163 West Main Street in the Village of Victor and combine said lots with two adjacent vacant lots to form one lot totaling 2.59 acres. The project proposes a 4-story mixed-use building to include approximately 11,000 sq. ft. of retail space on the first floor and 76 upscale apartments in the remainder of the building. The project is located within the Business Zoning District and the Central Business Overlay District.”

No Comments were received from Code Enforcement

On a motion by Charlie Criss and seconded by Steven Van Dyke Ms. CHaides opened the Public Hearing

Bernie Gaudieri-8 & 20 South High Street (Rapid Printing)

Ms. Gaudieri stated that she is concerned about the traffic pattern and explained that it is very difficult at times to get out of her property and that she has been told many times that she has a wonderful location but that you have to take your life in your hands to leave South High Street. Ms. Gaudieri asked how the project will affect her property and asked for clarification. Mr. Eldred showed the traffic pattern on the site plan and explained that it would not affect her property as no left turns will be allowed out onto Main Street. Ms. Gaudieri stated that she does not have a problem with the project but that her concern is with the traffic pattern and safety as there will be more traffic on Main Street. Mr. Eldred stated that the traffic for this plan is 50% less than the first plan. Mr. Swan stated that he has concerns about cars being backed up at the light trying to turn into the parking lot. Mr. Baker stated that the 350 ft. road that they are proposing to install off School Street is going to be the start of a parallel road to Main Street that will free up a lot of the traffic.

Discussion about traffic pattern & County's long term plan to free up traffic

Jack Marren (Victor Town Supervisor)-87 Church Street

Mr. Marren stated that the Town just completed a draft Route 96 corridor study which identified 6 projects. Mr. Marren stated that it is his understanding that the State will

receive funds next year to build roundabouts at the Lynaugh Road, Rt. 96 intersection and at Lane Road and County Road 9 to help with the flow of bus traffic. Mr. Marren explained that 55% of the Victor School reside in Farmington. Mr. Marren stated that of the 6 projects that the study identified to relieve traffic, the road from 251 to School Street is the number one priority. Mr. Marren explained that the Railroad has a vision of commercial rail to Rochester but that they do not have the money. Mr. Marren stated that we need the Railroad to abandon the section of the railroad needed for the proposed road. Mr. Marren stated that he will be meeting with the Genesee Transportation Council, Director of Economic Development for Monroe County and Bob Duffy who is the head of the Chamber in Rochester to discuss options. Mr. Marren explained that the County owns the rail line and the Railroad is leasing it which has expired but the Railroad still has Federal support. Mr. Marren stated that the Railroad wants to coexist and is willing to move the tracks but do not have the money. Mr. Marren stated that the County is committed to the plan to create a Street with the intent of safe travel for commuters from the South. Mr. Marren also mentioned the possibility of eliminating tolls on Exit 45 of the Thruway. Mr. Van Dyke asked what the timeframe is for the proposed road. Mr. Marren stated that two years is accurate and that the road is a great opportunity for the community.

Gary Hadden (Mayor)-70 Latchmere

Mr. Hadden explained that the proposed roundabouts on Lynaugh Road and Lane Road are absolutely necessary and stated that there is also a roundabout proposed for the intersection of School Street and Adams Street if the proposed road is approved which would be critical to the success of moving the traffic. Mr. Hadden asked Mr. Eldred if the intersection will line up with 350 ft. driveway he has proposed. Mr. Eldred stated that the driveway will line up with Adams Street but with a proposed roundabout and potential railroad track shift then the roadway itself would go where the railroad tracks are now which is why nothing permanent can be put in at this time. Mr. Baker stated that he is going to hold off as long as he can to build the driveway so he can work with the County to make sure that the driveway is done correctly to line up with the proposed road and doesn't have to get torn up. Mr. Hadden stated that School Street and Adams Street is a difficult intersection and that it has been a concern for him and the DPW Director, John Turner. Mr. Hadden stated that it wouldn't make sense to put in a permanent driveway and have to tear it up. Mr. Eldred stated that once the road is in the design phase they can construct the permanent driveway. Mr. Hadden stated that he is a big believer in the proposed road and that it is time to do this. Mr. Hadden stated that the proposed road is not a bypass, it is an access road which is how it will be designed and will be a 30 mph road in the Village. Mr. Marren stated that there will be a memorandum of understanding regarding the 350 ft. of road.

Mr. Hadden asked if there will be access for Victor Coal and Lumber as it is the longest standing family-owned business in the Village. Mr. Eldred showed Victor Coal & Lumber access on the site plan showing that the deliveries will be much safer situation than what is in place now. Mr. Hadden asked if this has been communicated with Mr. Bliss

who owns the Victor Coal & Lumber. Mr. Baker stated that he would love to discuss a phase 2 for the project with Mr. Bliss of Victor Coal & Lumber to add 50 more units to the project.

Amy DiPrima-86 West Main Street (Prima Pop)

Ms. DiPrima stated that she loves the idea of more people in the Village buying more popcorn and that the business owners are looking forward to more walking traffic in the Village. Ms. DiPrima stated that she has worked with Kathy Rayburn & Mitch Donovan to have more events in the Village and that having more people in a complex close by would be a very positive thing for the Village.

Kathy Rayburn-(Economic Development for the Town) 16 Coville Street

Ms. Rayburn stated that she is in full support of the project and that in looking back at her notes she talked to Terry & Dot Norsen starting in 2006 when their property was a development site and has been working with Dr. Ferris for 3 years. Ms. Rayburn stated that Mr. Baker touched on a lot of the reasons why she is in support of the project and that it makes sense. Ms. Rayburn stated that she wants to remind people of the commitment the Village made in 1998 with the Saratoga Plan and in 2005 with an update and again this is the type of development we are looking for as we need that critical mass that Mr. Baker talked about to bring businesses here. Ms. Rayburn stated that Mike Manikowski is endorsing this project because he is looking at the residential piece to fill the gap that a lot of the high tech and manufacturing companies need for housing for their employees and this is something that attracts those employees. Ms. Rayburn stated that she encourages the Planning Board to consider this proposal and appreciates all of their time and is in great support of it and thinks it would be great for the Village.

Mitch Donovan-(Victor Chamber of Commerce 33 W. Main) 289 School Street

Mr. Donovan stated that he submitted a letter of support to the Village Board, Planning Board and Zoning Board for the project. Mr. Donovan stated that we too in working closely with Kathy Rayburn in Economic Development have been watching this project and are very impressed with it. Mr. Donovan stated that the Board of Directors at the Victor Chamber of Commerce represent the local businesses in the community and their variety and also represent Village residents. Mr. Donovan stated that we support the project and the idea of having a new burst of population and a walkable community in the downtown area is something that will be very positive for the merchants.

On a motion by Charlie Criss and seconded by Peter Kowal Ms. CHaides closed the Public Hearing

Mr. Kowal asked Mr. Baker if he could use local businesses such as Victor Coal & Lumber for materials for the project. Mr. Baker stated that he would be more than happy to use the businesses around the project.

Resolution #12-18PB

**127, 131, 157,163 West Main Street & 16.17-02-40.21, 16.17-02-40.22/
Ferris Terrace**

State Environmental Quality Review (SEQR)/Negative Declaration, Site Plan

On a motion made by Peter Kowal, seconded by Steven Van Dyke, the following resolution was ADOPTED 5 AYES 0 NAYS

Whereas, the Village of Victor Planning Board reviewed the Unlisted Action Ferris Terrace Development and identified no significant impact; and,

Whereas, the Planning Board made the following finding of facts:

- An application was received on March 28, 2018 by the Planning Clerk for a Site Plan, entitled Ferris Terrace, located at 127, 131, 157, 163 West Main Street & 16.17-02-40.21, 16.17-02-40.22; and,
- The application was reviewed at the April 25, 2018 Planning Board Meeting; and,
- The Site Plan, Ferris Terrace, was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Act requirements and a Short Environmental Assessment Form (EAF) was prepared; and,
- The Planning Board, as lead agency accepted the Short EAF as presented by Chatfield Engineers; and,
- The Planning Board, as lead agency, found that no significant impact to the environment as a result of the action and directed that a negative declaration be prepared; and,
- The application required Ontario County Planning Board review and recommended the application; and,

NOW THEREFORE BE IT RESOLVED, that the Site Plan, Ferris Terrace, for a mixed use building, located at 127, 131, 157,163 West Main Street & 16.17-02-40.21, 16.17-02-40.22, will not have a significant impact on the environment and that a negative declaration is proposed.

Resolution #13-18PB

**127, 131, 157,163 West Main Street & 16.17-02-40.21, 16.17-02-40.22/
Ferris Terrace**

Subdivision - combining 6 parcels into 1

On a motion made by Charlie Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 5 AYES 0 NAYS

Whereas, the Planning Board made the following findings of fact:

- An application was received on March 28, 2018 by the Secretary of the Planning Board for a Subdivision.

- It is the intent of the applicant to combine 6 parcels into one.
- The Planning Board reviewed a site plan for the subdivision on April 25, 2018 to combine the lots.

NOW, THEREFORE, BE IT RESOLVED that the subdivision application of Ferris Terrace for the Major subdivision, drawn by BME Associates, dated March, 2018 received by the Planning Board March 28, 2018, be approved with the following conditions:

- That all requirements from the Village Engineer, Chatfield are complied with per their letter dated April 16, 2018.
- That the agreement be complied with to allow Victor Coal and Lumber to continue to have access for storage, loading and unloading for operation of their business.
- That the applicant will pay \$200 per lot in lieu of park land.
- That Subdivision Approval will be in effect for 36 months from the date of approval.

**Resolution #14-18PB
127, 131, 157,163 West Main Street & 16.17-02-40.21, 16.17-02-40.22/
Ferris Terrace
Final Site Plan**

On a motion made by Steven Van Dyke, seconded by Peter Kowal, the following resolution was ADOPTED 4 AYES 1 NAY (Jeffrey Swan)

Whereas, the Planning Board made the following findings of fact:

- A site plan application was received on March 28, 2018 by the Secretary of the Planning Board for a Site Plan entitled Ferris Terrace Mixed-Use Development.
- It is the intent of the applicant to build a 4-story mixed-use building to include approximately 11,000 sf retail space on the first floor and 76 upscale apartments in the remainder of the building with underground parking for tenants.
- The application was deemed to be an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations and a Short Environmental Assessment Form was prepared.
- The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On April 11, 2018, Ontario County Planning Board recommended approval of the application with modifications.
- A Public Hearing was duly called for and was published in "The Daily Messenger" on March 7, 2018; and,
- All adjacent property owners were timely notified of the hearing and the purpose of the hearing by mail; and,

- A Public Hearing was held on April 25, 2018, at which time all those who desired to be heard were heard and 6 persons spoke in favor of the application and 0 persons spoke against the application;

NOW, THEREFORE, BE IT RESOLVED that the application of Dr. William Ferris, Site Plan entitled Ferris Terrace Mixed-Use Development, drawn by BME Associates, dated March, 2018, received by the Planning Board March 28, 2018, **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

- That the applicant will comply with all requirements of the Village Engineer, Chatfield Engineers per their letter dated April 16, 2018.
- That the applicant will comply with all requirements of the Fire Department.
- That the applicant will comply with all requirements of the Finger Lakes Railroad.
- That the applicant will comply with Ontario County Department of Public Works requirements.
- That an agreement and a map be drafted allowing Mr. Mike Bliss access to his property at Victor Coal and Lumber with a designated area for deliveries.
- That the applicant will comply with requests of the New York State Department of Transportation.
- That the applicant will fulfill the requests of the Village Tree Board of planting types, planting environment, using the Cornell soil method and rooting volume. The Tree Board will inspect the stock prior to planting.
- That Site Plan Approval will be in effect for 36 months from the date of approval.
- That a Letter of Credit, be obtained to the satisfaction and amount to be determined, of Village Engineer, Village DPW and Village Attorney, for the repair of any infrastructure or damage to Village Property.
- That a Letter of Credit be obtained to the satisfaction and amount to be determined by Village Engineer, Village DPW and Village Attorney, for the phase of project to align the intersection of Adams Street and School Street and the project access road. This will involve working with the DPW for the placement of four stop signs.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the appropriate standard conditions with the Planning Board's approval letter.

MEMBER REPORTS

Charlie Criss voiced concerns about vacant properties in the Village and with sandwich board signs in the right-of-way . Ms. CHaides stated that she will follow up with Code Enforcement.

ADJOURNMENT

Meeting adjourned on a motion at 9:00 pm

Roseanne Turner-Adams, Planning Clerk