

TOWN OF FARMINGTON PLANNING BOARD

October 6, 2010

APPROVED MINUTES

The following minutes are written as a summary of the main points that were made and the actions taken at the Town of Farmington’s Planning Board Meeting.

MEMBERS:

David Degear, Chair
Meg Godly
Ron Herendeen
Scott Makin
Mary Neale

Also present: Town of Farmington Director of Development and Planning, Ron Brand; Town of Farmington Code Enforcement Officer, Floyd Kofahl; Nancy Weaver, 1432 Sand Hill Rd., Shortsville NY 14545; Ed Button, Edwin G. Button, P.E., Engineering and Associates ; Anthony Valenti, Anthony’s Apex Auto Inc.; Virginia M. Beal, Beal’s Auto; Terry Goodwin, Nothnagle Realtors representing Harold and Carolyn Herendeen

Excused: Town of Farmington Engineer Lance Brabant, MRB Group, P.C.

OPEN MEETING:

The meeting was called to order at 7:01 p.m. After everyone recited the Pledge of Allegiance, Chairman Degear made the introductions of Planning Board members and staff. He explained the emergency evacuation procedures to those present and said that copies of the evening’s agenda and legal notices are available on a table by the door. Mr. Degear also asked that all present set their cell phones on vibrate.

APPROVAL OF THE SEPTEMBER 1ST AND SEPTEMBER 16TH MINUTES:

Ms. Neale moved to approve the Minutes of the September 1st meeting with Mr. Herendeen seconding. All five Board members voted aye to carry the motion.

Mr. Herendeen made a motion to approve the edited Minutes of the September 16th meeting. Ms. Godly seconded. Ms. Neale, Ms. Godly and Mr. Herendeen voted aye. Mr. Degear and Mr. Makin abstained because they had been excused from the meeting. The motion passed by a vote of three ayes with two abstentions.

LEGAL NOTICES:

At the Chairman’s request, the Clerk read aloud the legal notices which were published in the September 29, 2010 Daily Messenger.

PUBLIC HEARINGS:

**PB 1001-10, SPECIAL USE PERMIT RENEWAL
NAME: SCOTT PIZZO, 2021 TURK HILL RD, FAIRPORT, NY 14450
LOCATION: PARK PLACE, 5550 STATE RT 96
ZONING DISTRICT: GB**

REQUEST: To renew a special use permit. The applicant wishes to continue a limousine service

No one was present to speak for this application. The Chairman read a letter of application into the file (attached to hard copy of Minutes). He then asked for staff comments.

Mr. Kofahl had no concerns.

Mr. Brand said he visited the site today and noted there were unlicensed vehicles stored on the property. He would like it to be a condition for approval that this not be allowed. The Code Enforcement Officer (CEO) explained that these belong to the property owner, Arrow Contracting. New York State Law does allow one unlicensed vehicle to be on a property. The Chairman asked him to follow up on this situation to make sure the other unlicensed vehicles are removed in a timely way.

Chairman Degear announced that this is a public hearing and asked if there is anyone present who wishes to speak for or against this application. No one replied. He then repeated his question and, again, no one replied. Next, the Chairman asked for a motion to close the public hearing. The motion was made by Mr. Makin and seconded by Ms. Godly. In a voice vote, all Board members present voted aye to close the public hearing at 7:09 p.m.

There were no Board comments.

Mr. Makin moved to waive the reading of the Type II Action SEQR. Mr. Herendeen seconded the motion. The motion passed by a voice vote of five ayes. Next, Ms. Godly moved to approve the SEQR with Mr. Makin seconding. The following roll call vote was taken and recorded:

Meg Godly—aye

Ron Herendeen—aye

Scott Makin—aye

Mary Neale—aye

David Degear—aye

The Type II Action SEQR resolution was adopted by a unanimous aye vote of all five Board members.

At the Chairman's request, Clerk O'Malley read aloud a draft Special Use Permit (SUP) resolution with the following conditions:

1. *The application has been determined to be consistent with the provisions of Chapter 165 of the Town Code.*
2. *The Special Use Permit is issued for the storage of up to 20 commercial vehicles on the site to be used in conjunction with the Park Place Limousine Service. In addition, the permit provides for the parking of employee vehicles on the site while working for the limousine service. All office operations are to continue to be performed off-site. Said Special Use Permit is further conditioned upon the approved Site Plan for said use and shall be made null and void with any change in either use or site plan components.*
3. *There shall be no storage of any abandoned or unlicensed vehicles on the property that are not one of the 20 commercial vehicles authorized with this Special Use Permit. All existing unlicensed or abandoned vehicles not meeting the terms of this Special Use Permit are to be removed from the property within 10 days of the date of this Special Use Permit renewal, or the Special Use Permit shall become null and void.*
4. *There shall be no general public allowed to park their vehicles upon the premises who are not employed with the limousine service.*
5. *There shall be no on-street parking for any vehicles associated with the limousine service.*

- 6. *There shall be no outdoor storage or display of any equipment, materials, or supplies associated with this Special Use Permit that is not identified upon an approved Site Plan.*
- 7. *All site lighting shall be compliant with the Town Code, Chapter 165 requirements.*
- 8. *The Special Use Permit is valid for a period of 3 years and shall expire on October 5, 2013 unless renewed.*

Chairman Degear asked if the applicant agreed to the conditions and, receiving no response from the absent Mr. Pizzo, announced that silence is agreement.

Ms. Godly moved to approve the SUP with the conditions. Ms. Neale seconded. The following roll call vote was taken and recorded:

- Meg Godly—aye
- Ron Herendeen—aye
- Scott Makin—aye
- Mary Neale—aye
- David Degear—aye

The motion passed unanimously.

**PB 0702-10, TWO LOT PRELIMINARY SUBDIVISION APPLICATION
 NAME NANCY WEAVER, 1432 SAND HILL RD, SHORTSVILLE, NY
 14548
 LOCATION: 1432 SAND HILL RD
 ZONING DISTRICT A-80 DISTRICT
 REQUEST: A two lot subdivision approval to create Lot 2 consisting of 1.484 acres,
 and the remaining lands of the parent parcel, (Lot 1), will consist of 0.919 acres with
 an existing dwelling CONTINUED**

The applicant, Nancy Weaver, and her engineer, Ed Button, appeared for this application. Mr. Button explained that they have relocated the septic system since this application was last discussed and it is now on the property of the Winged Pheasant Golf Links. He pinned up the plans for all to see.

The engineer went on to say that there is a layer of clay soil to the north and west so they plan to pump downhill for a gravity feed. As needed, they will cut and fill, bringing in gravel and sand. The septic system will meet Department of Health standards.

Mr. Degear asked about the driveway. Mr. Button explained that there will be a common entrance curb cut for the two houses. He added that there will be propane heat and a well situated closer to the road than previously planned.

The Chairman then asked for staff comments.

Mr. Brand had previously submitted written comments to the Board members. He indicated that these would be met. Mr. Kofahl agreed. The details of the on-site wastewater system and well will be shown on the plans. An engineering map will be added. A Park and Recreation Fee will be required. The metal shed is being removed from the property.

Ms. Weaver said that the owners of the golf course have agreed in writing to the septic system being on their property and this will be noted on the drawing. One owner is her son, Philip Furfari, and the other is Helen DiPacific. Ms. Weaver provided Town staff with the signed letter from the property owners of Winged Pheasant Golf Course for the Town files.

The CEO noted that the septic system meets the Town Code. The site is zoned for a single family house.

Chairman Degear announced that this is a public hearing and asked if there is anyone present who wishes to speak for or against this application. No one replied. He then repeated his question and, again, no one replied. Next, the Chairman asked for a motion to close the public hearing. The motion was made by Mr. Makin and seconded by Mr. Herendeen. In a voice vote, all Board members present voted aye to close the public hearing at 7:27 p.m.

Mr. Degear asked for Board comments.

Ms. Godly asked if the driveway was acceptable for emergency vehicles. The CEO said yes, it meets Town standards to hold fire equipment and, at 200 feet long, does not require a turn-around.

Both Ms. Neale and Mr. Makin asked for the easement for the septic system to be put on the map.

Mr. Herendeen and Mr. Degear had no comments.

The Director of Development said that this application requires an Unlisted Action SEQR with a declaration of non-significance. Ms. Godly moved to waive the reading of the SEQR with Mr. Makin seconding. In a voice vote, the motion was carried by a voice vote of five ayes. Next, Ms. Neale made a motion to approve the SEQR. Mr. Herendeen seconded. The following roll call vote was taken and recorded:

Meg Godly—aye
 Ron Herendeen—aye
 Scott Makin—aye
 Mary Neale—aye
 David Degear—aye

The Unlisted Action SEQR was unanimously approved.

At the Chairman's request, the Clerk read aloud a draft Preliminary Subdivision Plat Resolution with the following conditions:

1. *There is to be a Revision Box added to the Preliminary Plat Map that is to be completed by listing all changes required by this resolution for Preliminary Plat approval.*
2. *There is to be a Revision Box added to the Engineering Design Plans for the On-Site Waste Water Treatment System and the Private Well listing all changes required by this resolution for Preliminary Plat approval.*
3. *The conditions of Preliminary Plat Approval are based upon the revised Preliminary Plat Map prepared by Freeland and Parinello, Land Surveyors, having a revised date of September 10, 2010; and the drawings prepared by Edwin G. Button, P.E., identified as Project: Weaver Sand Hill Road, having a revised date of 9/21/10. The conditions of approval requiring changes to the Preliminary Plat Map shall be referred to as Plat Map. The conditions of approval requiring changes to the design drawings prepared by Edwin G. Button, P.E., shall be referred to as the Weaver Subdivision, Lot #2, Site Utility Map.*
4. *The title of the Plat Map shall be changed to read ... "Nancy Weaver Subdivision, Lots #1 and #2, Preliminary Plat."*
5. *The title of the Site Utility Map shall be ... "On-Site Utility Design Maps, Lot #2 Nancy Weaver Subdivision."*

6. *The Plat Map shall remove all notes that reference that the map is prepared solely for the purpose of subdividing Tax Map # 43.00-1-13.1 as referenced in the Director of Planning and Development Memorandum to the Planning Board concerning File PB # 0702-10, Nancy Weaver Preliminary Plat Subdivision. The same applies to any notes on the Site Utility Map.*
7. *There shall be a note added to the Plat Map and Site Utility Map that references the approval granted by the owner of the Winged Pheasant Golf Links for the granting of an easement for the septic system.*
8. *There shall be a note added to both Maps that identify any changes made to the Site Utility Map or the Plat Map shall be cross referenced on both maps.*
9. *There shall be a note added to both Final Maps that identify the liber and page for the filed easements for this land subdivision.*
10. *There shall be clarification on the Site Utility Map, Sheet 1/6 to identify where this 100 foot offset is measured from.*
11. *There shall be a note added to the Plat Map that reads ... "A Park and Recreation Fee shall be required as a pre-requisite to the issuance of a Building Permit for Lot #2. The Fee amount due shall be the prevailing Fee at the time of application for a Building Permit."*
12. *The metal shed shown on both Maps shall be removed with a note added to each map identifying that the existing metal shed has either been relocated or torn down.*
13. *The Note currently on Plat Map pertaining to a Buildable Lot needs to be amended. The Planning Board is being asked to approve a Buildable Lot and the items listed in the note do not apply in this instance.*
14. *The Source of topographic delineation is to be identified on both Maps.*
15. *The means of potable water supply for proposed Lot #2 shall be delineated upon both Maps. A copy of the New York State Well Report is to be filed with the Development Office at the time a Building Permit is requested. A note to this effect is to be placed on both the Preliminary and Final Maps.*
16. *The three percolation test holes north of Lot #1 and on Lot #2 shall be removed from both Maps since they no longer have relevance to what is now being proposed for the on-site waste water treatment system located on the adjacent Winged Pheasant Golf Links Property.*
 17. *The new Perk Test Holes are to be shown on the Plat Map with a note cross referencing the location being from the Site Utility Map.*
 18. *Two paper print sets of the revised Plat Map and Site Utility Map are to be submitted for signing by the Planning Board Chairperson. One signed set will be returned to the applicant, the other will be filed in the Town Development Office. If both the Land Surveyor and the Professional Engineer desire their own copy of the signed maps, then additional sets shall be submitted for signing.*
19. *The Preliminary Plat Approval is valid for a period of 180 days from today. Once all conditions of Preliminary Plat Approval have been met and shown on the Preliminary Plat, the Planning Board Chairperson will sign the Preliminary Plat Map and place it on file in the Town Development Office.*
20. *The Planning Board determines that the requirement for dedicated parkland is not a condition of preliminary plat approval for this two-lot subdivision application.*
 21. *The Planning Board determines that a Park and Recreation Fee will not be required for Lot #1 of this land subdivision. However, a Park and Recreation*

Fee in the prevailing amount at the time a Building Permit is applied for Lot #2 shall be paid to the Town. A note to this effect is to be placed upon the Preliminary Subdivision Plat Map. The current note regarding Park and Recreation fee is to be changed.

22. The Planning Board will not schedule a meeting for Final Plat approval until all conditions of Preliminary Plat approval have been met and a map signed by the Planning Board Chairperson has been filed in the Town Development Office.

23. *There needs to be signature lines added to each page of both maps.*

The applicant said she understood and agreed to the conditions for approval. Then, Mr. Makin moved to approve the Preliminary Plat with the 23 conditions. Ms. Godly seconded. The following roll call vote was taken and recorded:

- Meg Godly—aye
- Ron Herendeen—aye
- Scott Makin—aye
- Mary Neale—aye
- David Degear—aye

The Preliminary Subdivision Resolution was approved by a unanimous aye vote of all five Board members.

SITE PLAN APPROVAL

PB 1002-10 FINAL SITE PLAN APPLICATION

NAME: ANTHONY VALENTI, 6714 ST RTE 96, VICTOR, NY 14564

LOCATION: 6146 NYS ROUTE 96

ZONING DISTRICT: GENERAL BUSINESS DISTRICT

REQUEST: Request a special use permit and site plan approval to allow a used car dealership

Anthony Valenti, the applicant, and Virginia Beal, the property owner, appeared for this application. Mr. Valenti brought the Board up to date on his progress: he has obtained his New York State Dealer’s License which must be displayed on the side of the building; the driveway is in and will be sealed shortly.

The applicant commented that he will have a dust-free stone and oil parking area. The CEO advised him that this will need maintenance every three years.

The Chairman asked for staff comments when the applicant finished speaking.

Mr. Kofahl had no comments.

Mr. Brand said the same standard conditions will apply which were parts of Preliminary Site Plan approval.

Chairman Degear then requested Board comments.

Ms. Neale said the application looks good. Mr. Herendeen agreed with her.

Ms. Godly thought the site would encourage shoppers.

Mr. Makin commented that the applicant did everything he promised.

Mr. Degear added that he is ready to act tonight.

At the Chairman’s request, Clerk O’Malley read aloud a draft Final Site Plan Resolution with the following conditions:

1. *This Site Plan Approval is for Final Sign and Site Plan Approval only. The basis for Site Plan Approval is the drawing prepared by Rocco Venezia & Associates, P.L.S. identified as Job No. 10107, dated 07/01/2010 and entitled "Final Site Plan: Proposed Used Car Sales 6146 Rte. 96 for Anthony Valenti." All conditions of preliminary and final site plan approvals must be met and shown on a revised Final Site Plan that is to be signed by the Planning Board Chairperson prior to the issuance of a Certificate of Occupancy. There shall be a revised Revisions Box on the Final Site Plan.*
2. *The proposed sidewalk is to be installed across the entire frontage of the site on or before October 31, 2011. In the event there is no used car sales operation existing on the site at that time, the owner of the property shall be responsible for making the required sidewalk improvements, or the Special Use Permit and Site Plan Approval shall become null and void.*
3. *All site lighting shall be brought into compliance with the Town Lighting Regulations contained in Chapter 165 of the Town Code by October 1, 2010 or the Special Use Permit and Site Plan Approval shall become null and void.*
4. *Public Safety Signage in accordance with the provisions of the Town Code shall be installed before the Certificate of Occupancy and Certificate of Compliance by the Town Code Enforcement Officer.*
5. *The Final Site Plan applies to the proposed sign as identified on the plan map. All lighting is to be lit internally.*

The applicant said he understood and agreed to the conditions. Mr. Herendeen made a motion to approve the Final Site Plan. Ms. Neale seconded. The following roll call vote was taken and recorded:

Meg Godly—aye
 Ron Herendeen—aye
 Scott Makin—aye
 Mary Neale—aye
 David Degear—aye

The Final Site Plan Resolution with the five conditions was adopted by a unanimous aye vote of all five Board members.

OPEN DISCUSSION:

At this point in the meeting, the Board members agreed to change the agenda so that a waiting applicant could be heard.

CHAIRMAN OF PLANNING BOARD REPORT:

1. **Report and recommendation to Town Board on rezoning application, 69 acres of land, east side of Hook Road and south side of Collett Road, north of King Hill Drive. Request to rezone from LI Limited Industrial to R-1-15 Residential**

Board member Ron Herendeen recused himself from this discussion.

Terry Goodwin from Nothnagle Realtors appeared for this application. He explained that Harold and Carolyn Herendeen are in Florida and asked him to represent their application before the Board.

Mr. Goodwin continued by saying that this parcel has been marketed as Limited Industrial zoning for 15 years with no response even though neighboring properties have sold. Various realtors have tried to sell it. The owners are now trying to sell it as R-1-15 Residential with an application to the Town Board for rezoning. Mrs. Herendeen, he explained, told him this suggestion was made by Town staff. A developer has already contacted him with interest in building a residential subdivision.

The Chairman then read a letter from the Herendeens into the record. He then requested staff comments.

The Director of Development said he can see a reason to rezone this property since Town residents have objected to truck traffic on Hook Road. An LI use for this property would only increase the number of trucks passing through a residential area. This would not be the case for a residential development. In the past, there was some discussion about rezoning this property to residential but the property owners objected.

Mr. Brand continued by saying that an R-1-15 use would provide less density than the neighboring 7.2 development and the apartment complex. The drumlins and wetlands could be preserved. A storm water detention system could control area water. There is room for berms. Water and sewer is available. The Fire Department is nearby. This area could provide a buffer between residential and industrial areas.

The Director of Development noted that the homeowners behind this proposed development have said that they do not want anything behind their properties. He pointed out that the R-1-15 lots would be twice as large as those in the Fairdale Subdivision.

Ms. Godly asked what issues are against this rezoning. Mr. Brand replied that the Comprehensive Plan has this area remaining limited industrial. However, the plan will be amended in early 2011 and this zoning could be looked at again. It is true that a residential development would be a denser use than limited industrial.

Mr. Kofahl recalled that the nearby residents had expressed concerns to him about density if this area was rezoned. The homeowners along King Hill Drive claimed they had been told that this lot would always be used for agriculture. He added that he knows of three developers interested in using the site for custom homes. These are good quality developers, not mass market ones.

Chairman Degear said that good developers could make this site an asset to Farmington. He explained that he heard from John Kasper, Chairman of the Conservation Board. They are not opposed to the application but want the woods and drumlins preserved. This could be a buffer between the industrial area to the north and the more dense residential areas to the south. The Conservation Board members, he said, are concerned about the water in the treed area. It is always wet there.

The Chairman asked about the possibility of Incentive Zoning. Mr. Brand pointed out that this would require good amenities not already present on the site. However, the site already has water and sewer. There is no parkland needed in that section of Town. The only advantage would be funds from Parks and Recreation Fees.

Ms. Godly asked about the number of homes. Mr. Brand said there could be 2.5 or fewer homes per acre. The site has about 70 acres but some of them are wooded. There would probably be 90-95 homes. All agreed that the large hickory tree should be preserved.

Chairman Degear pointed out that the Town Board has repeatedly said they want building lots at least 18,000 square feet. By this standard, 15,000 square foot lots would be too small although the Town Board is free to change their opinions.

The CEO commented that the subdivision should fit the land, not the reverse.

The Director of Development explained that you cannot zone for a district that does not exist. The district for 18,000 square foot lots would first have to be created. He pointed out that larger lots are more expensive for the Town to maintain because the roads needing snow plowing and maintenance are longer as are the water and sewer lines.

Mr. Degear asked about using the site for offices. Mr. Goodwin said that no one has tried to market it for offices. Mr. Brand reminded the Board that there is land along Route 332 zoned for office space but not filled.

The key, argued the Chairman, is the Comprehensive Plan which says this area should remain limited industrial. How then can we proceed?

The Director of Development responded that the Comprehensive Plan is scheduled for review in early 2011. One thing to be considered will be the high number of accidents at the intersection of Hook and Collett Roads. Ms. Godly commented that 90 families will have cars. How can the intersection be upgraded to improve safety? Mr. Brand said that the problem comes from traffic on Collett Road. East-west traffic entering or leaving the proposed development should be limited.

Mr. Makin pointed out that the Board must first decide about rezoning before moving on to other issues. He recalled that he expressed concern about an LI District next to a residential area some years ago. Ms. Godly replied that the area is agricultural, industrial and residential. Mr. Kofahl said that business might be a good fit except for the fact that the Town already has many empty commercial buildings.

The Chairman noted that in any vote, Mr. Herendeen would be abstaining which could result in a tied vote.

Mr. Makin and Ms. Neale said they are conflicted. The present zoning is LI but no one is interested in an industrial use. The residents of King Hill Drive would not want trucks or a factory behind their homes. For these reasons, they would consider rezoning.

Ms. Godly added that she, too, is conflicted. She argued that economic issues should not guide the Planning Board. This is a precarious ground for planners. However, a subdivision of nice homes would be a plus for the community. She advised revising the Comprehensive Plan before rezoning. Ms. Neale asked if the revision process would include looking at all Town zoning. Ms. Godly agreed that it should. She asked that the Board allow the planning process to take place in early 2011. This will give the Planning Board better direction.

The Chairman agreed with Ms. Godly. The Board should wait for the Comprehensive Plan Committee to make its recommendation. He asked Mr. Brand to draft a resolution to this effect and send it to the Board members. If they agree with it, he will sign it so it can be sent to the Town Board.

The CEO said that it sounds like the Board would have a 2-2 tied vote which means no solid recommendation. Mr. Degear asked if all four members voting agree to allow the Comprehensive Plan to take its course. All four Board members said yes.

The Director of Development pointed out that the Town Board can choose to rezone. However, recent case law indicates that this can be challenged in court if the Town goes against its own Comprehensive Plan.

There was a discussion with the applicants' representative to make sure he understood the process to be followed. Mr. Kofahl stated that the final decision will be made by the Town Board but Mr. Goodwin can come in and discuss any concerns with Town staff. All present urged him to attend the Town Board meeting.

Mr. Herendeen rejoined the Board and the Planning Board members returned to the order of the agenda.

DIRECTOR OF DEVELOPMENT REPORT:

1. NYPF Conference:

Mr. Brand said that the Town of Canandaigua received two awards at the New York Planning Federation Conference. The former head of their Planning Board, Terry Fennelly, was recognized for the Incentive Zoning for the Villas at Canandaigua which gained \$700,000 worth of infrastructure benefits to the community. Mr. Fennelly is now a member of the Canandaigua Town Board. Their Chairman of the Zoning Board, Graham Smith, was also honored for his contribution to the Town.

2. State Smart Growth Public Infrastructure Policy Act:

Growth is a concern for the State. This act forces communities to identify a community center in order to get State support for infrastructure. Mr. Brand pointed out that Farmington did this before the act was passed. There will be a conference about it on October 18th in the Hudson Valley.

3. Genesee/Finger Lakes Regional Planning Council Training in Mt Morris

The Board members received information on this training before the meeting.

Ms. Godly asked when the Board will discuss the Case Law Updates that were provided in the Board packets. She wanted to be sure that the two hours of training credit would be valid. The Chairman suggested that time should be set aside at the next meeting to discuss these updates. The Board members agreed.

CODE ENFORCEMENT OFFICER REPORT:

Mr. Kofahl reported that the Development Department has budget funds for the next modular data base program to add information to the property files about conditions of approval and dates for Special Use Permit renewals.

The CEO added that the ribbon cutting for the senior housing will take place during the first week in November. Mr. Degear commented that 50% of the units have been rented. Another senior project may be built on the Natapow land.

CHAIRMAN OF THE PLANNING BOARD REPORT:

LOC Release #17 Auburn Meadow Section 2, Planning Board Action item.

Chairman Degear asked if all department heads agreed to this Letter of Credit. The CEO said yes. Mr. Makin then moved to recommend the release of \$32,430.58. Ms. Neale seconded. All five Board members voted aye in a voice vote.

Mr. Degear asked the Board members to send their training hours to Michelle Finley until the Town Supervisor can hire a temporary replacement for Jessica Youngman.

PUBLIC COMMENTS: none

ADJOURNMENT:

The next meeting of the Planning Board will be at the Town Hall on Wednesday, October 20th, at 7 p.m.

Ms. Neale made a motion to adjourn with Mr. Herendeen seconding it. In a voice vote, all five Board members voted aye to adjourn at 8:47 p.m.

These minutes were taken and respectfully submitted by

Leslie C. O'Malley, Ph.D.
Clerk of the Board