

Village of Lansing
Planning Board Meeting
September 27, 2016

The meeting of the Village of Lansing Planning Board was called to order at 7:00PM by Chairman Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Deborah Dawson, John Gillott, and Lisa Schleelein; Alternate Member, Carolyn Greenwald; Code Enforcement Officer, Marty Moseley; Village Trustee Liaison, Ronny Hardaway; Village Attorney, David Dubow; Courtney and Michael Freehan, McDonalds; Tom LiVigne and Andy Bodewes, Park Grove Realty; Matt Moore, Passero Associates; Eric Goetzmann, Lansing Meadows; Manly Thaler, CU Suites; residents Janet Jonson and Lisa Bonniwell.

Absent: None.

Public Comment Period

Tomei opened the public comment period. With no one wishing to speak, Gillott moved to close the public comment period. Seconded by Schleelein; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

Classification and Possible Consideration for Alteration to an Existing Special Permit #1501:

Alteration to the McDonalds parking arrangement and planting plan.

Tomei read the letter from the Feehans requesting an amendment to the existing special permit as it pertains to parking and landscaping. They would like to revert to the original plan to have large vehicles parked at the southern end and eastern side and walk in customers to the north and west. Informal polling of customers and observation has indicated this is a more desirable approach. Most busses come in the evening and there have been no complaints from abutting properties as to where “No Parking” signage on the south end to ensure emergency vehicles have access.

Tomei and Moseley visited the site recently and Tomei said he withdraws the previous condition to install a bollard next to the trash enclosure because there is a drain in that area.

The landscaping request was to have the drive-through islands seeded with grass, as the mulch catches fire from discarded cigarette butts. Some plants were also removed for sidewalk connectivity.

Dawson moved to accept the requested amendment as a minor change. Seconded by Gillott. Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

Schleelein moved to accept the amendment with the following new conditions:

1. Remove the condition to install a bollard by the trash enclosure
2. Striping and no parking and stop signs to be approved by the Code Officer and Fire Chief
3. Landscaping to be amended to the present plan

Seconded by Baker. Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

Alteration to the Lansing Meadows Planned Development Area:

Eric Goetzmann indicated that he is requesting to readdress a minor modification to the Lansing Meadows PDA as it relates to enlarging the Residential Area (Area B) by offsetting, reducing the protected Wetland/bird habitat (Area C) that will coincide with the recent approval he received from the Army Corps of Engineers to modify the Lansing Meadows Senior Housing project area.

50 At the September 19, 2016 Trustee meeting, Goetzmann requested the Board of Trustees to approve an
51 amendment to the subject PDA and accept a new map designating the wetland as a narrower area along
52 the southern border. The Trustees referred the matter to the Planning Board for a recommendation. In
53 2011 Goetzmann opened a nation-wide permit request with the US Army Corps of Engineers (USACE) to
54 mitigate and redevelop the wetland on the Lansing Meadows site by reducing the wetland and increasing
55 the density of the senior housing. He presented the new map and explained that the USACE has given
56 approval to a swap of wetlands allowing a new plan with a narrow swath of wetlands at the southern
57 border which will allow the requested density increase of the housing. He has a permit in hand, but will
58 not get the final sign-off from the USACE until the existing permit is closed and a new nation-wide
59 permit for the new map showing the alteration and reduction of the wetland is opened. He is requesting
60 that the Planning Board recommend to the Board of Trustees that the existing map be amended to the new
61 map which would become the new permitted use for the PDA. The Trustees had informally indicated that
62 they thought this change could be considered a minor change but deferred it to the Planning Board.

63

64 There was a brief discussion of water flow and how much acreage is gained with the new plan, there
65 being no need to second guess the USACE, and a few question to Goetzmann were offered about future
66 housing plans.

67

68 Gillott moved to classify the amendment as a minor change and to recommend that the new overlay map
69 replace the original A, B overlay district to match the new build area designated by the USACE.
70 Seconded by Schleelein. Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein.

71

72 **Public Hearing to Consider:**

73 Special Permit 4006, Triphammer Apartments Inc., to construct an approximate 425 square foot office
74 building, three separate covered parking garages with a combined total square footage of approximately
75 6,351 square feet, and provide for an additional 17 parking spaces with a total of 113 parking spaces at 5
76 & 13 Cinema Drive in the High Density Residential District, Tax Parcel Nos. 46.1-6-5.2, & 46.1-6-5.7.
77 Special Permit review is required pursuant to Section 145-41D(1)(k) & 145-41D(1)(l) of the Village of
78 Lansing Code.

79

80 Tomei opened the public hearing to consider Special Permit #4006 by reading the legal notice.

81

82 Moseley began the discussion with a report to the Board explaining the nature of the special permit
83 request, indicating that the proposed parking is within Village standard requirements, and noting that a
84 Stormwater Protection Prevention Plan is not required as soil disturbance activity is less than 1.0 acre, but
85 a short EAF and SEQRA review are required.

86

87 Bodewes continued the discussion reiterating much of what had been discussed at an informal
88 presentation to the Planning Board on September 12-the ongoing roof replacement, interior rehabilitation,
89 addition of an on-site manager currently working out of one of the vacant apartments. He indicated that
90 landscaping plans will need further revision to install smaller trees and the intention to have more
91 foundation plantings, that there will be some changes to the street lighting, and it is now the intent to
92 initially install only two garages, with the third garage being phased in at a later time.

93

94 The driveway pavement area and traffic flow was discussed. There is currently no 2-way drive through
95 area at the east end of the driveways. Dawson asked where the third garage might be phased in. Bodewes
96 indicated it could be two or more years; the intent is to only build what is needed. Dawson suggested that
97 the Board review the entire project with phase 2 included. All agreed.

98 Schematic elevations for the garages were provided. There were no changes to the office building plans
99 previously submitted. Greenwald asked about dumpster locations.

100
101 The Board generally requested additional shrubs and trees where possible to soften the look of the ends of
102 the apartments and between the garages. Tomei stated that a new landscaping plan will be required as
103 well as a final lighting plan that will need to be submitted to the Lighting Commission for review.

104
105 Tomei added that they have also received the Village Engineers report which he read to the Board.
106

107 **ENGINEER'S REPORT**
108

109 *DATE: September 27, 2016*

110
111 *TO: Village of Lansing Planning Board*

112
113 *FROM: Brent Cross, PE*

114
115 *RE: Triphammer Apartments Parking Structures*
116

117 *I have reviewed the plans for the site improvements proposed at the above referenced property to*
118 *construct new parking structures and a small office, as required for approval of a Special Permit for this*
119 *project. I have the following observations and comments:*
120

121 *The layout of the new parking garages maintains a good flow of traffic around the existing driving aisles*
122 *and parking spaces. The plan indicates that the driving aisles will vary in width from 12.3' (near east)*
123 *upto 21' in front of the first building (southwest corner). Good engineering practice would be to provide*
124 *20'-24' wide aisles for two-way traffic. I suspect that some of the proposed widths are existing. I*
125 *recommend that the plan be revised to a minimum of 20' for all aisles except where traffic would only be*
126 *expected to flow in one direction.*
127

128 *The new buildings and associated pavement will require the removal of "greenspace", thereby increasing*
129 *the stormwater run-off from the new impervious surfaces. It is my understanding that the disturbed area*
130 *will be less than the 1 acre impact that would otherwise require a full NYSDEC Stormwater Management*
131 *Plan. Even though this project may not need a NYSDEC permit, it has been the practice of the Village to*
132 *require smaller projects to provide stormwater management practices as much as possible. Since there is*
133 *a natural slope from east to west, and there is a proposed greenspace at the west end of the site, it seems*
134 *likely that the project could incorporate a small basin (rain garden or bio-retention filter) with an outlet*
135 *as proposed into the existing Village storm sewer system. I recommend that a condition be made to have*
136 *the developer submit a stormwater management plan for approval by the Village Engineer and*
137 *Stormwater Management Officer prior to issuance of a building permit.*
138

139 *The Village owns a public water main that exists in an easement through the middle of this site. Since the*
140 *new parking garages and office are proposed to be construction in the middle of the site, they are*
141 *proposing to relocate the existing 6" water main approximately (undimensioned) 20' to the south. I*
142 *suspect that this will move the Village owned water main outside of the currently deeded easement area,*
143 *which could require the owner to provide the village with a revised legal description of the location. Also,*
144 *the proposed plans should be reviewed and approved by Bolton Point and the Village of Lansing*

145 *Superintendent of Public Works. There is also a notation about an underground electric easement in the*
146 *same area of the site. I am not sure if this requires the location of electric utilities.*

147
148 *The existing dumpster is proposed to be relocated to the east end of the site. A dumpster enclosure is*
149 *indicated, but no details are provided. With the dumpster at the opposite end of the site, I am curious if it*
150 *will be utilized as effectively since residents will need to travel to the opposite direction of the path of*
151 *egress from the site, making it “out of site...out of mind”*

152
153 *No information was provided on lighting.*

154
155 *Based on the above observations, I recommend that the Special Permit be approved with conditions for*
156 *submittal of revisions/details of: asphalt aisles; stormwater management; and water main location details*
157 *to be submitted to the appropriate departments before issuance of building permit.*

158
159 Moseley mentioned that the dumpster area to the east does not allow for thru-traffic. Baker asked about
160 any traffic complaints in this regard, and Bodewes indicated that there have been none to date. Dawson
161 said less pavement is better than too much and it was agreed that a good solution would be to post “No
162 *Through Traffic*” signs and keep the current driveways unconnected.

163
164 Tomei said that the special permit application was submitted under the Chateau Claire name and will need
165 to be revised to reflect that the name is now Triphammer Apartments.

166
167 Moseley indicated that he has received proof of mailings from the applicant as required by the Village
168 Code.

169
170 Tomei read the Short Environmental Assessment Form (EAF) Part 1. The Planning Board then worked
171 through EAF Part 2. After discussion, the Board filled in the appropriate areas prior to determining that
172 the proposed action will not result in any significant adverse environmental impacts.

173
174 Tomei indicated that the Village has received the required review of the proposal from the Tompkins
175 County Planning Department, as required by General Municipal Law 239 -l, -m, and -n. The Department
176 has reviewed the proposal as submitted and has determined that it has no negative inter-community or
177 county-wide impacts. The Village of Cayuga Heights did not respond within the required 30 days.

178
179 Tomei read the Resolution for SEQR Review of Special Permit #-4006. Greenwald inquired about the
180 importance of the 0.95 acre reference and Dawson explained that anything under 1.0 acre of disturbance
181 does not require a Stormwater Protection Prevention Plan. She also reconfirmed that the Planning Board
182 would be approving all three (3) garages with this resolution. Tomei said that the special permit
183 application and the Short EAF would both need to be amended to reflect the change from 2 to 3 garages.

184 Dawson moved the SEQR resolution:
185

186 *VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SEQR REVIEW OF SPECIAL*
187 *PERMIT NO. 4006 ADOPTED ON SEPTEMBER 27, 2016*

188
189 *Motion made by:* _____ *Deborah Dawson* _____

190
191 *Motion seconded by:* _____ *John Gillott* _____

192
193 **WHEREAS:**

194
195 *This matter involves consideration of the following proposed action: Special Permit 4006, Triphammer*
196 *Apartments Inc., to construct an approximate 425 square foot office building, three separate covered*
197 *parking garages with a combined total square footage of approximately 6,351 square feet, and provide*
198 *for an additional 17 parking spaces with a total of 113 parking spaces at 5 & 13 Cinema Drive in the*
199 *High Density Residential District, Tax Parcel Nos. 46.1-6-5.2, & 46.1-6-5.7. Special Permit review is*
200 *required pursuant to Section 145-41D(1)(k) & 145-41D(1)(l) of the Village of Lansing Code; and*
201

202 *On September 27, 2016, the Village of Lansing Planning Board, in performing the lead agency function*
203 *for its independent and uncoordinated environmental review in accordance with Article 8 of the New*
204 *York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i)*
205 *determined that the proposed action provided for herein is an Unlisted Action in accordance with SEQR;*
206 *(ii) thoroughly reviewed the Short Environmental Assessment Form (the “Short EAF”), Part 1, and any*
207 *and all other documents prepared and submitted with respect to this proposed action and its*
208 *environmental review [including any Visual Environmental Assessment Form deemed required, and*
209 *comments and recommendations, if any, provided by the Tompkins County Department of Planning in*
210 *accordance with General Municipal Law Sections 239-l and –m]; (iii) completed its thorough analysis of*
211 *the potential relevant areas of environmental concern to determine if the proposed action may have a*
212 *significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section*
213 *617.7(c); and (iv) completed the Short EAF, Part 2);*
214

215 **NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

216
217 *1. The Village of Lansing Planning Board, based upon (i) its thorough review of the Short EAF,*
218 *Part 1, and any and all other documents prepared and submitted with respect to this proposed action and*
219 *its environmental review [including any Visual Environmental Assessment Form deemed required, and*
220 *comments and recommendations, if any, provided by the Tompkins County Department of Planning in*
221 *accordance with General Municipal Law Sections 239-l and –m], (ii) its thorough review of the potential*
222 *relevant areas of environmental concern to determine if the proposed action may have a significant*
223 *adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and*
224 *(iii) its completion of the Short EAF, Part 2, including the findings noted thereon (which findings are*
225 *incorporated herein as if set forth at length), hereby makes a negative determination of environmental*
226 *significance (“NEGATIVE DECLARATION”) in accordance with SEQR for the above referenced*
227 *proposed action, and determines that an Environmental Impact Statement will not be required; and*
228

229 *2. The Responsible Officer of the Village of Lansing Planning Board is hereby authorized and*
230 *directed to complete and sign as required the Short EAF, Part 3, confirming the foregoing **NEGATIVE***

231 **DECLARATION**, which fully completed and signed Short EAF shall be attached to and made a part of
232 this Resolution.

233
234 The vote on the foregoing motion was as follows:

235 **AYES:** Mario Tomei, Lisa Schleelein, John Gillott, Deborah Dawson, and Mike Baker

236 **NAYS:** None

237 The motion was declared to be carried.

238

239 There being no further input from the public, Baker moved to close the public hearing. Seconded by
240 Gillott. Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: None.

241

242 Tomei read the general conditions for special permits, section 145-59E. The Board evaluated the special
243 permit application against the required general conditions and determined that the general conditions have
244 been met. Schleelein moved that all general conditions, in accordance with section 145-59E, have been
245 met. Seconded by Dawson; Ayes by Tomei, Baker, Dawson, Gillott, and Schleelein. Nays: None.

246

247 Dawson move the special permit resolution with conditions:

248

249 **VILLAGE OF LANSING PLANNING BOARD RESOLUTION FOR SPECIAL PERMIT NO. 4006**
250 **ADOPTED ON SEPTEMBER 27, 2016**

251

252

253 Motion made by: _____ Deborah Dawson _____

254

255 Motion seconded by: _____ Mike Baker _____

256

257 **WHEREAS:**

258

259 This matter involves consideration of the following proposed action: Special Permit 4006, Triphammer
260 Apartments Inc., to construct an approximate 425 square foot office building, three separate covered
261 parking garages with a combined total square footage of approximately 6,351 square feet, and provide
262 for an additional 17 parking spaces with a total of 113 parking spaces at 5 & 13 Cinema Drive in the
263 High Density Residential District, Tax Parcel Nos. 46.1-6-5.2, & 46.1-6-5.7. Special Permit review is
264 required pursuant to Section 145-41D(1)(k) & 145-41D(1)(l) of the Village of Lansing Code; and

265

266 On September 12, 2016, the special permit application and additional information and materials for the
267 proposed action were presented for preliminary review by the Village of Lansing Planning Board, at
268 which time such application, information and materials were preliminarily evaluated, questions were
269 posed and responses offered, and any public comments were permitted, after which the Planning Board
270 determined that a formal public hearing thereon be scheduled for September 27, 2016; and

271

272 On September 27, 2016, the Village Lansing Planning Board opened a public hearing for the initial
273 purpose of (i) eliciting public comment on environmental issues regarding this proposed action, and (ii)
274 reviewing and evaluating the materials and information presented by and on behalf of the applicant in
275 support of this proposed action; and

276

277 On September 27, 2016, the Village of Lansing Planning Board, in performing the lead agency function
278 for its independent and uncoordinated environmental review in accordance with Article 8 of the New

279 *York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i)*
280 *thoroughly reviewed the Short Environmental Assessment Form (the “Short EAF”), Part 1, any and all*
281 *other documents prepared and submitted with respect to the proposed action and its environmental*
282 *review [including any Visual Environmental Assessment Form deemed required, comments and*
283 *recommendations, if any, provided by the Tompkins County Department of Planning in accordance with*
284 *General Municipal Law Sections 239-l and –m]; (ii) reviewed environmental related comments from the*
285 *public; (iii) completed its thorough analysis of the potential relevant areas of environmental concern to*
286 *determine if the proposed action may have a significant adverse impact on the environment, including the*
287 *criteria identified in 6 NYCRR Section 617.7(c); (iv) completed the Short EAF, Part 2; and (v) made a*
288 *negative determination of environmental significance (“Negative Declaration”) in accordance with*
289 *SEQR for the proposed action and determined that an Environmental Impact Statement would not be*
290 *required; whereupon, having completed the SEQR review and having made its SEQR determination, it*
291 *was established that the special permit application was complete; and*

292
293 *On September 27, 2016, the Village of Lansing Planning Board thereafter continued the public hearing*
294 *on the proposed action and further reviewed and analyzed (i) the materials and information presented by*
295 *and on behalf of the applicant in support of the proposed action, including any additional information*
296 *and materials related to environmental issues, if any, which the Board deemed necessary or appropriate*
297 *for its review, (ii) all other information and materials rightfully before the Board [including comments*
298 *and recommendations, if any, provided by the Tompkins County Department of Planning in accordance*
299 *with General Municipal Law Sections 239-l and –m], (iii) all issues raised during the public hearing*
300 *and/or otherwise raised in the course of the Board’s deliberations, and (iv) possible modifications and/or*
301 *conditions that might be imposed in conjunction with any special permit approval to be granted,*
302 *whereupon, the public hearing was closed; and*

303
304 *On September 27, 2016, in accordance with Section 7-725-b of the Village Law of the State of New York*
305 *and Sections 145-59, 145-60, 145-60.1 and 145-61 of the Village of Lansing Code, the Village of Lansing*
306 *Planning Board, in the course of its further deliberations, reviewed and took into consideration (i) the*
307 *general conditions required for all special permits (Village of Lansing Code Section 145-59E), (ii) any*
308 *applicable conditions required for certain special permit uses (Village of Lansing Code Section 145-60,*
309 *and (iii) any applicable conditions required for uses within a Combining District (Village of Lansing*
310 *Code Section 145-61);*

311
312 ***NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:***

313
314
315 *1. The Village of Lansing Planning Board hereby finds (subject to the conditions and requirements,*
316 *if any, set forth below) that the proposed action meets (i) all general conditions required for all special*
317 *permits (Village of Lansing Code Section 145-59E), (ii) any applicable conditions required for certain*
318 *special permit uses (Village of Lansing Code Section 145-60), and (iii) any applicable conditions*
319 *required for uses within a Combining District (Village of Lansing Code Section 145-61); and*

320
321 *It is hereby determined by the Village of Lansing Planning Board that Special Permit No. 4006 is*
322 ***GRANTED AND APPROVED***, *subject to the following conditions and requirements:*

323
324 *Required permits, approvals, consents and other authorizations from all applicable Federal, State,*
325 *County and local governmental and regulatory agencies shall be obtained, maintained and complied with*
326 *for all permitted improvements, operations and activities as authorized by this special permit approval,*

327 *and such improvements, operations and activities shall at all times comply with all applicable Federal,*
328 *State, County and local laws, codes, rules and regulations.*

329
330 *Soil and Erosion control measures shall be implemented and coordinated as required, and approved by*
331 *either the Village of Lansing Code Enforcement Officer and/or the Village of Lansing Engineer.*

332
333 *Prior to the building permit being issued, the Lots in question for 5 and 13 Cinema Drive, Tax Parcel*
334 *Nos. 46.1-6-5.2, & 46.1-6-5.7., shall be consolidated and verification of the consolidation shall be*
335 *provided to the Code Enforcement Officer from the Tompkins County Assessment or Clerks Office.*

336
337
338 *Prior to a building permit being issued, the Superintendent of Public Works and Bolton Point Water shall*
339 *review and approve the proposed installation of the relocated water line. A new easement for the*
340 *proposed waterline shall be submitted to and approved by the Village Attorney.*

341
342 *Stormwater practices, such as rain gardens, bio-retention facilities, swales, filtrations systems, etc. shall*
343 *be implemented for the new impervious area prior to entering the Village stormwater conveyance system*
344 *and shall be reviewed and approved by the Village of Lansing Engineer or Stormwater Management*
345 *Officer.*

346
347 *Prior to a building permit being issued, an exterior lighting plan shall be submitted to and approved by*
348 *the Village Lighting Commission.*

349
350 *Prior to a building permit being issued, a revised landscaping plan shall be submitted to and approved by*
351 *the Planning Board. In addition to the above approval, the Superintendent of Public Works shall verify*
352 *that the plantings included in the landscaping plan, over the existing and proposed waterlines and sewer*
353 *lines, will not negatively impact both the proposed and existing Village utilities for both 5 and 13 Cinema*
354 *Drive, Tax Parcel Nos. 46.1-6-5.2, & 46.1-6-5.7.*

355
356 *Prior to a Certificate of Compliance being issued, signage shall be installed indicating that, at the east*
357 *end of the site, there will be no thru-traffic.*

358
359 *Prior to a building permit being issued, a maintenance agreement shall be submitted to and approved by*
360 *the Village Attorney, Village Engineer, and Village Stormwater Management Officer pertaining to the*
361 *stormwater facilities.*

362
363 *The vote on the foregoing motion was as follows:*

364 *AYES: Mario Tomei, Deborah Dawson, Mike Baker, Lisa Schleelein, and John Gillott.*

365
366 *NAYS: None*

367
368 *The motion was declared to be carried.*

369
370 **Approval of Minutes**

371 None

372
373 **Trustee Report**

374 None, as all Planning Board members were present at the September 19th Trustees meeting.

375 For a complete report of the meeting please see the Trustee minutes.

376

377 **Other Business**

378 Dawson said she is reviewing the Tompkins County Housing Assessment Model. Dawson and Schleelein
379 also said they had reviewed a letter from Larry Fabbroni with reference to the Comprehensive Plan.
380 Dawson will be sending an internal rebuttal to the Board on this matter.

381
382 Dubow suggested that everyone look at the Comprehensive Plan with respect to the rezoning request on
383 Bomax.

384
385 Schleelein said that regardless of the outcome with that particular parcel, there are other parcels in the
386 Village that need to be reviewed and updated with the Comprehensive Plan in mind, one being on Warren
387 Road near the Arleo office building. Baker said he had just noted that that area needs to be looked at as
388 the current zoning designation makes no sense. There is also an MDR parcel near the south east corner
389 that may also need to be re-zoned.

390
391 There was continued discussion of housing needs in the Village and the lack of smaller houses and other
392 smaller housing for those wishing to down size. Dawson noted that the greatest identified need for
393 housing is in the \$150-200K range, there being less need for houses greater than \$300K at about 8 units
394 per year. Gillott concurred. Schleelein said she thought that Lansing Trails II was going to be more like
395 Lansing Trails I and would have been more in keeping with the greatest need.

396
397 There was continued discussion about the rezoning on Bomax, the proposed project, the Fabbroni letter,
398 the lack of control at the Board of Trustees September 19th meeting, the need for civility by all attendees
399 at public meetings, traffic impact in the proposed area as well as Bush Lane and Dart Drive, and the fact
400 that any development on the Bomax parcel will create change and impact traffic and the land. Dubow
401 said it is likely there will be another traffic study evaluating industrial versus residential use. Dawson
402 reiterated that Bomax and the connecting roads are public ways for all Village residents, not private
403 streets only for Lansing Trails/Cayuga Heights residents' use.

404
405 **Adjournment**

406 Gillott moved to adjourn at 9:19 PM. Seconded by Baker; Ayes by Tomei, Baker, Dawson, Gillott, and
407 Schleelein.