

Present: Gerald Putman, Chairman
Andrew Holbert, Vice Chairman
Mary Jacyna
Matthew Cunningham

Also Present: Nathan VanWhy, Attorney for the Village
Marina Lane, Town of Union Senior Planner
Kim Cunningham, Planning Board Clerk
Trustee Martin Meaney
Zoning Board Member Don Slota

Absent: Greg Matyas

A brief work session was held at 7:00pm.

The board discussed the agenda and reviewed the applications.

Chairman Putman called the meeting to order at 7:30pm, and noted the emergency exits.

MINUTES

A motion to approve and place on file the minutes of the October 25, 2019 regular meeting was made by Mrs. Jacyna and seconded by Mr. Cunningham. The motion carried with all those present voting in the affirmative.

PRIVILEGE OF THE FLOOR

Chairman Putman opened the privilege of the floor.

Thomas Poliziano, 25 Arch Street – Would like the Planning Board to deny the application. Mr. Poliziano feels it would destroy the unity of the neighborhood. They, being the developer, are doing a terrific job with the old Crystal Tea Room, but if the Board could help redirect their efforts and help them find other projects to take on, it would be appreciated.

Chairman Putman closed the privilege of the floor.

COMMUNICATIONS - None

CONTINGENCIES – None

OLD BUSINESS – None



NEW BUSINESS

290 Grand Avenue – Harvinder Singh

Site Plan Review: Personal Services (barber with limit of two service chairs)

Sahota Gurmeet Singh appeared on behalf of the project on 290 Grand Ave. He stated he is trying to open a hair salon/barber shop by appointment only. There won't be traffic issues because they will have maybe one car at a time. The barber will be walking to work. The hours will be Monday through Friday, 9am – 5pm. They hope to be open for business the end of January 2020.

Chairman Putman explained this is an existing building and classified as a Type II action and we do not have to do an environmental review, and it is not subject to a 239 Review.

Chairman Putman read the Department Head Comments and Planning Staff Recommendations.

Department Head Comments

- **Code Enforcement:** The applicant shall use plumbing and electrical contractors licensed by the Village of Johnson City, and apply for appropriate building permits.
- **Police:** No concerns with the proposed use.
- **Fire Department:** Once all construction is complete, the Fire Marshal shall inspect the building prior to the issuance of a Certificate of Compliance from the Building Permits Office. Call the Fire Department to arrange the inspection at (607) 729-0428.
- **Public Works & Water:**
 - The applicant should be made aware that there is a parking restriction in front of the property, “No Standing Anytime 10 AM to 6 PM,” per Section 264-92, Schedule XVII.
 - Since this is a commercial property, the water service requires a backflow device. The device will be required to be installed by a plumber licensed by the Village of Johnson City and tested by a certified backflow device tester. The NY State Health Department forms for the application of the installation of backflow devices can be obtained from the water department (607-797-2523). The backflow prevention device shall be test annually and a report submitted to the Water Department.

Planning Staff Recommendations:

The Planning Department recommends the Planning Board approve the site plan for a hair salon, specifically excluding pet grooming services, with the Department Head requirements and the following stipulations:

1. The maximum number of personal service stations is two (2).
2. Before opening, contact Code Enforcement at (607) 786-2920 to schedule a fire safety inspection and for the issuance of the Certificate of Compliance.
3. All proposed signage shall be submitted to the Code Enforcement Officer for review and approval prior to installation (607-786-2920). All temporary signs including price signs, portable signs, and sidewalk signs shall be reviewed and approved by the Code Enforcement Office prior to being placed on the property. Per Section 300-52.5, signs that blink, rotate, or move are not permitted, except barber poles during business hours.
4. Prior to the installation of any additional exterior lighting, the location and details shall be



submitted to the Code Enforcement Office for review and approval.

5. Site plan approval shall be valid for one year, unless substantial improvements have been made pursuant to the approved site plan and a valid building permit.
6. The applicant shall be required to acknowledge all of the above conditions, in writing, prior to the issuance of a building permit. The applicant agrees to construct the project in strict accordance with the site plan approved by the Planning Board. Changes to the site plan following approval may require a minor site plan review or resubmittal to the Planning Board, depending on the degree of change per Section 300-63.2. Applicability.

A motion to declare the project a Type II action, with no further environmental review required was made by Mr. Cunningham and seconded by Mr. Holbert.

Motion Carried - Vote:

Yes – 4 (Jacyna, Holbert, Cunningham, Putman) No – 0 Absent – 1 (Matyas)

A motion to approve the site plan as presented, with the conditions as described in the Planning Department's staff report including the Department Head Comments was made by Mr. Holbert and seconded by Mr. Matyas.

Motion Carried - Vote:

Yes – 4 (Jacyna, Holbert, Cunningham, Putman) No – 0 Absent – 1 (Matyas)

111 Riverside Drive – Dan Williams

Site Plan Review: Retail Bakery

Chairman Putman stated Dan Williams applied to open a bakery in the former Munchies Express /Happy Tomato location.

Dan Williams is proposing to use the existing building for a small retail bakery. He has been operating a small bakery business out of his home and at farmers' markets since 2016. He enjoys it and has a good customer base and he wants to expand the business. The building is set up for what he needs as far as ventilation, fire suppression. He thinks it will be a nice partnership with the owner and it brings a real bakery to the neighborhood. He will be open Tuesday through Saturday, 7am – 5pm. It will always be a small family-owned business. Mr. Williams proposes to be open Wednesday through Saturday, 8am – 5pm at the beginning. He needs to train his staff for baking. It will take him about three months to start, about March 1st. He needs to get some equipment installed, upgrade the electrical services and do some minor revisions to the retail area.

Chairman Putman states one of the big issues we have had there is the parking. When the NYS DOT recently paved the street, they helped solve one of the problems by adding more curb. It is critical that people do not park in the striped area.

This a Type II action under SEQRA and is not subject to an environmental review. It was subject to a 239 Review.



Chairman Putman read the Department Head Comments and Planning Staff Recommendations.

Department Head Comments

- **Code Enforcement:** The applicant shall use plumbing and electrical contractors licensed by the Village of Johnson City, and apply for appropriate building permits.
- **Police:** No comments.
- **Fire Department:** Once all renovation or construction is complete, the Fire Marshal shall inspect the building prior to the issuance of a Certificate of Compliance from the Building Permits Office. Call the Fire Department at (607) 729-0428 to arrange the inspection.
- **Public Works & Water:** Since this is a commercial property, the water service requires a backflow prevention device. The existing device shall be tested by a certified backflow device tester prior to the issuance of a Certificate of Compliance. The backflow prevention device shall be test annually and a report submitted to the Water Department.

Staff Recommendation:

Planning staff recommends approval of the site plan for a retail bakery, in conjunction with an adjacent ice cream take-out business, with the Department Head Comments and the following stipulations:

- 1) The site plan approval for a retail bakery business shall be for one business to be conducted from 111 Riverside Drive. Food preparation for other businesses shall not be permitted. Any request by another business shall require submission of the zoning application, including a site plan showing additional parking.
- 2) Per Broome County Health Department, the proposed facility may be regulated as a food service establishment. The applicant should contact Mark Mancini at (607) 778-2810 to confirm and get information on Health Department requirements, if necessary.
- 3) Before opening, contact Code Enforcement at (607) 786-2920 to schedule the issuance of the Certificate of Compliance.
- 4) The dumpster pick-up shall be restricted to no earlier than 7 a.m., and no later than 7 p.m. The dumpster enclosure shall be maintained in good condition at all times.
- 5) Delivery trucks shall not park on Riverside Drive, shall park only on Martin Street, and no closer than thirty (30) feet from the intersection with Riverside Drive.
- 6) All proposed signage shall be submitted to the Code Enforcement Officer for review and approval prior to installation (607-786-2920). All temporary signs including price signs, portable signs, and sidewalk signs shall be reviewed and approved by the Code Enforcement Office prior to being placed on the property. Per Section 300-52.5, signs that blink, rotate, or move are not permitted.
- 7) Parking in the striped space identified as a “No Parking” space on the site plan shall be prohibited. This includes delivery vehicles. The striped space is in the 25-foot visibility triangle.
- 8) The applicant shall be required to acknowledge all of the above conditions, in writing, prior to the issuance of a building permit. The applicant agrees to construct the project in strict accordance with the site plan approved by the Planning Board. Changes to the site plan following approval may require a minor site plan review or resubmittal to the Planning Board, depending on the degree of change per Section 300-63.2. Applicability.



Chairman Putman confirmed that Fritz Vail will not be cooking there for his catering business.

A motion to declare the project a Type II action, with no further environmental review required was made by Mr. Cunningham and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 4 (*Jacyna, Holbert, Cunningham, Putman*) **No** – 0 **Absent** – 1 (*Matyas*)

A motion to approve the site plan as presented, with the conditions as described in the Planning Department’s staff report including the Department Head Comments was made by Mrs. Jacyna and seconded by Mr. Holbert.

Motion Carried - Vote:

Yes – 4 (*Jacyna, Holbert, Cunningham, Putman*) **No** – 0 **Absent** – 1 (*Matyas*)

601 Riverside Dr., 50 & 66 Lusk St. – United Health Services

Advisory Opinion to the Village Board for adding Office Overlay zoning district to UMF zone

Rich Keehle from UHS appeared on behalf of the applicant. UHS is applying to rezone the parcels and in future development would merge the properties to make one lot contiguous with the 601 Riverside Drive location and the Home Care Building. Currently the majority of their employees are parking below the Rt. 201 bridge on Grand Avenue. Their goal is to have the parking closer to their facility.

Chairman Putman questioned if it is a security concern with employees parking under the bridge. Mr. Keehle responded absolutely.

Mr. Keehle stated they will do a full site plan review. In the meantime, they plan on putting millings down as a permeable surface to secure the area, and rain will permeate through there as well. Full site plan review will be in 2020.

Chairman Putman stated the Village Board has declared lead agency for the SEQRA determination of the rezoning of the application.

Chairman Putman read the Department Head Comments and Planning Staff Recommendations.

Department Head Comments

- **NYSDOT:** No comments. Requested review of site plan when submitted.
- **Fire:** No concerns about the rezone.
- **Code Enforcement:** No concerns. Parcels should be combined.
- **Public Works & Water:** No comments on the rezone. Will have comments on the site plan, should the properties be rezoned.



Planning Staff Recommendation:

Planning staff recommends that the Planning Board recommend to the Village Board of Trustees to rezone 601 Riverside Drive, 50 and 66 Lusk Street with an Office Overlay zoning district. It will bring the existing uses into compliance, and offices permitted under this overlay district have small to no impacts on adjacent residences. A site plan review will be required if rezoned.

A motion to recommend to the Village Board approval of the requested rezoning was made by Mrs. Jacyna and seconded by Mr. Cunningham.

Motion Carried - Vote:

Yes – 3 (Jacyna, Cunningham, Putman) No – 1 (Holbert) Absent – 1 (Matyas)

This will be going to the Village Board on December 17, 2019.

60, 64, 66-68, 72, & 76 Hudson St.; 37 & 41 Park Pl. - United Health Services
Advisory Opinion to the Village Board – Rezone to Neighborhood Commercial

Chairman Putman confirms this is an action that must be taken by the Village Board.

Rich Keehle from UHS appeared on behalf of the application. This rezoning is to make one contiguous lot. They have parking just north of the current properties and would extend it further south. There are three properties they purchased and demolished to extend the lot. They plan to have a full site plan review.

Chairman Putman stated this project is not subject to a 239 Review and it is an Unlisted action under SEQRA and the Village Board has declared lead agency for the SEQRA determination.

Chairman Putman read the Department Head Comments and Planning Staff Recommendations.

Department Head Comments:

- **Police:** Pending
- **Fire:** No comments on the rezone.
- **Code Enforcement:** No concerns. The parcels should be combined.
- **Public Works & Water:** No comments on the rezone. Will have comments on the site plan, should the properties be rezoned.

Planning Staff Recommendation:

Planning staff recommends that the Planning Board recommend to the Village Board of Trustees rezone 60, 64, 66-68, 72 and 76 Hudson Street and 37 and 41 Park Place to Neighborhood Commercial (NC).



- The proposed zoning district is an extension of an adjacent Neighborhood Commercial zoning district, not spot zoning.
- The uses permitted in NC zoning districts are considered compatible with residential uses. The special permit process will ensure no negative impacts on adjacent residences.

Rich Keehle confirmed that the lots are now vacant. Their goal is to help alleviate employees and patients parking on St. Charles St. They believe these 32 spaces, and a full site plan review if zoned to Neighborhood Commercial, will alleviate the concerns that have been brought forth. The lots have been graded and millings added for temporary use until site plan approval.

A motion to recommend to the Village Board approval of the requested rezoning was made by Mr. Cunningham and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 4 (Jacyna, Holbert, Cunningham, Putman) No – 0 Absent – 1 (Matyas)

Chairman Putman stated, in the event the Village Board does rezone these, there will be a public hearing.

A motion to set a date for a public hearing on December 16, pending the rezone by the Village Board on December 3, 2019, was made by Mrs. Jacyna and seconded by Mr. Cunningham.

Motion Carried - Vote:

Yes – 4 (Jacyna, Holbert, Cunningham, Putman) No – 0 Absent – 1 (Matyas)

180, 184 & 188 Harry L Drive – Melinda Rupp

Site Plan Review: Medical Office

Sarah Campbell appeared on behalf of Melinda Rupp. This is an existing medical office building and Dr. Rupp is an OB/GYN who will be occupying the space. There will be three exam rooms, four employees and, based on the square footage of the property, 12 parking spaces are required and provided. Attorney Campbell handed out a site plan modification which will be formalized in the near future. In response the comments, Attorney Campbell stated there will be an exit only sign and a stop bar on Jay Street, and an enter arrow from Harry L. Drive. The project consists of three lots which will be combined into one when the property is purchased by Dr. Rupp. Currently it is under contract.

Chairman Putman stated this is a Type II action and not subject to a 239 review. It does not require a SEQRA review because it is the reuse of an existing commercial building. Nothing is happening to the exterior of the building.



Chairman Putman read the Department Head Comments and Planning Staff Recommendations.

Department Head Comments:

- **Code Enforcement:** The applicant shall use plumbing and electrical contractors licensed by the Village of Johnson City, and apply for appropriate building permits. Handicapped parking must comply with the Building Code of NYS. The site plan should be modified with an Enter arrow from Harry L Drive, and Exit arrow onto Jay Street. A stop bar and “Exit Only” sign must be added at the exit onto Jay Street. The “Exit Only” sign should face Jay Street and be placed behind the sidewalk. Combine all lots.
- **Fire Department:** The Fire Marshal shall inspect the building prior to the issuance of a Certificate of Occupancy from the Building Permits Office. Call the Fire Department to arrange the inspection at (607) 729-0428.
- **Police Department:** No compelling interest.
- **Public Works & Water:** Since this is a commercial property, the water service requires a backflow prevention device. The NY State Health Department requires the backflow prevention device be tested annually by a certified backflow device tester, and a report submitted to the Water Department (607-797-2523). The device at this property shall be tested prior to the issuance of a Certificate of Compliance.

Planning Staff Recommendations:

The Planning Department recommends approval of the site plan for a medical office at 180 Harry L Drive, with Department Head requirements and the following stipulations:

- 1) The three properties shall be combined into 180 Harry L Drive as soon as possible, and no later than February 28, 2020.
- 2) A revised site plan shall be submitted with changes per the Code Enforcement Office requirements prior to the issuance of any building permit.
- 3) The parking lot shall be striped prior to the issuance of a final Certificate of Compliance according to the approved site plan and Village Code Chapter 300, Article 51, Off-Street Parking, Loading and Stacking Regulations. The required handicapped-accessible parking space shall conform to the Property Maintenance Code of NYS, and shall be posted with signage displaying the international symbol of accessibility.
- 4) If the parking lot cannot be striped before the building is ready for the issuance of a Certificate of Compliance, a temporary Certificate of Compliance may be issued for a maximum of six months.
- 5) For any proposed signage, a sign permit application shall be submitted to the Building Permits office prior to installation. All temporary signs shall be reviewed and approved by the Code Enforcement Office prior to being placed on the property. Signs that flash, blink, rotate, or move are not permitted.
- 6) Prior to the installation of any new outdoor lighting, cut sheets for outdoor lighting fixtures shall be submitted to the Code Enforcement Office for review and approval.
- 7) Per Chapter 236-20, all dumpsters shall be kept in a place easily accessible to private collection contractors, shall be clean, neat, painted and kept in good repair; any spilled materials are the



responsibility of the property owner or occupant and shall be cleaned immediately. All dumpsters located on a property for reasons other than temporary construction shall be fully enclosed and all doors and lids must be in working order and lids must be securely closed at all times. The collection of garbage or other material from dumpsters shall not commence on any day prior to the hour of 6:00 a.m. nor past the hour of 9:00 p.m.

- 8) Site plan approval shall be valid for one year, unless substantial improvements have been made pursuant to the approved site plan.
- 9) The applicant shall be required to acknowledge all of the above conditions, in writing, prior to the issuance of a Certificate of Occupancy. The applicant shall agree to follow stipulations of approval in strict accordance with the site plan approved by the Planning Board. Changes to the site plan following approval may require a minor site plan review or resubmittal to the Planning Board, depending on the degree of change per Section 300-63.2. Applicability.

Chairman Putman questioned if Dr. Rupp plans to have a dumpster. Dr. Rupp understands that she will contract with a medical waste disposal company for sharps and appropriate biohazards, and the non-biohazards can be picked up in a regular Village container.

Depending on how much waste you generate you can either have municipal or a private hauler. Ms. Lane stated Dr. Rupp needs to show where she will keep her dumpster or garbage cans on the site plan.

Dr. Rupp responded the biohazards will be kept inside until they are ready to be picked up and the non-biohazards will be kept outside.

Chairman Putman stated item #7 will be revised to indicated any waste to be picked up by the municipality will be denoted on the site plan and any hazardous waste will be stored inside and picked up appropriately.

Chairman Putman confirmed the hours will be Monday through Friday, 8am-5pm, no weekends.

Ms. Lane stated on the site plan Attorney Campbell handed out there is a concrete pad that is marked blacktop to the east of the building. That is where the trash or dumpster will go.

A motion to declare the project a Type II action, with no further environmental review required was made by Mr. Cunningham and seconded by Mr. Holbert.

Motion Carried - Vote:

Yes – 4 (*Jacyna, Holbert, Cunningham, Putman*) **No** – 0 **Absent** – 1 (*Matyas*)

A motion to approve the site plan as presented, with the conditions as described in the Planning Department's staff report including the Department Head Comments with revision on #7 was made by Mrs. Jacyna and seconded by Mr. Cunningham.

Motion Carried - Vote:

Yes – 4 (*Jacyna, Holbert, Cunningham, Putman*) **No** – 0 **Absent** – 1 (*Matyas*)



19 Arch Street – Armand Cucciniello, Jr. for Winding Brook Corporation

Advisory Opinions to the ZBA for the following area variances:

Building Height, Number of Parking Spaces, Parking Separation from Building, Handicap Spaces, and Backing out of Parking Spaces

Chairman Putman stated the Planning Board is asked to make a recommendation to the Zoning Board of Appeals regarding several variances for 19 Arch Street.

Attorney Sarah Campbell, architect Laura Lee Inscher, developer Armand Cucciniello, and Mary Beth Lewis appeared on behalf of Winding Brook Corporation. Attorney Campbell stated the project is to convert a one-and-a-half story brick building to a residential use and the addition of three stories for a total of four floors and the basement, which will yield 20 apartments. Sixteen one-bedroom or studio apartments, and 4 two-bedroom units are proposed. There is no room on site for legal parking. On-street and municipal parking are options and there is an opportunity to obtain parking permits in the municipal lots. Mr. Cucciniello is an experience developer and he believes there is sufficient parking in the area. This is a significant investment and the twenty apartments are needed for converting the property. The developer is committed to the Village of Johnson City. Any use for this property would need a 100% parking variance since there is no opportunity for legal parking onsite. In order to make the renovation possible, the twenty apartments are needed to ensure a certain income stream required to convert the property. They are asking for a positive recommendation on parking and height variances. All floors will be residential. Four to five stories would be the minimum required for investment in this property.

Attorney Campbell handed out a packet and discusses the following:

- Front of building
- Block windows
- Building materials
 - Wood-looking siding
- Neighborhood
- Green space

Mr. Cucciniello confirmed four or five stories is the minimum for a return on the investment.

The Planning Board and Ms. Inscher discussed height of the buildings in the area.

Chairman Putman read the Variance Request, Department Head Comments and Planning Staff Recommendations.

Variance Request:

Armand Cucciniello submitted plans on behalf of Winding Brook Corporation to convert an existing commercial building to 20 apartments, adding three stories to a two story building. The property is zoned Neighborhood Commercial and a multifamily dwelling is permitted.

The proposal does not conform to the Village of Johnson City zoning code as follows:

- 1) Per Section 300-51.3, the minimum number of parking spaces required is 32 parking spaces, 2 of which should be handicap accessible. The site plan has four non-legal parking spaces, requiring a variance of 32 spaces.



- 2) Per Section 300-51.6, the site plan does not comply with the following:
 - H. All parking spaces in an open parking facility shall be separated from the dwelling unit walls on the same lot, if the walls contain windows which are on the same or approximately the same level as the parking facility, by at least 10-feet, of which ½ the width shall be unpaved.
 - I. Parking facilities shall comply with the requirements of the NY Uniform Fire Prevention and Building Code. Two accessible spaces are required with an eight-foot-wide access aisle and proper signage.
- 3) Per Section 300-51.7.D, all parking facilities serving three or more residential units shall be arranged so that any vehicle entering a public right-of-way shall do so traveling in a forward motion. Any vehicle parked on site would be forced to back into Arch Street or back into spaces.
- 4) Per Section 21.5, table 21-4 limits the building height for a residential or commercial structure to 30 feet. The applicant is proposing a height of 49 feet 4 inches.

Department Head Comments and 239-Review:

- **Code Enforcement:** recommend denial - variances are too large.
- **Fire Department:** Recommends denial.
- **J.C. Police:** Due to the magnitude of proposal, the Police Chief feels that it would place an overwhelming demand on the street for parking.
- **BMTS:** Backing into the street would result in traffic conflicts and safety impacts between vehicles exiting the site and vehicles and pedestrians traveling along Arch Street. The applicant should verify that there is adequate site distance for vehicles exiting the site given the location of the subject building and the building to the north, as well as the fence located along the northern property line. The proposal includes a substantial variance from Johnson City's parking requirements. The applicant should be required to demonstrate that the variance is justified and to mitigate any parking impacts that may result from this proposal.
- **B.C. Planning Department:** has determined that the proposal would have negative county-wide and inter-community impacts, and recommends denial of the project as submitted. Comments are summarized as altering characteristics of the historic district, height variance is extreme, proposed building size out of proportion, and parking variances are excessive and do not meet the Village Code requirements of reducing hazards to pedestrians and providing adequate parking facilities to serve users of the property.

Planning Staff Recommendation

The Planning Department staff recommends that the Planning Board recommend to the ZBA:

- 1) Denial of all parking variances; and
- 2) Denial of the height variance of 19'4".

The variance for the number of parking spaces is extreme (100%) in a heavily used area immediately opposite a hospital. On-street parking is already at a premium. In addition, per section 264-52,



overnight parking in metered zones is prohibited, and the parking spaces in front of 19 Arch Street are metered. Section 264-54 states that monthly parking shall be permitted in metered parking stalls in municipal parking lots and at on-street parking meters except for Main, Harrison, Baldwin and Arch Streets. Backing into Arch Street could be dangerous, as described by BMTS.

The height variance is extreme and the resulting building would be out of character in the neighborhood.

Attorney Campbell addressed the County comments that pertained to when they were still looking at the opportunity to place some parking next to the building. She explained that they have changed that; backing out, site visibility, etc. don't exist anymore. Any parking will require a 100% variance because there is no legal parking on site.

Chairman Putman states this will go to the Zoning Board December 9, 2019.

A motion to recommend to the Zoning Board denial of the parking variances and height variance based upon the variance for the number of parking spaces is extreme, it's a heavily used area opposite the hospital, there is only metered parking on Arch Street and parking in metered parking overnight is prohibited and the height variance is really out of character with the neighborhood was made by Mrs. Jacyna and seconded by Mr. Holbert.

Motion Carried - Vote:

Yes – 3 (Jacyna, Cunningham, Putman) No – 1 (Holbert) Absent – 1 (Matyas)

ADJOURNMENT

A motion to adjourn the Planning Board Meeting was made by Mr. Cunningham and seconded by Mrs. Jacyna. The motion passed with all those present voting in the affirmative.

The meeting was adjourned at 8:47pm.

Respectfully submitted,

Kim Cunningham
Planning Board Clerk

