

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – May 21, 2026

Agenda- Park Grove Realty Sanborn Square 2835 Saunders Settlement Road SBL 118.20-1-6.1 (A)

Present: Baker, Conrad, Gallo, Hannon, Lilly, Taczak

Abstained: Sandonato

Presiding: William Conrad, Chairman

Conrad: I just want to welcome everyone out to the planning board meeting for the town of Lewiston, May 21, 2026 Roll call, please.

Taczak: Here I apologize in advance, I lost my voice

Conrad: All right, um, just need to um is there kind of a motion to approve the meeting minutes for February 19, 2026?

Lilly: I'll make a motion to approve the minutes.

Conrad: Is there a second?

Baker: Second.

Conrad: Just raise your hand. All in favor, say "aye."

Members: AYE

Conrad: All right, we have one item on the agenda tonight. I want to introduce the Sanborn Apartments, Sandboard Square Apartments. Excuse me, 2835 Saunders Settlement Road. Park Grove Realty is the developer and Christ Center Properties is the owner. Just step forward and just describe your project and.

Tim Crilly: Hi everybody thank you for taking the time tonight to discuss this project with us. My name is Tim Crilly; I'm with Park Grove Realty we are the applicant. I am joined by my colleague Alan Handelman who's sitting here and Cole Overhoff is with Passero Associates they are the civil engineer. What I am going to do tonight is I want to give just a brief overview on our company. Discuss some of the steps we've taken today on the project, and then I'm going to turn it over to Cole and Alan to discuss. Cole will discuss probably more the technical engineering items, the site layout, Uh and then I'll have Alan discuss a little bit more about um the project and including uh community outreach that uh we have scheduled over the next couple weeks here. So, um Park Grove Realty we uh develop own and manage multi-family housing. In upstate New York, we own and manage around two thousand units. We are headquartered in Rochester, but we do a lot of development in Erie County. This is our first in Niagara County. We like I said, we develop, own and manage. We're really long-term owners We kind of Develop these are high quality products at the end of the day. High quality products that are managed the right way as well because we do manage these properties. The project that Sanborn Square that we're going to talk through today is actually a very similar project to what we've built before. We've completed construction of this style of building in Hamburg, New York, the project today, Sanborn Square is 50 units of multifamily apartments and a community building with amenities space. The project in Hamburg was 70 units, but the buildings are essentially identical as well as the clubhouse. Very high-quality units, stainless steel appliances LBG Flooring, soft close cabinetry. Each unit has a private entryway; they're not corridor buildings. And each unit has patio and

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balcony. The community room has a fitness center, it has a management office and property manager's office, maintenance manager's office. This is a very nice product that we've built before. I'm going to turn over to Cole just to discuss a little bit more about zoning and more of the technical Engineering aspects of the project.

Conrad: Can I ask you one question before you step away? Where is the. You said you have a similar project in Orchard Park?

Crilly: Hamburg.

Conrad: Hamburg?

Crilly: Off Riley Boulevard.

Conrad: What's is it Does it have the name.

Crilly: It's called Riley Brook Apartments.

Conrad: Okay.

Lilly: And how long has that been in existence?

Crilly: Uh, we completed construction uh middle of 2025.

Conrad: Okay, thank you.

Good evening, everyone. I am Cole Overhoff with Passero Associates, the engineers for the project. Just to orient you to the site real quick. It is located at 2835 Saunders Settlement Road, just north of the intersection with Buffalo Street. To the east is the Kroening's garage site, and to the west is that newly constructed Dollar General. We are proposing the construction of five 10-unit apartment buildings and a 2300 square foot clubhouse building. Additional site improvements include landscaping, stormwater management areas, sidewalks throughout the site, and 111 parking spaces. The site is located on a currently vacant 7.59-acre parcel and lies within the general business district. We are not seeking any use or area variances as this site layout complies with all the town code requirements for that district. However, a special use permit is required for multifamily development within the general business districts, so we're pursuing that. On April 23rd, we had a pre application meeting with some key town personnel in attendance. And the project was well received. We were given some valuable feedback that we have taken into account and incorporated into the design that you are seeing today. The main concern that came up was in regards to the amount of parking that was provided, and specifically the number of ADA spaces. We have since added 7 more parking spaces, and made sure that there are at least two ADA spaces in front of each building. This current layout now has a parking ratio of two point two spaces per unit. Which surpasses the town code required two spaces per unit. Another concern that came up during that pre- application meeting was from a fire safety perspective. We now have include 2 private fire hydrants on site, as well as confirm the maneuverability from a vehicle turning perspective for a fire truck. And, we also ensured that the road layout meets all the minimum geometric requirements that are outlined in Appendix D of the New York State Fire Code. Other changes that were made as a result of the pre- application meeting include a proposed bus stop shelter at the site entrance, and we now show the locations of the FDCs on our utility plan. To touch on the traffic-related aspects of the project, we completed a traffic impact study that was included in our submission to the town on May 6th. And based on the ITE trip generation manual, this 50-unit project will generate 30 New trips during the AM peak hour and 31 new trips during the PM peak hour. This is well below the typical DOT threshold that would require a TIS in the first place. This TIS demonstrates that the project will have no potentially significant adverse impacts to the community. The only recommendations from the TIS for offsite improvements include the re striping of Saunders Settlement Road to accommodate a left turn lane into the site, as well as, a signal modification

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to the existing traffic signal at the intersection with Buffalo Street, and this, this signal modification will only consist of the addition of two new signal heads. Um, the existing span wire has the capability to support this. The existing signal heads will remain untouched. In regards to sanitary, we had some preliminary conversations with the town engineer, and it was decided that the most likely method for sanitary connection would be for the project to utilize its own private force main. That would. Run parallel to the road within the right of way and connect to the existing gravity sewer near the intersection of West Street. The project would utilize its own on-site pump station as well as roughly 450 linear feet of one point five-inch force main. Downstream capacity analysis will be conducted to ensure that the existing gravity sewer will have the necessary capacity to service this project, and we are in the Preliminary stages of arranging flow monitoring services to be conducted so we can get rolling on the downstream capacity analysis. And then showing in our SWPPP report that was also included in our submission, The bioretention areas and wet ponds are to be utilized to satisfy DEC requirements for water quality. And then in regards to water quantity, Dry ponds and outlet control structures are going to be utilized to allow stormwater to discharge the site at a controlled rate. Reduced rate compared to the existing conditions, and then a split rail screen fence is proposed around the ponds for safety purposes. On May 6th, we made our initial submission to, to the town for site plan and special use permit applications. The town forwarded our submission materials and referred the project to the Niagara County Planning Board, since the project's located within 500 of a state roadway. On Monday, we presented in front of the county, and board unanimously voted to approve the recommendations of the town, we're here today to introduce the project and get your feedback. Hear any comments you may have on the project, as well as to have lead agency status referred to the town board. And, if the planning board would like to have a public hearing for this project, we hope to have it scheduled for the next possible meeting being June 18th. Is that correct? And with that, I'll hand it off to Alan Handelman.

Handelman: I am Alan Handelman. Sanborn Square is a workforce housing project, and it's geared for families and individuals with incomes up to about sixty percent of the area median income, adjusted for family size. For example, in the Erie Niagara County area, 60% of median income is about \$100,000. So, this would be up to sixty percent of that. Typically, the area median incomes are based largely upon two-income earners.

Masters: Alan, can you come closer to the microphone so we can hear you.

Handelman: So, for example, there is a mix of one, two, three- bedroom units. For example, the incomes for a one- bedroom unit is roughly up to 42,000. For a two- bedroom unit would be up to 54,000. And for a three- bedroom unit would be up to 65,000 dollars a year. This works really well for, Households at the beginning and end of their economic lifestyle, young families with a single, single mother, recent college grads, and seniors. People said a lot of times well what about senior housing? I think as a senior myself; there's a preference. Many seniors have a preference to live in a vibrant, active community. In this area, in Lewiston, the housing market is very tight. There's limited opportunities for rental housing, particularly on the eastern end of Lewiston. And Sanborn Square will provide rents that are below the market and provide opportunities for people to stay in the community. And it'll be affordable to the employees of the new Amazon facility where the incomes are roughly around 40,000 a year. As well, you know, for warehousing support staff, there's projected to be a thousand employees there at SUNY Niagara. This would be affordable to many of the administrative and support staff there, which would be you know estimated around 90 people at this point. They they're compelled to have a very long commute. Sanborn is an active, vibrant community with a rich history. The new residents will be customers of the retail establishments in Sanborn. When we started this process a couple years ago, we did have a small community meeting at the historical society. At this point, we've planning and scheduled a community meeting. Do this presentation and be available for questions and answers June 2nd at the Sanborn Fire Hall.

Masters: At 6:30.

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Handelman: 6:30. So that's, you know, when we look for sites, we look for sites that are like this, that are appropriate for multifamily housing where there's access to goods and services and can work well within the community.

Conrad: Thank you. Any questions or comments from the board?

Taczak: I'll try to do one. The gas service.

Conrad: Oh, one the front plans, it just notes that the gas utility supplier is National Grid. Any other? Board members, to have any comments or questions for them.

Gallo: So will your traffic light will it have like a left-hand turn, you know, like a...Four light one and have a left turn if people are coming out of that location?

Overhoff: Correct. Yeah, I believe that's the need. So, there's only going to be um obviously an entry and one exit where the people either don't have the option to go left, right or straight.

Gallo: Okay. Um what's the elevation? Could, you address stormwater management for what area up right by Route 31. I mean, doesn't what's. The elevation of the land if we're looking at yeah.

Overhoff: So, at our high point, which is like the northernmost portion of the site, is basically the high point. Um we have back side set at right around 647 and then Our the top of our pond looks like it's about 642, so there is about 5-foot difference in all these holes.

Member: Across the whole site

Overhoff: Sorry, correct.

Gallo: So where is that water going to go?

Overhoff: So, we have the attenuation pond and the bioretention areas and the deep pool. Um, the attenuation pond is going to contain, contain, contain stormwater runoff and let it exit via a 3 foot by 3-foot catch Basin that's acting as an outlet control structure, which has a local orifice. So that the dry pond is constantly going to be flowing through a 3-inch orifice at a minimum at a controlled rate into the existing municipal storm system within Saunders Settlement Road. In our SWPPP We did our pre verse post analysis and the post development runoff rates are less than the predevelopment.

Conrad: Anyone else on the board have questions, comments?

Lilly: Yeah, just comment. Generally speaking, I think it's a nice plan. I think it would fit well in Sanborn. Of course, we'll let the residents speak at those various public hearings coming up. I'd have to mention about well, Tim brought this to our attention The charging stations for electrical vehicles seem to be located in one particular spot. Should they be spread out a little bit?

Overhoff: We can spread them out. Yeah, we can absolutely just lessen these effects, change the locations. But right now, we have them located from the clubhouse. We have two located kind of centrally and then two, located um to the north. So, they're fairly spread out, but we could we could always just relocate those at your discretion, really, if that's a minor fix.

Lilly: And how about for uh snow plow pushing and stacking snow piles?

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Overhoff: So, this area is not going to be going to be curved. So, the snowplow would be able to have snow storage at the end of this drive aisle in the green space. And then, as snow would melt, Gravity would do its thing and have the snowmelt into the forebay and stormwater management areas accordingly.

Gallo: Individual like garbage Or. Trash and recycling?

Overhoff: We are showing that that

Gallo: At the end of those

Overhoff: There's a dumpster enclosure at the in the northeast corner

Gallo: For everyone.

Overhoff: Correct.

Gallo: Okay.

Lilly: As Far as snowplowing that's the only location you have at the back of the property.

Overhoff: There's other opportunities as well. I'm sorry

Lilly: One up front perhaps?

Overhoff: Yeah, there is other opportunities as well. So, there is no curbing up until the parking area starts here. So, snowplows could push snow and have. There's no storage area right here. There's no this is flush header curve, so snow plows could even um put pile of snow right by this pond down here off of the, the maintenance drive or the clubhouse. So, there's several options for snow storage.

Lilly: Okay.

Conrad: Anything else from the board?

Baker: I had a question about the sanitary discharge. It's going to be a pumping station?

Overhoff: Correct.

Baker: Probably with a chopper pump or whatever. What happens if there's a power outage?

Overhoff: So, it's most likely going to be a duplex, a duplex pump system where so there's redundancy. If one were to go down, there's the backup in case.

Baker: I mean, a general area power outage that happened.

Overhoff: There they have backup generators as well, so that that's taken into account.

Baker: Ok.

Masters: Will it be a backup generator like. Portable, they'll wheel out, or will it be a permanent installation?

Overhoff: The plan would I've seen these typically as permanent installations.

Master: Okay.

Baker: And that would be natural gas or gasoline or diesel. That would...

Overhoff: I believe natural gas. We'd have I'd have to look more into that as to what the generator would be.

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Conrad: Well, you can get deal on propane?

Laughing

Baker: Well, the energy sources bring in, Complications, you know.

Overhoff: We'll figure that out.

Lilly: Is this all privately funded, or is there any government monies involved?

Overhoff: I will let ownership speak to the funding?

Handelman: Yeah, there's state funding

Lilly: The state has.

Handelman: Yeah,

Baker: Should I ask the mailbox question?

Masters: Sure.

Baker: Did you check with the U. S. Postal Service if your mail receipt facility is what they'd be willing to service?

Overhoff: We've not had conversations with the postal service.

Baker: Because I think very little of the mail delivery out in this area is door- to- door or even.

Masters: Yeah, the reason he's asking the question is we had a subdivision in the town of Wheatfield, just down the street across the border, and they would not allow them to have mailboxes. They made them get post office. Taxes in the Sanborn post office, so you might want to check on that.

Overhoff: That's good to know. We will do that.

Masters: Yep.

Conrad: Has the DOT commented yet?

Overhoff: So, they need pass submitted last week, and they did submit a preliminary comment. And, it was just clarification on the TIS they wanted us to include additional appendix or something like that, which we provided. That was their only comment so far. So good, I would say on the review.

Conrad: What about the DEC? They had a comment as well?

Overhoff: Not yet we've not received council's comments.

Conrad: That was about the SWPPP, right?

Overhoff: Correct

Conrad: According to EAF. Could you just Briefly go over what the potential contamination history of the site is. I mean, I know there was something on the EAF, but I don't know exactly what it involved.

Good evening, my name is Mike Kostikowski McGrew. We are the environmental Consulting to Park Grove. The history is the former use was a commercial nursery, some general commercial use. They had found some residual contamination. Some metals in the soil. A company called AFI, some years ago, did some remediation. When we were hired by the folks at Park Grove, we did some additional investigation. We found a couple of hot spots of

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apparent petroleum, low level residual characterized as. And the plan as they develop it, we're going to dig out those hot spots, landfill that material, bring back clean fill and that's really, it's pretty straightforward.

Conrad: Okay. Thank you um. Oh, when was the last time that this site used to be used to be agricultural farmed? When was the last time that that was actively farmed? Do you have any idea?

Lilly: Pretty recent, I think. Yeah

Baker: The back of it.

Lilly: Yeah, that was

John Ceccato: It's being farmed now.

Conrad: It is?

Ceccato: That is that's where the field behind I don't know how far I don't have a drawing for me. But that field, that whole acreage behind there is currently growth.

Talking

Conrad: They were adjacent, though.

Overhoff: There were commercial greenhouses on this building at one time.

Baker: There was a lot of them covered with them.

Overhoff: Yeah, okay. I think there's 25 of them actually right here.

Conrad: Um can you characterize or describe the buffer area between your development and neighboring homes? It's different typical sections of the property but.

Overhoff: Absolutely So.

Conrad: With distances Just...

Overhoff: Oh yes. So, we know that we have our um side, rear and front setbacks, and we tried to make this, this uh layout as like efficient as possible, maximizing the available space that we have. So, these buildings side buildings here, That's roughly. It's uh that's like at least 50 feet for the rear yard setback. I know we maxed that out and that is at 50 feet. And then for the front setback it's. 30, it's 43 feet is what we're proposing.

Conrad: Okay.

Overhoff: If that answers your question.

Conrad: And the west?

Overhoff: And, the west is once again side yard setback 43 so it's at least 43 feet

Conrad: On the narrowest portion.

Overhoff: Correct right here.

Conrad: And on the second flag part of this site, how far are you off of that from most the westerly border?

Overhoff: Oh, this one yeah.

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Conrad: Ballpark over 300 feet.

Overhoff: 300 feet Yeah, Plus,

Conrad: Is any of the existing tree line there going to be disturbed with that project?

Overhoff: Not this. Our limits of disturbance is right around here, which you'll see on the grading plan. We're not disturbing what we don't need to.

Conrad: Right, okay. And the water main you're planning to bore under Saunders Settlement Road for an eight inch?

Overhoff: Correct, correct. So, we're drilling underneath Saunders Settlement Road potentially to the existing twelve- inch,

Conrad: Yeah. Now, is that eight- inch service going to be for domestic as well as fire?

Overhoff: The plan is currently to do a combined service into a hot box right located just off of our clubhouse's maintenance path. And then from the hot box, we might. Yes, that's probably what we're going to do. We're still looking into that.

Conrad: Yeah, okay. Let's see. Pat, do you have any comments or...

Martin: Actually, we met with the developers last month and suggestions we had they've taken care of.

Hello everyone, I am obviously not Bob Lennon Camie Jerrell with GHC. Bob is out of town. Both Bob and I have looked at the plans, and we really didn't have any comments. The only note was that on the cover it does say Pollution prevention or pollution plan, and this is actually Niagara County Sewer District being Sanborn. So, I think you've had conversations already with Bob about downstream capacity analysis, and you know what you need to provide for that. And then outside of that, there's no concerns right now. Obviously, we would take a full review of the SWPPP, and there might be some minor grading adjustments, but outside of that initial comments are none.

Conrad: Ok Tim?

Masters: Do you have a policy on the EV parking.

Overhoff: We don't, Tim. To be honest with you, in reality it doesn't get used as much as you would think.

Masters: Well, the reason I am asking the question is we have a two header out here and it becomes contentious because we got four vehicles that the town runs, and then we got personal vehicles. But also, it's always when I am looking at the site. I am like, okay, now that first apartment has ten units in it. You got twelve parking spaces, but four of them are tied up with two handicaps and two EVs. I don't know what the policy is like if I park there and charge my car am I allowed to leave it there 24-7? Well, now I am just leaving eight parking spots for that building. And if I am on the north end of that building, those four people are going to fight for those two spots. And I didn't know what your policy was and how you handled that.

Conrad: Are Your EVs required Because of the state funding?

Overhoff: They are, yeah, they are. And I think our thought was moving those chargers from the north to the south.

Masters: More towards the playground area.

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Overhoff: Yeah,

Conrad: From a practical standpoint, you want to pair them up though you don't want to have them spread out.

Overhoff: They Are they are mostly dual chargers.

Conrad: Yeah, okay.

Overhoff: So, but spreading them out, I think we need to look at that spread. So, it's not so there's not EV chargers. And then the handicap spaces are, and that creates a kind of a log jam in terms of parking on those. First, first two buildings here. So, I think what we were thinking is moving some of these chargers to the back here.

Masters: I think that would make more sense.

Overhoff: And then you know, this this project and property will be managed by two full time staff. So, stuff like that, when you know when there starts to become a logjam and EV chargers and stuff like that, our managers will step in and manage that accordingly. But I speak it's more of a policy thing.

Conrad: It's more of a policy thing.

Overhoff: But historically speaking on the properties we manage, we haven't had you know a lot of Issues With use of the chargers.

Conrad: Right well, I mean, and typically you know if we're talking about income-based housing, you know, the people who have electric vehicles are probably going to be fairly limited. Anyway, right?

Overhoff: Yeah

Conrad: Target audience. Anything else Tim?

Masters: No, that was I thought the plan was, was done. Well, my only really comment was that and. Just where the parking was in relation to those buildings, and I, you know, I don't know you from Adam. You don't know me from Adam. So, all I can go by is my past experience with the town and other apartment complexes that we have. And I usually get to call. I call the manager. The manager's like talking to the exit sign, and we end up writing violations and it's you know, I mean, you might be angelic and do everything right. I don't know that time will tell, and I hope that's the case. But I can only go by what I have experienced.

Overhoff: I think the easiest course of action is just moving these charges back.

Masters: That's where most of your parking is.

Overhoff: Yeah.

Conrad: Yeah Rob, did you have anything? Town Councilmember Morreale.

Morreale: Yeah, we talked about being a brownfield next door but I guess that gentleman answered that question. Now, your maintenance guys they're going to be covering grass cutting, landscaping, snow plowing, salt on the sidewalks.

Overhoff: Our either our maintenance guys will or we'll have third party contractors come in and do it. I think we use Red Rose.

Morreale: If there's more handicap needed. I think you said there's 2 per unit.

Overhoff: Currently one type A per building. If there's more needed, we can always...

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Morreale: That's basically all I got.

Conrad: Town attorney Al anything.

Bax: I have nothing at this time Thank you!

Conrad: I know we have a one resident. Is there anything that you wanted to say or share with the applicant

John Ceccato: Well, I got to look at the what butt's up against my acreage I'm not clear on it. I wanted to comment on the post office They are planning on closing the Sanborn post office. Just you might want to investigate that. That's public knowledge.

Gail Ceccato: What would you do for our property?

Conrad: Well, they don't know. John, you want to come up to the mic please?

John Ceccato: Oh.

Conrad: Just introduce yourself give them your address.

I am John Ceccato, and my acreage I think I am not sure what's up against the. I haven't

Conrad: Just your address, sir.

John Ceccato: Yeah, on Bridgman, and my acreage is second house since. So that's yeah. There is my barn.

Gail Ceccato: We have the barn with horses and that's what I am concerned about.

J. Ceccato: This is us. So, I am butting up right there. Yes, all right.

Conrad: Please just one person at a time speaking because it's confusing.

Talking

J. Ceccato: I do butt up against

Conrad: What's your address. Mr. Ceccato, just your address, please

J. Ceccato: 5735 Bridgeman Road.

Conrad: Thank you! Mr. Ceccato, you wanted to raise your concern about the horses? You said...

G. Ceccato: Yeah, I am just concerned because we do have horses. And if we have a low-income housing, there is going to be probably a lot of kids. And if they go on my property. I'm liable for that. I can just see boys going, " I'll do the horse. Let's go jump on them." And I'm really concerned about that.

Conrad: Ok.

Lilly: How large is your property?

J. Ceccato: Twelve acres.

Lilly: Twelve acres, and it butts up to the western property line.

J. Ceccato: Insurance liability falls on the landowner, so if the kid comes on the property, we give kids. The liability if they do it illegally or unknowingly to us. The liability falls on the landowner all the time. I got that straight from

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insurance, so that's a concern big concern for us.

Lilly: Is there any fencing now, or will there be for the new development?

G. Ceccato: We have electric fencing.

Lilly: You do.

G Ceccato: And that's the other thing; I mean, if they come and get shocked by our fencing, I don't know if we're liable there too. And I don't want my horses to get hurt either. They don't get it no these horses.

J. Ceccato: If One of the horse's poops on the parking lot, do we got to clean it up? Just want to add a little levity. You mentioned maintenance, so I don't want to get.

Conrad: John your property borders the long westerly boarder.

J. Ceccato: He showed me it does come up against that right in that section. Correct me if I'm wrong

Overhoff: You're right. Yep, right there. But then it goes this way, right?

Lilly: So is that a wooded area though on that

Overhoff: Yeah

J. Ceccato: Yeah. So existing tree line.

G. Ceccato: Yeah, we own that

Overhoff: We're not touching. We're not disturbing any of the tree line in our portion of the property

Lilly: Could there be future development over in that area?

G. Ceccato: We own the wooded area

J. Ceccato: Trees, we own. We own that wooded area with a tree line.

Overhoff: There's, a tree line on ours.

Lilly: Yeah, just to be clear, your property line is what's highlighted in red. It looks like, right?

Overhoff: Yes.

Lilly: Okay, that's all I am asking is there is trees on your property.

Conrad: On both sides it splits down the middle, looks like from here.

Overhoff: It looks like there is about forty to one hundred feet of trees just on our property.

Gallo: And the same on their side, right?

Lilly: So, that's a pretty substantial wooded area for someone to just kind of wander.

Overhoff: And yeah.

G. Ceccato: Well, there's paths all though there.

Conrad: It's a concern though.

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J. Ceccato: Yeah, the ATVers are out there once in a while.

Conrad: Go around, go around. It's an old joke. Sorry

j. Ceccato: Don't get me going. I can't take it. I am old. That was a good one. So, you know, we ride on our property. I'm just trying to picture where that acreage comes up against. It's this section here where you have that right there, okay.

G. Ceccato: So, it's before Bridgeman Road?

Overhoff: Yeah.

Conrad: Yeah. It is your property line.

J. Ceccato: Okay.

Conrad: Okay. Thank you very much. And again, we're going to be talking about possibly a little public hearing. So, if you could be notified of that as well. Anyone else care to comment on the board or the audience?

Lilly: The uh the ponds that you have, the fencing. I think you said a split rail fence.

Overhoff: A split railed screened fence, just for safety purposes. We use the exact same type of fencing and, and at Riley Brook, and it looks, looks good and does the trick of being impossible for a kid to stumble through.

Conrad: Right because your playground's right there, right?

Overhoff: Correct.

Lilly: How high is that fence?

Overhoff: The split rail fences four feet or five feet off top my head I can't remember which, but I guess I could look. It's either four or five feet tall.

Lilly: Okay.

Overhoff: And the playground is fenced as well.

Conrad: Oh, it is? Yeah, okay. There you go. I'd be interested in looking at it.

Lilly: And that was Riley Blvd in Hamburg?

Overhoff: It's a very short road. You can't miss it. It's called Riley Brook Apartments. Riley Boulevard is an incredibly short road.

Lilly: Ok thank you!

Masters: It's also on Google Earth, just so you know, pretty good pictures.

Gallo: So, there is no consideration in light of conversation here of any kind of fencing at any of your property border?

Overhoff: Not around the border, just the split rail screen fence around the ponds and then the fence around the playground. That is that's.

Gallo: Fences make for good neighbors though.

Conrad: I kind of take that into consideration of if there is anything you can possibly consider for you know, the adjacent neighbor. Alright, um, we need to do the board. Uh needs to do two things because tonight, we're not taking any action other than um hearing uh, the applicant and the comments from the board from the audience. And um, first thing we need to do is to make a recommendation to the town board address SEQRA for the town board to address SEQRA. So, can someone please make that motion?

Lilly: I'll make a motion to approve the uh SEQRA.

Conrad: We're just recommending the town board

Lilly: Recommending approval of SERQA to the Town Board.

Conrad: Is there a second?

Taczak: I'll second it.

Conrad: All in favor

Members: AYE

Conrad: And next thing we need to do is at with the board here is if we want to schedule a public hearing.

Conrad: For the next month.

Lilly: I think that would be a good idea.

Conrad: Okay, that'll be June 18th. Want to make a motion?

Lilly: Okay, I'll make a motion that we have a public hearing on June 18th, 2026 here in front of the Planning Board.

Conrad: Thank you. Is there a second?

Gallo: Second.

Conrad: Okay, all in favor?

Members: Aye.

Conrad: Okay, so we'll have a public hearing on the 18th alright

Masters: Um The town board will address SEQRA on the 28.

Conrad: Thank you. Okay. And um I will definitely be in touch with you to take a look at the development

Overhoff: Yes.

Conrad: Okay, and I'll take some photographs for those boards who can't make it there. Okay, very good. Thank you so much.

Overhoff: Thank you everyone.

Conrad: Is there anything else to come before the board tonight?

Lilly: I don't believe so.

Conrad: Motion to adjourn.

Lilly: I'll make a second it.

Conrad: All favor.


Members: AYE

Conrad: All right, thank you everyone.

Respectively submitted,



Lisa Wisnieski
Building Dept Clerk



William Conrad
Planning Chairman