



Village of Saranac Lake

Community Development Department

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**DEVELOPMENT BOARD
MEETING AGENDA 5:00PM
TUESDAY, February 18, 2025**

This meeting will be held in the Village Board Room and may be viewed through ZOOM Enter at the side door of the building, 39 Main Street

<https://us02web.zoom.us/j/5184919884?pwd=Nk5ISVZQNjgvdS9tbitMZG93M2xZUT09>

Meeting ID: 518 491 9884

Passcode: 704556

ATTENDANCE

Development Board Members:

Elias Pelletieri, Chairperson, Present

Bill Domenico, Present

Meg Cantwell-Jackson, Present

Rick Weber, Present

Tim Jackson, Alternate, Present

Announcement: Glynn reminds everyone that the public comments are max 3 minutes and should be directed to the board. Pelletieri reiterates that comments redirected to the board. The board may not answer right after comment. Any personal discussion should be taken outside of board room.

A. Approval of Minutes

- February 4, 2025 Meeting Minutes by Jackson, seconded by Pelletieri. Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, no vote; Domenico, no vote; Weber, no vote; Stiles, yes; Jackson, yes; and Pelletieri, yes. Meeting minutes approved.

B. Application of: Kathleen Pallota, Special Use Permit for a Short-Term Rental, 21 Fox Run Rd. (Tax Map Parcel #458.37-4-11.100)

Kathy Pallota applied for a Special Use Permit to operate a short-term rental (STR) in the basement of her home during the summer months as a source of supplemental income. She will continue residing on the first floor while renting out the basement. No exterior modifications are planned, and all existing utilities will be used. The unit will accommodate a maximum of four renters. Parking is available on-site, trash will be stored in the garage, and there will be no changes to landscaping or stormwater drainage.

Public Hearing

- Public Hearing for the Application of: Kathleen Pallota, Special Use Permit for a Short-Term Rental, 21 Fox Run Rd. (Tax Map Parcel #458.37-4-11.100)

The public hearing for the Special Use Permit application opened at the February 4th meeting.

Jeremy Evans of 171 Charles St. spoke about the review process for STRs, expressing concern over the necessity of a Special Use Permit for STRs. He argued that if this level of review was intended, it should have been built into the STR permit application itself. However, he acknowledged that the Special Use Permit process provides a detailed review, ensuring that STRs meet zoning requirements and address issues like waste management.

- Motion to close the public hearing by Weber Second: Jackson
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Kathleen Pallota, Special Use Permit for a Short-Term Rental, 21 Fox Run Rd. (Tax Map Parcel #458.37-4-11.100)

Pelletieri clarified that STRs for 1- and 2-family dwellings are classified as residential under state guidelines. As such, they follow residential property maintenance and garbage codes rather than commercial regulations. He emphasized that the review process focuses on the land use rather than the individuals occupying the STR. Complaints about noise should be directed to law enforcement, and issues with trash should be reported to the Code Enforcement Officer. STR permit renewals will be contingent on compliance with regulations.

Dominico inquired about the construction date of the house, and Kathy confirmed it was built three to four years ago as a spec home. She is the original owner, having purchased it immediately after it was listed. Dominico asked if it was classified as a duplex, and Kathy clarified that it is a single-family home with a finished basement. The basement does not have a full kitchen and is open to the upstairs. While she initially referred to it as an "apartment," she confirmed that it is not a separate dwelling unit. Since the STR will be located in the basement, Jackson stated that it would be appropriate to have the Code Enforcement Officer inspect the space. Kathy confirmed that the basement has large windows, nine-foot ceilings, and proper fireproofing for safe egress. She expressed no objection to a code inspection. Weber and Cantwell agreed that a Code Enforcement inspection would be a reasonable condition for approval.

Dominico raised concerns about the use of the term "apartment" in the application, noting that it could impact tax classification and zoning interpretation. Glynn acknowledged the issue and stated that she would assist in revising the language for clarity. Pelletieri added that the proper term under STR regulations is "dwelling unit." Cantwell noted that if future changes are made to the structure or use, a change in use permit would be required.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Weber seconded by: Domenico
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Cantwell-Jackson seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve Special Use Permit for Short term Rental with the condition code enforcement officer inspects unit that all fire safety requirements are egress to get out of

building and smoke alarms are up to code.

Motion: Domenico seconded by: Cantwell- Jackson

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

C. Application of: Sunny Rozakis and John Joe Reilly, Special Use Permit for a Short-Term Rental at 146 Petrova Ave., Saranac Lake, NY 12983. (Tax Map Parcel #457.28-2-24).

The property was previously a deteriorated trailer with debris but has since been fully renovated into a single-family home. The applicants intend to operate the STR year-round as their primary residence. The structure includes one dwelling with a three-bedroom cottage and can accommodate 6-8 guests. There is parking for seven vehicles, and no changes are planned for utilities, drainage, or landscaping. Chris, the Code Enforcement Officer, inspected the property on January 7, 2025, and approved the maximum guest capacity of eight. No evidence suggests that the STR would negatively impact the neighborhood or disturb the lot, and there are no issues with the Local Waterfront Revitalization Program (LWRP).

Public Hearing

- Public Hearing for the Application of: Sunny Rozakis and John Joe Reilly, Special Use Permit for a Short-Term Rental at 146 Petrova Ave., Saranac Lake, NY 12983. (Tax Map Parcel #457.28-2-24).

Eric Wimsant, a neighbor at 130 Petrova Ave., raised concerns about the proximity of another STR to the school and bus parking area. He questioned why the Village did not designate zones for revitalizing blighted areas and expressed frustration over traffic violations, public intoxication, and marijuana use near the school. He also mentioned past incidents involving an existing STR where renters entered his property without permission. Pelletieri acknowledged the concerns but clarified that enforcement issues should be addressed by the Village Board of Trustees. He also suggested Eric speak with them about the possibility of zoning restrictions near schools.

Jeremy Evans questioned the applicants' residency, noting discrepancies in their listed addresses between Saranac Lake and Lake Placid. Pelletieri asked if proof of residency was provided, and Glynn confirmed that the applicants submitted voter registration, which meets the legal requirement of providing at least one form of proof.

- Motion to close the public hearing by Weber Second: Jackson
Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Sunny Rozakis and John Joe Reilly, Special Use Permit for a Short-Term Rental at 146 Petrova Ave., Saranac Lake, NY 12983. (Tax Map Parcel #457.28-2-24).

Jackson acknowledged the concerns about STRs near schools but noted that zoning regulations should be addressed at the Village Board level. He commended the applicants for their renovations. Glynn clarified that this STR is not owner-occupied, nor does it need to be under current regulations. Domenico confirmed that all paperwork was in order and stated he would vote in favor of approval. Weber stated that the concerns raised about neighborhood disturbances and law enforcement were outside the Development Board's jurisdiction. He agreed that the application meets legal requirements and should not be denied based on unrelated enforcement issues. Pelletieri expressed concern about the neighbor's reports of disruptive behavior but reiterated that enforcement issues fall under the Village Board's authority. He suggested they consider restrictions on STRs near schools and review potential regulations for public marijuana use in school zones. Cantwell emphasized that the Planning

Board should focus on the application as presented and not speculate on hypothetical issues. She supported a discussion at the trustee level regarding school zone regulations and improved enforcement of public complaints. Jackson agreed that complaints should be better documented to support enforcement actions. Weber reiterated that the Planning Board could only enforce what is within its authority.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Weber seconded by: Jackson
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Cantwell-Jackson seconded by: Pelletieri
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve Special Use Permit for Short term Rental
Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

D. Application of: John and Temnit Muldowney Special Use Permit for a Short-Term Rental at 333 Park Ave., Saranac Lake, NY 12983. (Tax Map Parcel #32.150-2-2.000).

The property is the family's primary residence and includes a cottage at the back. Since his son moved out, he has been making property improvements and, following the lifting of the moratorium, saw an opportunity to apply for an STR permit. The rental will be owner-occupied with full supervision, ensuring it does not impact neighborhood safety or quality of life. Muldowney emphasized that the STR would not remove housing from the market and mentioned exploring rental opportunities for traveling nurses. The location is quiet, and he plans to enhance privacy.

Public Hearing

- Public Hearing for the Application of: John and Temnit Muldowney Special Use Permit for a Short-Term Rental at 333 Park Ave., Saranac Lake, NY 12983. (Tax Map Parcel #32.150-2-2.000).
Jeremy Evans expressed concerns about preserving the character of neighborhoods and emphasized the importance of protecting residential areas.
 - Motion to close the public hearing by Cantwell-Jackson Second: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: John and Temnit Muldowney Special Use Permit for a Short-Term Rental at 333 Park Ave., Saranac Lake, NY 12983. (Tax Map Parcel #32.150-2-2.000).
Cantwell suggested that additional lighting could be added for guest safety while maintaining night sky visibility. Pelletieri noted that while a dark sky compliance condition could be applied, she did not believe it was necessary. Weber clarified that if Muldowney wanted to build a deck or install lighting, it would be within his rights as long as setbacks were met, though adding conditions on a hypothetical deck was difficult. He supported the application as owner-occupied.

Jackson pointed out that while the cottage has back doors, there is no deck, raising an egress concern. He recommended that the Code Enforcement Officer work with the owner to find a solution. Domenico stated he was satisfied with the application and ready to approve. Pelletieri confirmed that all criteria were met.

- Motion to issue a negative declaration for purposes of SEQR
Motion: Jackson seconded by: Domenico
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
- Motion to approve Special Use Permit for Short Term Rental with the condition code enforcement officer inspects unit that all fire safety features are egress to code.
Motion: Jackson seconded by: Pelletieri
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

E. Application of: Chase Jermano and Autumn Poppleton Special Use Permit for a Short-Term Rental at 159 Prospect Ave., Saranac Lake, NY 12983 (Tax Map Parcel #446.76-1-7).

Chase Jermano, the applicant, clarified that the request is for the entire house, not just a portion of it. Pelletieri confirmed that the property consists of a single dwelling unit.

Public Hearing

- Public Hearing for the Application of: Chase Jermano and Autumn Poppleton Special Use Permit for a Short-Term Rental at 159 Prospect Ave., Saranac Lake, NY 12983 (Tax Map Parcel #446.76-1-7).

Charlie Citory, 169 Prospect, voiced concerns about the application's completeness, particularly regarding the number of guests, the question of whether it's for the entire house or part of it, and the application alterations. He disagreed with the answers provided on the parking for three vehicles, arguing it's debatable, and stated that the photos submitted don't accurately represent the current state of the house. Shaun Kittle, another neighbor, expressed concerns about parking, pointing out that the slanted driveway wouldn't accommodate three vehicles. He questioned what would happen if four or five vehicles were needed for the STR. He also shared his objection to the STR in the neighborhood, where children play, citing a petition signed by neighbors against the STR. He suggested that the board should reject the application due to its incompleteness and raised questions about the process.

Pelletieri responded to these concerns, explaining that parking laws already exist and guests can park in any legal parking space. He confirmed that the application allows for a maximum of 4-6 guests. Autumn, the applicant, clarified that the lower driveway can fit two cars, while there is an additional spot above and space in the garage for one car. Weber asked for site plans to better understand the parking arrangements, noting that they should be drawn to scale but can be hand-drawn.

Kenzie Fredenburg, another neighbor, expressed concerns about the density of STRs in the area, stating that the concentration of them creates a burden on the neighborhood, particularly as there are STRs on both sides of her house. Mark Wilson, another resident, agreed that density is a problem, especially in neighborhoods with smaller lots, and emphasized that the board should protect the character of the

neighborhood. Anna Kittle, 163 Prospect, distributed a map of the house layout and photos of her children's playset, which she expressed concerns about due to its proximity to the applicant's back porch, making the yard feel unsafe for her children. Jeremy Evans, a neighbor, pointed out that there is already an STR on the block and two more proposed, raising concerns about the overall density and its impact on the neighborhood's character.

Glynn explained that the districts for STRs were selected based on density, and if density is a concern, STRs should be considered for districts that have no existing STRs. Dominico highlighted that many neighbors seemed to be focused on the location of the STR rather than the applicant itself, suggesting that the board might need to delve deeper into the location before making a decision. Weber emphasized that the main issue seems to be density, rather than STRs in general, and questioned whether allowing two STRs in this neighborhood is appropriate. Cantwell noted that the Village Board has already made decisions regarding STRs, but the board should revisit density concerns.

Jackson expressed the desire for more clarity before making a decision, particularly regarding the actual distances between the existing and proposed STRs, and suggested that the board needs more needs to gather additional details, such as a scaled site plan. Pelletieri confirmed that the application can be tabled for further review, as the 30-day deadline for a decision is still in effect.

- Motion to close the public hearing by Weber Second: Jackson
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Chase Jermano and Autumn Poppleton Special Use Permit for a Short-Term Rental at 159 Prospect Ave., Saranac Lake, NY 12983 (Tax Map Parcel #446.76-1-7).
 - Motion to Table Special Use Permit for Short term Rental until March 4 Meeting
Motion: Weber seconded by: Domenico
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

F. Application of: Bobs North, LLC, Special Use Permit for a Short-Term Rental at 18 Virginia Street, Saranac Lake, NY 12983 (Tax Map Parcel #446.76-5-1).

This application pertains to a residential short-term rental where the primary use will be through Airbnb and personal use. The entire house is being rented out, and it will not be owner-occupied, with no inside changes to the property.

Public Hearing

- Public Hearing for the Application of: Bobs North, LLC, Special Use Permit for a Short-Term Rental at 18 Virginia Street, Saranac Lake, NY 12983 (Tax Map Parcel #446.76-5-1).

Domenico pointed out that the property is near the other proposed STR in the F2 district, which might require further study of the district. Cantwell commented that it was strange no one stayed for the discussion, even though the property is near others in the same district as last application. Glynn noted that the absence of complaints suggests the density might not be an issue for the neighbors. Weber, however, felt that density remains a concern. Autumn, the applicant of 159 Prospect Ave, clarified that none of the neighbors who had raised concerns about the project tonight had directly reached out to her or Chase Jermano.

Deb Story, a neighbor, commented that while she would be concerned if college students were renting the property, she had no issue with it as an STR. She also expressed concern about the vacant property nearby, which she felt should be used. Deb questioned the effectiveness of public notices and asked about the residency permit process. Glynn explained that applicants must be village residents or have an LLC in the village showing 25% ownership. She further clarified that owners could live anywhere in the village.

Janice Kuntunsky, another neighbor, who has lived in the area for 49 years, voiced her support for STRs but expressed concerns about the site plan. She suggested that the proposed vegetative barrier at the corner of the property might not be the best idea and proposed that a cherry tree could be replanted instead. Pelletieri responded, mentioning that there are existing regulations about the distance vegetation must be from the road.

Barbara Hall, a neighbor from Prospect, added that when considering density, both STR applications in this district should be evaluated.

- Motion to close the public hearing by Pelletieri Second: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Bobs North, LLC, Special Use Permit for a Short-Term Rental at 18 Virginia Street, Saranac Lake, NY 12983 (Tax Map Parcel #446.76-5-1).

Jackson thanked those who remained and asked for more clarity on what it means to approve or deny the application in terms of density. He expressed concerns about whether approving this STR could contribute to a growing density problem.

Domenico disagreed with approving any STRs in this district, emphasizing fairness and suggesting that future vetting processes for STRs may change. Glynn highlighted that the letters from neighbors like the Kittles were not about density but about preventing STRs altogether.

Weber acknowledged that his concerns were more about the potential impact on the character of the neighborhood rather than the strict issue of density.

- Motion to Table Special Use Permit for Short term Rental until March 4 Meeting
Motion: Domenico seconded by: Weber
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

G. Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000

Skip, representing Tom Lockwood, presented a project to subdivide a parcel into three separate lots, including wetlands. The proposal does not involve any disturbance to drainage. Lot 2 on the topographic maps shows drainage along the road at the height of the land, away from Edward Street.

- **Lot 1:** 1.02 acre in size, with all public water and sewer proposed.
- **Lot 2:** Approximately 2.89 acres, accessed via Turtle Pond Road. The lot is set back a little and can be reached through an old trail.
- **Lot 3:** 4.01 acres with access off Edward Street. Some steep slopes are present on this lot.

Public Hearing

- Public Hearing for the Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000
 - Motion to open the public hearing by Cantwell-Jackson Second: Domenico Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing opened.

Brandy Reilly, a neighbor, raised concerns about whether any easements or utilities are going through her property, as her utilities are underground. Skip clarified that all utilities are serviced through public water and sewer, with access for utilities via Turtle Pond Road. Brandy questioned whether the road to Turtle Pond would cross her property. Skip confirmed that Lot 2's access is solely through Turtle Pond Road, with no right-of-way crossing her land. He was unaware of the letter Brandy mentioned, as he was not the author.

- Motion to close the public hearing by Domenico Second: Weber Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, public hearing closed.

Board Action

- Application of: Chairman Properties, LLC, Minor Subdivision for Tax Map #: 32.295-1-23.000
Domenico praised the applicant for taking the area's considerations into account. Jackson agreed, noting that this was the third time Skip had presented the project. Weber also expressed support, stating that the proposal is sound and that environmental and APA considerations had been addressed. Pelletieri and Cantwell agreed with the assessment.
 - Motion to find project in conformance with SEQR
Motion: Domenico seconded by: Weber Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
 - Motion to find the project in conformance with LWRP policy standards and conditions
Motion: Domenico seconded by: Weber Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.
 - Motion to approve Minor Subdivision.
Motion: Pelletieri seconded by: Jackson
Pelletieri asked for a Roll Call Vote.
Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, declaration moved.

H. OLD BUSINESS

- Local Law 1-20250-

The group discussed whether to keep, change, or remove the caps on short-term rentals (STRs) and how to refine the definition of owner-occupied STRs. Glynn raised the question of whether to adjust caps and the owner-occupied rule. Pelletieri suggested a 7.5% cap per district, arguing that 5% was too low and 10% too high, and stressed that caps should ensure a balanced distribution of STRs across different districts. Glynn asked if this would involve changing the exemption process, and Pelletieri confirmed it should.

Domenico recommended addressing the issue by changing taxes: he suggested lower taxes for properties that aren't STRs and higher taxes for STR properties as a way to balance concerns over affordability. Pelletieri and Jackson expressed concerns about how effective this might be in discouraging STRs, with

Jackson wondering if such a change would make the area less attractive to visitors. Glynn noted that this discussion wasn't exactly aligned with the Village Board's current focus but acknowledged it was a valid point.

Trustee White suggested that they first need to gather data on how often properties are rented to better understand the situation, and Dominico mentioned that there could be confusion over the 183-day rule for owner-occupied homes. Glynn agreed that clarifying the owner-occupied definition would be helpful. Items that might allow new construction to bypass STR caps. Jackson proposed creating a program that would prioritize long-term rentals for renovated homes instead of turning them into STRs immediately.

The group largely agreed that the focus should be on clarifying the owner-occupied STR definition and refining the cap system. Dominico advocated for simplifying the law by removing exemptions for new construction being turned into STRs, while Weber expressed concerns that this could lead to properties being quickly converted into STRs, further complicating the balance between community needs and STR growth.

Trustee White noted that the Village Board would be looking for input on these two issues. Glynn committed to gathering language from Lake Placid's hosting model to share with the group and help refine the approach.

Trustee White will compile the group's feedback to present to the Village Board, focusing on the owner-occupied issue and the current cap system.

I. NEW BUSINESS

J. ADJOURNMENT

Motion to adjourn the meeting.

Motion: Domenico Second: Cantwell-Jackson

Pelletieri asked for a Roll Call Vote.

Roll Call: Cantwell-Jackson, yes; Domenico, yes; Weber, yes; Jackson, yes; and Pelletieri, yes. All in favor, meeting adjourned.

Meeting was officially adjourned at 9:33 pm

Meeting Minutes prepared by; Community Development Assistant, Bayle Reichert