

# ONTARIO COUNTY PLANNING BOARD COORDINATED REVIEW COMMITTEE MEETING

Tuesday, May 13, 2025, Time: 3:30 PM  
20 Ontario St., Room 229, Canandaigua, NY 14424

Ontario County Planning Board  
Wednesday, September 10, 2024, at 7:00 pm

## 1. Call to Order

- a Vice Chair Steve High - Meeting - Call to order

## 2. Roll Call

- a Kyle Ritts / Linda Phillips - Roll Call

## 3. New Business:

## 4. Town of Bristol

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- a 2025-1304 **74-2025 (Class 2)** Proposed Local Law to amend Chapter 350 of the zoning code to permit the inclusion of dwellings in all zoning districts within the Town of Bristol.

|                          |                             |
|--------------------------|-----------------------------|
| <b>Municipality:</b>     | Town of Bristol             |
| <b>Referring Board:</b>  | Town Board                  |
| <b>Applicant:</b>        | Town of Bristol, Town Board |
| <b>Application Type:</b> | Text Amendment              |
| <b>Class:</b>            | Class 2                     |
| <b>Property Tax ID:</b>  | N/A                         |
| <b>Property Address:</b> | N/A                         |

## 5. Town of Canandaigua

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- a 2025-1297 **75-2025 (Class 1)** Final Site Plan for Phase 1 of the Canandaigua Country Estates manufactured home park expansion which consists of 23 proposed manufactured homes as part of the overall manufactured housing park expansion project - at 5555 Purdy Rd. in the Town of Canandaigua.

|                          |                                           |
|--------------------------|-------------------------------------------|
| <b>Municipality:</b>     | Town of Canandaigua                       |
| <b>Referring Board:</b>  | Planning Board                            |
| <b>Applicant:</b>        | Gregory McMahon, McMahon Larue Associates |
| <b>Application Type:</b> | Site Plan                                 |
| <b>Class:</b>            | Class 1                                   |
| <b>Property Tax ID:</b>  | 55.00-1-19.000                            |
| <b>Property Address:</b> | 5555 Purdy Road                           |

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- b 2025-1298 **76.0-2025 (Class 1)** Area Variance and Site Plan for a proposed addition (attached garage, new patio, and new driveway) to an existing single-family home – at 3850 CR16 in the Town of Canandaigua. The associated area variance is for a proposed front setback of 16.5 ft. for the attached garage when a minimum of 60 ft. is required.

**Municipality:** Town of Canandaigua  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Logan Rockcastle, Marks Engineering  
**Application Type:** Area Variance  
**Class:** Class 1  
**Property Tax ID:** 113.09-3-9.110  
**Property Address:** 3850 County Road 16

- 1 2025-1309 **76.1-2025 (Exempt)** Area Variance and Site Plan for a proposed addition (attached garage, new patio, and new driveway) to an existing single-family home – at 3850 CR16 in the Town of Canandaigua. The associated area variance is for a proposed front setback of 16.5 ft. for the attached garage when a minimum of 60 ft. is required.

**Municipality:** Town of Canandaigua  
**Referring Board:** Planning Board  
**Applicant:** Logan Rockcastle, Marks Engineering  
**Application Type:** Site Plan  
**Class:** Exempt  
**Property Tax ID:** 113.09-3-9.110  
**Property Address:** 3850 County Road 16

- c 2025-1310 **77.0-2025 (Class 2)** Use Variance, Special Use Permit, and Site Plan for a proposed Ground-mounted Tier-3 4.95-megawatt (MW) ac community solar energy system when Tier-3 solar energy systems are a prohibited – on a parcel that lies on the east side of New Michigan Rd. in the Town of Canandaigua.

**Municipality:** Town of Canandaigua  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Hayley Effler  
**Application Type:** Use Variance  
**Class:** Class 2  
**Property Tax ID:** 69.00-1-54.410  
**Property Address:** 0000 New Michigan Road

- 1 2025-1311 **77.1-2025 (Class 1)** Use Variance, Special Use Permit, and Site Plan for a proposed Ground-mounted Tier-3 4.95-megawatt (MW) ac community solar energy system when Tier-3 solar energy systems are a prohibited – on a parcel that lies on the east side of New Michigan Rd. in the Town of Canandaigua.

**Municipality:** Town of Canandaigua  
**Referring Board:** Planning Board  
**Applicant:** Hayley Effler  
**Application Type:** Special Use Permit  
**Class:** Class 1  
**Property Tax ID:** 69.00-1-54.410  
**Property Address:** 0000 New Michigan Road

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- 2      2025-1312      **77.2-2025 (Class 1)** Use Variance, Special Use Permit, and Site Plan for a proposed Ground-mounted Tier-3 4.95-megawatt (MW) ac community solar energy system when Tier-3 solar energy systems are a prohibited – on a parcel that lies on the east side of New Michigan Rd. in the Town of Canandaigua.

**Municipality:** Town of Canandaigua  
**Referring Board:** Planning Board  
**Applicant:** Hayley Effler  
**Application Type:** Site Plan  
**Class:** Class 1  
**Property Tax ID:** 69.00-1-54.410  
**Property Address:** 0000 New Michigan Road

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- d      2025-1313      **78-2025 (Class 1)** Site plan for the construction of a 8,030 SF event center with parking - at 1880 SR332 in the Town of Canandaigua.

**Municipality:** Town of Canandaigua  
**Referring Board:** Planning Board  
**Applicant:** Anthony Venezia, Venezia Associates  
**Application Type:** Site Plan  
**Class:** Class 1  
**Property Tax ID:** 55.02-1-7.100  
**Property Address:** 1880 State Route 332

## 6. Town of East Bloomfield

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- a      2025-1361      **79.0-2025 (Class 2)** Rezoning of a 34.3-acre parcel (from Community Commercial to Agricultural Rural Residential) and subdivision into three lots (Lot 1: 11.9-acres; Lot 2: 18.0-acres; Lot 3 4.4-acres) – at 6525 SR 5&20 in the Town of East Bloomfield.

**Municipality:** Town of East Bloomfield  
**Referring Board:** Town Board  
**Applicant:** Old Bloomfield, LLC  
**Application Type:** Map Amendment  
**Class:** Class 2  
**Property Tax ID:** 81.00-1-60.110  
**Property Address:** 6525 St Rts 5&20

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- 1      2025-1382      **79.1-2025 (AR1)** Rezoning of a 34.3-acre parcel (from Community Commercial to Agricultural Rural Residential) and subdivision into three lots (Lot 1: 11.9-acres; Lot 2: 18.0-acres; Lot 3 4.4-acres) – at 6525 SR 5&20 in the Town of East Bloomfield.

**Municipality:** Town of East Bloomfield  
**Referring Board:** Planning Board  
**Applicant:** Old Bloomfield, LLC  
**Application Type:** Minor Subdivision  
**Class:** AR1  
**Property Tax ID:** 81.00-1-60.111

**Property Address:**

6525 St Rts 5&20

**7. Town of Farmington**

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- a      2025-1305      **80-2025 (Class 2)** Adoption of the 2025-2035 Town of Farmington Parks and Recreation Master Plan.

**Municipality:** Town of Farmington  
**Referring Board:** Town Board  
**Applicant:** Paula Ruthven  
**Application Type:** Comprehensive Plan  
**Class:** Class 2  
**Property Tax ID:** N/A  
**Property Address:** N/A

**8. Town of Gorham**

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- a      2025-1295      **81-2025 (Class 1)** Area Variance for lot coverage of 27.2% (when no greater than 25% is permitted) for the tear-down/rebuild of a single-family home - at 4090 SR364 in the Town of Gorham.

**Municipality:** Town of Gorham  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Lakeshore 4090, LLC  
**Application Type:** Area Variance  
**Class:** Class 1  
**Property Tax ID:** 127.07-1-15.000  
**Property Address:** 4090 NYS Route 364

- b      2025-1306      **82-2025 (AR1)** Site Plan to operate a de-packaging facility within an existing building - at 4611 Dewey Ave. in the Town of Gorham.

**Municipality:** Town of Gorham  
**Referring Board:** Planning Board  
**Applicant:** ECO Operations LLC  
**Application Type:** Site Plan  
**Class:** AR1  
**Property Tax ID:** 144.00-1-21.100  
**Property Address:** 4611 Dewey Ave

**9. Town of Manchester**

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- a      2025-1364      **83-2025 (Class 1)** Site Plan for a proposed 2,520 SF addition (warehouse and truck parking) to an existing building - at 4330 Rt 96 in the Town of Manchester.

**Municipality:** Town of Manchester  
**Referring Board:** Planning Board  
**Applicant:** Luke Abbott  
**Application Type:** Site Plan

|                          |                |
|--------------------------|----------------|
| <b>Class:</b>            | Class 1        |
| <b>Property Tax ID:</b>  | 32.00-1-65.110 |
| <b>Property Address:</b> | 4330 Rt 96     |

## 10. Town of Richmond

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|---|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| a | 2025-1365 | <b>84-2025 (AR1)</b> Site Plan for a proposed "general business" within a section of an existing building - at 8730 Main Street in the Town of Richmond. |
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| <b>Municipality:</b>     | Town of Richmond |
| <b>Referring Board:</b>  | Planning Board   |
| <b>Applicant:</b>        | Joe Cassara      |
| <b>Application Type:</b> | Site Plan        |
| <b>Class:</b>            | AR1              |
| <b>Property Tax ID:</b>  | 135.20-1-14.000  |
| <b>Property Address:</b> | 8730 Main St.    |

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|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| b | 2025-1368 | <b>85-2025 (AR1)</b> Site Plan for a proposed coffee shop within an existing building - at 8596 Main St. in the Town of Richmond. |
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|--------------------------|------------------|
| <b>Municipality:</b>     | Town of Richmond |
| <b>Referring Board:</b>  | Planning Board   |
| <b>Applicant:</b>        | Taryn Schultz    |
| <b>Application Type:</b> | Site Plan        |
| <b>Class:</b>            | AR1              |
| <b>Property Tax ID:</b>  | 136.17-1-2.120   |
| <b>Property Address:</b> | 8596 Main Street |

## 11. Town of Victor

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|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a | 2025-1013 | <b>86.0-2025 (Class 1)</b> Special Use Permit and Site Plan to modify an existing microcell wireless telecommunications facility on the roof of an existing building – at 600 Fishers Station Dr. in the Town of Victor. Modifications include: removal of existing antennae and one remote radio head (RRH) unit, and installation of two RRH units, one new antennae and ten coax cables. |
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|--------------------------|---------------------------|
| <b>Municipality:</b>     | Town of Victor            |
| <b>Referring Board:</b>  | Planning Board            |
| <b>Applicant:</b>        | Nixon Peabody             |
| <b>Application Type:</b> | Special Use Permit        |
| <b>Class:</b>            | Class 1                   |
| <b>Property Tax ID:</b>  | 6.00-1-59.210             |
| <b>Property Address:</b> | 600 Fishers Station Drive |

- |   |           |                                                                                                                                                                                                                                                                                                                                                                                         |
|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2025-1392 | <b>86.1-2025 (AR1)</b> Special Use Permit and Site Plan to modify an existing microcell wireless telecommunications facility on the roof of an existing building – at 600 Fishers Station Dr. in the Town of Victor. Modifications include: removal of existing antennae and one remote radio head (RRH) unit, and installation of two RRH units, one new antennae and ten coax cables. |
|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                           |
|--------------------------|---------------------------|
| <b>Municipality:</b>     | Town of Victor            |
| <b>Referring Board:</b>  | Planning Board            |
| <b>Applicant:</b>        | Nixon Peabody             |
| <b>Application Type:</b> | Site Plan                 |
| <b>Class:</b>            | AR1                       |
| <b>Property Tax ID:</b>  | 6.00-1-59.210             |
| <b>Property Address:</b> | 600 Fishers Station Drive |

- b      2025-1109      **87-2025 (Exempt)** Area Variance for a proposed 64 SF solar downlit subdivision identification sign – at 7652 CR42 in the Town of Victor. The area variance is for the sign to be lit when “no sign within a residential district may be lit unless it is a permitted sign for a permitted or special permitted business use or permitted by the Zoning Board of Appeals”.

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|--------------------------|-------------------------|
| <b>Municipality:</b>     | Town of Victor          |
| <b>Referring Board:</b>  | Zoning Board of Appeals |
| <b>Applicant:</b>        | Morell Builders         |
| <b>Application Type:</b> | Area Variance           |
| <b>Class:</b>            | Exempt                  |
| <b>Property Tax ID:</b>  | 6.00-1-58.311           |
| <b>Property Address:</b> | 7652 Co Rd 42           |

## 12. Village of Manchester

- a      2025-1363      **88-2025 (Exempt)** Subdivision of a 0.5-acre parcel from the overall 2.3-acre parcel to allow the construction of a 3,200 SF one-story building (Public Library) - at 89 South Main St in the Village of Manchester.

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|--------------------------|-----------------------|
| <b>Municipality:</b>     | Village of Manchester |
| <b>Referring Board:</b>  | Planning Board        |
| <b>Applicant:</b>        | Gemcole Properties    |
| <b>Application Type:</b> | Subdivision           |
| <b>Class:</b>            | Exempt                |
| <b>Property Tax ID:</b>  | 32.18-1-30.00         |
| <b>Property Address:</b> | 89 South Main St      |

## 13. Village of Naples

- a      2025-1166      **89-2025 (Class 1)** Site Plan to tear-down/re-build a commercial building for a new business to lease or rent – at 101 S Main St. in the Village of Naples.

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|--------------------------|-----------------------|
| <b>Municipality:</b>     | Village of Naples     |
| <b>Referring Board:</b>  | Planning Board        |
| <b>Applicant:</b>        | Bristol's Pizza, LLC  |
| <b>Application Type:</b> | Site Plan             |
| <b>Class:</b>            | Class 1               |
| <b>Property Tax ID:</b>  | 201.18-1-13.000       |
| <b>Property Address:</b> | 101 South Main Street |

|                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
|--------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|-------------------------|----------------|-------------------|-------------------------------------|--------------------------|-----------|---------------|---------|-------------------------|-----------------|--------------------------|-----------------------|
| b                        | 2025-1168                           | <b>90-2025 (Class 1)</b> Site plan to place a temporary seasonal tent in front of the existing principal building - at 197 North Main St. in the Village of Naples.                                                                                                                                                                                                                                                                                                                |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
|                          |                                     | <table><tr><td><b>Municipality:</b></td><td>Village of Naples</td></tr><tr><td><b>Referring Board:</b></td><td>Planning Board</td></tr><tr><td><b>Applicant:</b></td><td>Roots Cafe of Naples Inc.</td></tr><tr><td><b>Application Type:</b></td><td>Site Plan</td></tr><tr><td><b>Class:</b></td><td>Class 1</td></tr><tr><td><b>Property Tax ID:</b></td><td>201.10-1-25.100</td></tr><tr><td><b>Property Address:</b></td><td>197 North Main Street</td></tr></table>           | <b>Municipality:</b> | Village of Naples | <b>Referring Board:</b> | Planning Board | <b>Applicant:</b> | Roots Cafe of Naples Inc.           | <b>Application Type:</b> | Site Plan | <b>Class:</b> | Class 1 | <b>Property Tax ID:</b> | 201.10-1-25.100 | <b>Property Address:</b> | 197 North Main Street |
| <b>Municipality:</b>     | Village of Naples                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Referring Board:</b>  | Planning Board                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Applicant:</b>        | Roots Cafe of Naples Inc.           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Application Type:</b> | Site Plan                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Class:</b>            | Class 1                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Property Tax ID:</b>  | 201.10-1-25.100                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Property Address:</b> | 197 North Main Street               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| c                        | 2025-1169                           | <b>91-2025 (Class 2)</b> Site Plan to include a seasonal venue tent, and multiple accessory structures – on a parcel just southeast of the SR21/SR245 intersection in the Village of Naples.                                                                                                                                                                                                                                                                                       |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
|                          |                                     | <table><tr><td><b>Municipality:</b></td><td>Village of Naples</td></tr><tr><td><b>Referring Board:</b></td><td>Planning Board</td></tr><tr><td><b>Applicant:</b></td><td>Diane S. Moore/Inspire Moore Winery</td></tr><tr><td><b>Application Type:</b></td><td>Site Plan</td></tr><tr><td><b>Class:</b></td><td>Class 2</td></tr><tr><td><b>Property Tax ID:</b></td><td>201.10-1-28.211</td></tr><tr><td><b>Property Address:</b></td><td>197 North Main Street</td></tr></table> | <b>Municipality:</b> | Village of Naples | <b>Referring Board:</b> | Planning Board | <b>Applicant:</b> | Diane S. Moore/Inspire Moore Winery | <b>Application Type:</b> | Site Plan | <b>Class:</b> | Class 2 | <b>Property Tax ID:</b> | 201.10-1-28.211 | <b>Property Address:</b> | 197 North Main Street |
| <b>Municipality:</b>     | Village of Naples                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Referring Board:</b>  | Planning Board                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Applicant:</b>        | Diane S. Moore/Inspire Moore Winery |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Application Type:</b> | Site Plan                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Class:</b>            | Class 2                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Property Tax ID:</b>  | 201.10-1-28.211                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |
| <b>Property Address:</b> | 197 North Main Street               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                   |                         |                |                   |                                     |                          |           |               |         |                         |                 |                          |                       |

#### 14. Privilege of the Floor

#### 15. Upcoming Trainings:

- a An updated list of training opportunities can be found at: <https://www.ontariocountyny.gov/192/Training>
  - MRB Group / Hancock Estabrook Municipal Bootcamp; <https://dos.ny.gov/training-assistance>
    - SESSION 5: PLANNING BOARD BASICS: ROLES OF THE PLANNING BOARD IN COMMUNITY DEVELOPMENT; Thursday, May 22, 2025 – 6:00 PM – 7:00 PM; (Remote)
    - SESSION 6: ZONING BOARD BASICS: ROLES OF THE ZONING BOARD IN COMMUNITY DEVELOPMENT; Thursday, June 26, 2025 – 6:00 PM – 7:00 PM; (Remote)
    - SESSION 7: SOAKING UP THE SUN – SOLAR AND BATTERY STORAGE AND THE LOCAL REVIEW PROCESS; Thursday, July 24, 2025 – 6:00 PM – 7:00 PM; (Remote)
    - SESSION 8: PUTTING THE HOME IN HOMETOWN – STRATEGIES FOR ATTRACTING HOUSING INVESTMENT TO YOUR COMMUNITY; Thursday, September 25, 2025 – 6:00 PM – 7:00 PM; (Remote)
    - SESSION 9: SHORT, BUT NOT TOO SHORT – HOW SHORT-TERM RENTALS ARE CHANGING THE DEVELOPMENT AND REGULATORY LANDSCAPE; Thursday, October 23, 2025 – 6:00 PM – 7:00 PM; (Remote)

- SESSION 10: SANTA’S NAUGHTY and NICE LIST— THE BEST AND WORST OF 2025; Thursday, December 18, 2025 – 6:00 PM – 7:00 PM; (Remote) NYS DOS LOCAL GOVERNMENT TRAINING.
- Genesee Finger Lakes Regional Planning Council Spring Workshop: Friday, May 30, 2025 at Genesee Community College, Batavia. **Registration opens March 25.**
- NYSDOS Local Government Training Schedule; <https://dos.ny.gov/training-assistance>
  - Includes links to YouTube recordings of NYSDOS Planning Board, Zoning Board of Appeals, and SEQR basics training (CERTIFICATE OF COMPLETION NOT PROVIDED)
- NYSDOS On-Demand Training; [https://dos.ny.gov/training-courses?f%5B0%5D=filter\\_term%3A2236](https://dos.ny.gov/training-courses?f%5B0%5D=filter_term%3A2236)
  - Use the link to access recorded webinars, including Introductory courses on Planning and Zoning Boards. The courses are 1–2 hours each. You may choose to complete a final quiz on each topic. Print the quiz to provide documentation of course completion. You may need to disable your browser's pop-up blocker to access links in the training.
- The NY Conference of Mayors also offers virtual and recorded webinars for member villages and cities:

<https://www.nycom.org/training/webinars>

- The NY Planning Federation offers virtual and recorded webinars for members. Call or e-mail with a membership number or to pay and participate as a non-member. 518-512-5270 or email: [nypf@nypf.org](mailto:nypf@nypf.org)

## 16. Adjournment:

- a Meeting motion to adjourn