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**Town of Halfmoon Planning Board
December 11, 2023**

Those present at the December 11, 2023, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval
Rich Berkowitz
Thomas Werner
Mike Ziobrowski-absent
Charlie Lucia-absent

Planning Board Alternates:

Alison Pingelski
Laurie Barton

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

The Chairman opened The Planning Board Meeting at 7:00 pm

Don Roberts: Good evening, I would like to call the Planning Board meeting to order please. Have the Board members had a chance to review the minutes from the last meeting?

Tom Koval: I wasn't here, I have to recuse myself.

Rich Berkowitz: I make a motion to approve the minutes.

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Alison Pingelski: I'll second.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried. Marcel and Tom Koval reclude themselves. Okay, before we get going an announcement, this is our only meeting for the month of December so don't come in two weeks, okay.

Public Hearing(s)

Russell Subdivision, 37 Raylinsky Lane - Minor Subdivision (23.193)

Pat Jarosz: Hi, my name is Pat Jarosz with VanGuilder Associates. I'm here tonight on behalf of the applicant Bruce Tanski for the public hearing for the Three lot subdivision of 37 Raylinsky Lane and to answer any questions the Board may have. To recap, the existing lot is 3.09 acres its zoned AR-agricultural/residential and it will be subdivided as follows. Lot A will have the existing house will be 1.43 acres, Lot B will be vacant and will be a little less than an acre. Lot C will be about .68 of an acre. All lots will be served with public water and sewer. I did visit the site this afternoon to see how it looked after the rainstorm. If any stormwater, the site looked good, any stormwater that's created from the new lots will run to the existing drainage swale to the west and to the north. It doesn't appear to have much impact on what's currently there. Thank you.

Don Roberts: Okay at this time we will open the public hearing and Rich we have one email concerning this matter, right?

Richard Harris: Correct and it's been provided to the Board members in your packets and shared with the applicant.

Don Roberts: Okay, we'll add that to the record, now would anyone in the room wish to speak. Please come up and say your name and address and any comment you may have.

Roberts Posson: Hi my name is Robert Posson, and my property is 1C Fairway Drive which is adjacent to lot B and I just wanted to point out that one corner tends to be very damp, I don't want to say its wetlands but it's damp, and my concern is to not get anymore water shed on my property, because I have to deal with what I've got and I don't want to make it any worse. So, I just wanted to make sure that before we start that it's pointed out to the Board, I'm glad you're here Bruce to hear this just to be cautious that when you contour the land you do it as such that it goes down into that ditch in front of the properties. There is a drain that goes under the road, it appears that's been pretty good for the last couple of years that the Town came in and put rip rap in made it larger, it seems to be working out pretty well. But when we have heavy rains especially during the thaw in the spring you get ice and rain on top and then it freezes and it's kind of treacherous around that, on the roadway and over the top of the ground I'll say onto the road to the curb, so I just wanted to bring that to everybody's attention.

Don Roberts: Okay, thank you. Can you comment on that please?

Bruce Tanski: Bruce Tanski, Clifton Park, about ten years ago I got a request from the current Supervisor and John Pingelski because we had a real mess over there so we dug a new drainage ditch, we repitched the car path so it would go into the drainage ditch. We put all new rip rap in it and then we black topped it and that's the only part of Paar 3 that's blacktopped so that the water would go in the drainage ditch that we did so we spent a lot of time and a lot of money to make that effective and I think that it's worked because it's

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been about ten years and 90% of time unless we get a hard ice or something in the Winter time it's been working for ten years now.

Don Roberts: You'll make sure with this new application that it doesn't make it any worse?

Bruce Tanski: Absolutely, and also too, the lot where the current house is, most of that water goes the opposite way it doesn't come down the road, because there is another stream in back.

Don Roberts: Like I said you won't make it any worse.

Bruce Tanski: No, no

Don Roberts: Okay, thank you, anyone else wish to speak? (No comments) Anyone online wish to speak? (No comments) No, okay at this time we will close the public hearing, comments by the Board?

Rich Berkowitz: I make a motion to have a neg dec on SEQR.

Marcel Nadeau: I'll second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

Rich Berkowitz: I make a motion to approve the minor subdivision.

Tom Werner: I'll second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

Pat Jarosz: Thank you.

Don Roberts: You're welcome.

Russell Subdivision, - Minor Subdivision

APPROVED. A Public Hearing was held, and the Board approved a three-lot minor subdivision for the purpose of constructing two single family homes.

New Business:

Zoom Room Sign, 1603 Rt 9 – Sign (23.194)

Jamie Colorotolo: Good evening my name is Jamie Colorotolo from Vital Signs, on behalf of Zoom Room. I believe they don't fall into a set category, because they just train dogs, they don't groom dogs, they don't board dogs, so that was the issue I believe. It's a front panel face change and then the pylon face change as well.

Don Roberts: And it meets the regulations?

Richard Harris: Yea all of the signs meet the Town regs. They're mostly replacing prior signs that have been there in terms of square footage so.

Don Roberts: Comments by the Board?

Tom Koval: I make a motion to approve the sign application.

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Rich Berkowitz: Second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

Jamie Colorotolo: Great, thanks.

Don Roberts: Your welcome

Zoom Room Sign– Sign

APPROVED. The board approved new signage for the tenant at 1603 Route 9 (Town Center Plaza).

Mother Teresa Academy Sign, 1 Halfmoon Executive Park – Sign (23.197)

Darla Dolzal: Darla Dozal, Rays Sign.

Don Roberts: And just explain what the sign is going to...

Darla Dolzal: We're trying to replace the old plywood sign that is falling apart and has changeable copy letters that you slide in with a digital sign and 16 inch illuminated box above it, and that's single sided for the digital but double sided for the box.

Don Roberts: And the digital is going to change how often?

Darla Dolzal: Pardon me?

Don Roberts: How often is digital going to change?

Darla Dolzal: Once a month, but possibly for Holidays or snow closings but they told me about approximately once a month.

Don Roberts: Okay that's good but also, they can only advertise on site activities, there can't be any commercial advertising on there okay.

Darla Dolzal: Okay, yup

Tom Koval: So, are you going to have dimming capabilities?

Darla Dolzal: Pardon me?

Tom Koval: Is the sign going to have dimming capabilities?

Darla Dolzal: Yes

Tom Koval: Okay, some of them are a little too bright sometimes.

Darla Dolzal: We set it up with a dimmer switch.

Tom Koval: Okay.

Rich Berkowitz: I make a motion to approve the sign.

Alison Pingelski: Second

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Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, all set.

Darla Dolzal: Thank you.

Mother Teresa Academy Sign– Sign

APPROVED. Board approved a new monument sign, to include a digital display on one of the two sides.

Town Fair Tire, 5 Halfmoon Crossing- Change of Use/Tenant & Sign (23.199/23.200)

Paul Sheehan: Good evening, Board, I'm Paul Sheehan, I'm the property manager for Equinox Companies, Solar Associates and I've got Tom Wheeler here with me from AJ Signs. We're here to propose a tenancy change for 5 Halfmoon Crossing, which is a retail tire store that includes services of changing tires, and like services such as alignments. No other services will be allowed there though.

Don Roberts: Any questions by the Board?

Rich Berkowitz: Where do you plan on storing the tires?

Paul Sheehan: Right across the street next to the trash enclosure for Trader Joes, it will be right next to that, there will be an enclosure.

Rich Berkowitz: How big is it? Because you have Trader Joe's, you have the apartment building, you have a bank, you have a liquor store. I'm sure no one wants to see tires.

Paul Sheehan: Nope, no they won't, it will be enclosed.

Tom Koval: Does fire need to look at this?

Richard Harris: Is this a change to the approved site plan, you're going to be adding another structure to store tires onsite.

Paul Sheehan: I believe that was on the

Richard Harris: There was no application.

Paul Sheehan: We have another drawing showing it, because the trash enclosure should be showing on the west side of the

Tom Koval: The dumpster enclosure is shown on the west but, tire storage is a totally different animal.

Paul Sheehan: Right.

Tom Koval: Especially when you have apartments right behind it.

Pul Sheehan: Yea, so do you guys have the Barber Engineering site drawings?

Richard Harris: There is an approved site plan for this.

Paul Sheehan: There is, yup.

Richard Harris: And that's, you're showing a tire enclosure on the approved site plan?

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Paul Sheehan: It's on the proposed storage enclosure.

Richard Harris: Okay we will have to check that.

Paul Sheehan: It wasn't labeled as tire enclosure, but storage enclosure. It's on C-101 of the site drawings.

Richard Harris: Well, are you talking about site drawings for the building permit you submitted or the Planning Board site plan?

Paul Sheehan: For the building permit for the pre- approved retail building, 21,000 square feet.

Richard Harris: We will have to check this.

Tom Koval: Okay, so not for the change of tenancy?

Richard Harris: We are going to have to check the site plan.

Tom Koval: It is on that as well, when we approved this the first time, we had no idea anything about tires, so it's a different animal.

Paul Sheehan: Sure, sure it was on the change of tenancy drawings, the architectural.

Richard Harris: Well, we'll have to check, the approved site plan that was approved by this Board a year or plus ago, if there is a storage building on there because it does not ring a bell.

Tom Koval: No, let's put this one.

Richard Harris: Well, they're going to have to submit a site plan application.

Don Roberts: Joel you may have to be looking at this again here, okay?

Joel Bianchi: Okay.

Don Roberts: This is a whole different animal than we thought so.

Paul Sheehan: Okay.

Marcel Nadeau: Just for conversation, where is it going to be on the site?

Paul Sheehan: So right, right next to the Trader Joe's trash enclosure, so on the east side of the building, the northeast corner.

Tom Koval: Is this just for the waste tires or new and waste?

Paul Sheehan: That's correct, just waste tires.

Tom Koval: So, the new tires are going to be.

Paul Sheehan: They are all on the floor, on the retail floor, yup.

Tom Koval: And fire?

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Marcel Nadeau: So, these are the recycled tires is what you're saying, the recycled tires that you've got to send back.

Tom Koval: Right, casings. So, does fire have to look at this again too for inside?

Richard Harris: I mean first we are going to have to check the approved site plan from whenever, a year ago to see if there's a storage building approved, if not you've got to come back for site plan.

Paul Sheehan: It's on there.

Richard Harris: It's on the approved site plan that this Board approved.

Paul Sheehan: That's correct.

Richard Harris: I'm not talking about the building permit plans.

Paul Sheehan: No.

Richard Harris: Okay, you may be right, I just.

Paul Sheehan: Yea, it is.

Richard Harris: Okay

Paul Sheehan: It just again, it wasn't labeled as tire, it was labeled as storage so.

Richard Harris: Okay

Don Roberts: But still, we better take a look at this before we go any further here, you know, okay.

Richard Harris: Do you want to look at the sign application or no?

Don Roberts: We might as well wait.

Richard Harris: Wait, okay.

Don Roberts: Okay, so we'll have to look at this and then we'll get back to you and let you know when you can be back on again, alright.

Richard Harris: Yup, does the Board want fire to take a look at all of this?

Don Roberts: I think we should, I think we should yes.

Richard Harris: Okay

Paul Sheehan: So, we're going to have to wait until the next meeting?

Don Roberts: Yes

Richard Harris: Yup

Paul Sheehan: Okay

Don Roberts: And that will be on January 8th.

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Tom Koval: I have a feeling you've known this was going to be a tire store for quite some time so, you can't wait until the 11th hour to drop this in our lap what it is going to be so.

Paul Sheehan: I guess it wasn't, I guess we didn't think it was going to be an issue when we labeled it as storage and not tire storage.

Richard Harris: Well, that may be, but you knew it was going to a tire tenant for a while, I mean I've been reading it online for 6 months.

Paul Sheehan: We were never under the understanding that we had to come back for a change of tenancy so

Richard Harris: Were you ever approved for a tire store to go in there?

Paul Sheehan: Not tire just retail.

Richard Harris: Right.

Tom Koval: But you say that you didn't know you had to come back for a tenancy, the same thing for Trader Joe's, you guys put it out there as a specialty grocer and when Trader Joe's announced you had to come back for that.

Paul Sheehan: For a change of tenancy?

Tom Koval: Absolutely, for tenant approval.

Don Roberts: Actually, it was a new tenant, but yeah but still you had to come back.

Rich Berkowitz: Even when you got approval for this you said you didn't know who the tenants were, and you'd have to come back for tenant approval.

Paul Sheehan: At the time it wasn't official, we didn't have the signed documents.

Rich Berkowitz: Which is why we have you come back with each change of tenant.

Don Roberts: But in any event, we're not going to get anywhere by beating a dead horse here, we're going to have to review it and we'll get back to you and hopefully you will be back on January 8th, okay thank you.

Paul Sheehan: Okay, signs later too, do you want to talk about signs?

Lyn Murphy: We'll do that on the 8th.

Paul Sheehan: What's that?

Lyn Murphy: We can do that on the 8th.

Paul Sheehan: Okay, thank you.

Town Fair Tire- Change of Use/Tenant & Sign

TABLED. The board received a presentation on a proposed tire retail tenant and related signage and tabled the request to solicit input from the fire department and ensure consistency with the approved site plan.

Tanski Office Building, 207 Route 146 - Commercial Site Plan (23.188)

Don Roberts: Alison reclused herself on this one.

Jason Dell: Good evening, Jason Dell, engineer with Lansing Engineering here on behalf of the applicant for the 207 Route 146 site plan re-approval. We're here to request a re-approval of the previously approved site plans. The project was originally approved by the Planning Board in 2018 and we had subsequent renewals, most recently in 2019, I believe after that as well and those approvals have since expired so we're here seeking a re-approval. The project is a 6,000 square foot commercial office building, it has about a 3,000 square foot footprint. The plans for the site remain unchanged since that approval that we received and we're here this evening to request that re-approval.

Don Roberts: Okay, questions by the Board?

Tom Werner: Traffic impact study done for this Jason.

Jason Dell: We did not do a traffic impact study for a 6,000 square foot building, no. We did get conceptual DOT approval though at the time.

Marcel Nadeau: Jason the entrances to the furthest east of the site is that correct?

Jason Dell: Furthest north on the site right over in this area.

Tom Koval: Going towards Mechanicville. It's going to be tough in and out.

Lyn Murphy: Just making sure the applicant is aware that we just applied for a grant to look at reconfiguring that intersection 146, 236, so just so you are aware that may make a modification of your site.

Rich Berkowitz: I'll make a motion to do a re-approval of the commercial site plan .

Richard Harris: Can you just be sure to have all prior conditions.

Rich Berkowitz: With all prior conditions that were stated previously.

Marcel Nadeau: I second it.

Don Roberts: We have a motion and a second, all in favor Aye. (All were in favor) Opposed? (None were opposed) Motion carried.

Jason Dell: Thank you.

Don Roberts: You're welcome.

***Tanski Office Building, 207 Rt 146 - Commercial Site Plan
APPROVED. Board approved the site plan for a 6,000 SF office building, with all prior approval conditions.***

Codie Development, LLC Subdivision, 1860 Rt 9 – Minor Subdivision (23.196)

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John Hitchcock: Good evening, John Hitchcock with ABD Engineers. We're subdividing 1860 US Route 9 which is an overall 8.08-acre lot located mainly in Clifton Park but with a couple of parcels located in Town of Halfmoon. There is a .08-acre lot that's in Halfmoon, located right off Route 9 there highlighted in yellow and our subdivision line is running right through it, so .04 acres will go to lot A, .04 acres will go to Lot B which is an overall subdivision in the Town of Clifton Park. Lot A overall being 5.06 acres and Lot B being 3.02 acres, so just looking to move this forward here so we can move forward in Clifton Park with the overall subdivision.

Don Roberts: Okay thank you. This will need a public hearing but any comments by the Board?

Rich Berkowitz: I make a motion to set a public hearing on January 8th.

Marcel Nadeau: I'll second it.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you January 8th.

John Hitchcock: Thank you, have a good night.

Codie Development, LLC Subdivision – Minor Subdivision

PUBLIC HEARING SET. The board set a public hearing for January 8, 2024, for a proposed two-lot minor subdivision.

Chelsea Place Commercial Building, Chelsea Place (SBL 272.1-1-4.3) – Site Plan (23.178)

Joe Dannible: Good evening I'm Joe Dannible with Environmental Design Partnership, here on behalf of 1743 Route 9 LLC, and their application for a 10,000 square foot mixed commercial building to be located at 9 Chelsea Place. Looking here tonight for any comments from the Board and we'd like the application to be referred to MJ to continue the technical review of the project. The project is roughly 1.4 acres on the northeast side of the end of Chelsea Place which is a private road located in the Town of Clifton Park. The site itself will support the 10,000 square foot multi tenant space building, we're looking to break that up into 4 different tenancies of about up to 4 different tenants with up to 2,500 square foot each. Each space would have an overhead door for box trucks and small deliveries and a pedestrian door to access offices associated with that. The building is 10,000 square feet, we set it up so 20% of the building will be dedicated to office space or roughly 2,000 square feet and 80 % will be dedicated for storage and warehousing type of uses, roughly 8,000 square feet. Based on the parking requirements we need 19 spaces; we are providing 21. We provided accommodations for trash enclosures, again the various entrances to the building. Pedestrian doors, box trucks, no tractor trailers are planned to come to this site, it's not set up for that type of use, no loading docks. We are doing connection to municipal sewer, municipal water, stormwater. We are a site that will disturb less than 1 acre of land therefore subject to a general basic SWPPP, but we will be providing a level of stormwater management on the property to accommodate the new improved service.

Lyn Murphy: Where are the water and sewer coming from?

Joe Dannible: So, water is currently on Chelsea Place as well as sewer, further down the road we are going to be extending them up the road to service this property. I think they're at the bend, water ends right about at the bend in front of Shenendehowa's campus offices, and the sewer is on the front of the lot, it's on the front of the lot.

Lyn Murphy: So through, what's the storage facility?

Joe Dannible: No, it comes down Chelsea out to Route 9 and then down connecting to

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Lyn Murphy: Okay, it's just an ongoing issue that I'm aware of especially with the water and crossing various properties to get it there, happy if you have it, but that is definitely something we would ask to look at.

Joe Dannible: We're very aware of the logistics of those connections and we're working through those details.

Lyn Murphy: Perfect.

Don Roberts: Is that it?

Joe Dannible: That's it, thank you.

Don Roberts: Okay, we are going to refer this to our Town engineer for review, Saratoga County Planning Board, and the fire department for review, but also Lyn in the pre-meeting you made such and elegant explanation can you do it again for the record here?

Lyn Murphy: Let's see if I can re-create it. So, first of all I used to recuse myself from any issues in this particular place because my brother owned two properties, he no longer owns those properties, so I no longer have an issue as far as recusal goes. The outstanding issue, and I've spoken with your attorney about it is the maintenance of the road, so the Planning Board does not want to approve the property that nobody is plowing the road to, so we don't want tenants having, you know calling the Town and saying you know, what's happening. I have heard from one of the owners who called to ask because they received a proposed maintenance agreement so I know you guys are making headway towards that, but I am encouraging the Board just to make sure that there is some sort of agreement in place so that whomever rents, own, buys whatever, that building, can actually get to that building.

Joe Dannible: So as you are aware it is something we are working on again, similar to sewer and water, everything up there is in you know approval from the 1980's or late 70's so, something that you know the Town of Clifton Park primarily has been dealing with for a period of time and now we're looking at that so we are trying to make headway.

Lyn Murphy: The Town of Clifton Park has been in contact with our Planning and they have the same concerns so as soon as we can tie those things up perfect.

Don Roberts: Comments by the Board? (No comments) Okay I guess we will refer it to the agencies we mentioned, and we will get back to you, alright.

Joe Dannible: Awesome, thank you.

Don Roberts: Okay, thank you.

Chelsea Place Commercial Building – Site Plan

TABLED. Board received a presentation on a request to construct a 10,000 SF commercial building and tabled it to solicit comments from agencies and the Town Engineer.

Cheema Petro LLC (Valero), 1493 Rt 9 – Site Plan (23.202)

Joel Singer: Hi, I'm Jason Singer with Nolan Engineering, representing Sarida Cheema. It's his gas station, he should be here in a few minutes. So Sarinda Cheema recently purchased this property a few months ago and he's been using it the way it is. This is just to orient you, this is Guideboard, southeast corner of Guideboard and route 9. Route 9 and Guideboard southeast corner, it's a Valero. So, what he's looking to do here is there is a little mini mart that is currently underneath the canopy, he's looking to remove that mini

mart and replace it with two more gas pump islands and he's looking to add a new building on the southside. You can see on the Rich if you go to the next one you can see there, he's adding a little bit of asphalt service there for parking and a 2,800 sq ft building. A larger convenience store. That's generally it, he's keeping the same ingress, egress, you know fire apparatus, you know the same sort of movement through the site, just adding a larger building on the south side there. Proposing signage, he's got a bunch of gas stations throughout this region, so he is doing this similar kind of look here, as you can see by these images. This is one that is in Ballston, so lots of glass on the front there and a beer cave, you know, typical convenience store. A little kitchen area sandwiches that kind of thing that he is looking to do there. So, we're just getting this off to you for the first time here for a sketch plan and any kind of feedback you can give us at this point we haven't fully developed you know any stormwater, we're adding a little bit of impervious surface and a roof, so you know we're looking for any feedback at this point, we'll keep moving.

Don Roberts: Okay, again we'll refer this to our Town engineer MJ for review, Saratoga County Planning Board, and also the fire department for review, and comments by the Board?

Tom Werner: Between the gas pump and the convenience store what kind of traffic do you expect generated on an hourly basis?

Joel Singer: How much traffic is going to be running in that little drive isle between the new parking spots and the existing and the canopy? Is the question, how much is running up that way, I mean I don't have a solid answer for you there, if I compare it to the only other one that is similar in Ballston, like in an hour there could be , I mean I'm taking a shot here but in an hour there's 30 cars that are coming through there, I don't know, 15, 20 , 30

Tom Koval: Ballston is a lot busier than 30 cars an hour, I go to that station often and it's always, the gas pumps are always packed and there's 4 or 5 cars around the store so.

Joel Singer: Yea, I'm just taking.

Tom Koval: Yea, it's a busy store they have, one concern I have is that cut through that goes up the hill.

Joel Singer, yea

Tom Koval: That's going to be tough in and out, and it's narrow as it is for a two -way strip, we're going to have to really give that a hard look.

Joel Singer: I mean it's really, it's sort of a similar use of course, we're not doing too much more here. We're adding a bigger store and a couple more pumps, so you know I guess there will be a bit of an increase in traffic but, go ahead, sorry.

Don Roberts: Go ahead Marcel.

Marcel Nadeau: On that private drive didn't we say there was to be no traffic going out that way?

Don Roberts: I don't know how you police that, I mean you know.

Marcel Nadeau: What Tom is saying you know they will use that now.

Tom Koval: Absolutely you're going to use it, this is a totally different animal than what you have there. The convenience store that you have there is, I don't want to say it's not much of a convenience store but it's no

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where near what they have in Ballston Spa, with the lunch food and the slushies and whatever. This is a much more intense use of this parcel. The gas station was so so, but

Tom Werner: Your right on top of a very, very busy intersection and you've got possibly a new round about construction just going up to the

Don Roberts: It's not easy going south on 9 out there.

Tom Koval: Southbound on 9 is impossible on this site because of the stop light for Guideboard, they're always stacked there.

Joel Singer: Right, so the other one would be used more.

Tom Koval: I really don't know about this one.

Rich Berkowitz: What's the present traffic situation there?

Joe Singer: I mean yea we haven't done a traffic study, it's like I said we're just jumping on this.

Rich Berkowitz: You must know how many cars are coming in and out of there per hour or else you wouldn't have bought it.

Joel Singer: Yea, we can find that out.

Tom Koval: I think you need a traffic study.

Don Roberts: Joel you'll review this right, if we need a traffic study and you'll let us know right?

Joel Bianchi: Yes

Joel Singer: Okay

Don Roberts: Alright,

Joel Singer: Okay

Don Roberts: Alright, so it's not going to be an easy sell, but we'll review it and get back to you.

Joel Singer: Traffic is the main issue with this.

Don Roberts: Okay, alright, we're not saying no, but we have to take a closer look alright.

Joel Singer: Okay.

Don Roberts: And we'll get back to you.

Joel Singer: Alright

Don Roberts: We'll get back to you, alright.

Joel Singer: Sounds good thank you.

Don Roberts: Okay, thank you.

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Cheema Petro LLC (Valero) – Site Plan

TABLED. The board received a presentation on a request to construct a new 2,800 SF convenience store and add pumps at the existing gas station and tabled it to solicit comments from agencies and the Town Engineer.

Old Business:

Country Dollar Plaza Renovations, 217 Guideboard Rd. – Site Plan (23.175)

Steve Cronin: Hi, I'm Steve Cronin and this is Jose Florez, and we are representing the Country Dollar Plaza. We were here in October for the project that we have up on the screen which exists, we're gonna basically make the side of the building more accessible to two possible tenants, down on the back side, which would include a six-foot sidewalk and an overhang. We were here and one of your comments was you didn't want to have the sidewalk go all the way to the back, so we changed that we got denied and we went in front of the Zoning Board, and we got approval. So now we're here to seek approval for this and answer any questions that you might have.

Don Roberts: What do you plan on putting there?

Steve Cronin: Well, there is an adult recreational marijuana shop that is going to be in the front, a 1/3 of that, not even a 1/3 that portion in the front that's going to be 2,000 square feet and then we have 2 tenants that are possibly lined up for the back 2 spaces. We've got a way to go on that so we don't actually know who they are, but they are going to, they'll be good members of the community, and they will meet Zoning and Planning Board regulations. Small retailers.

Don Roberts: Okay, questions by the Board?

Tom Werner: Have you checked the, what's the status of the plans Rich for 236 and Guideboard round-about or whether that entrance will work where it is?

Richard Harris: That hasn't been designed yet, we are in the design phase right now, preliminary design.

Tom Werner: I'm thinking depending on where they locate the roundabout and they must build in curves which are there to slow down traffic incoming, whether that driveway off of 236 is still viable there.

Richard Harris: We'll have to see; the engineers are doing preliminary right now.

Marcel Nadeau: I don't know that it would affect this tenant.

Richard Harris: Affect this tenant.

Rich Berkowitz: I make a motion to approve the site plan.

Marcel Nadeau: I'll be second.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

Steve Cronin: Thank you. Appreciate it.

Country Dollar Plaza Renovations– Site Plan

APPROVED. Board approved the site plan to add a sidewalk and extend the roof awning along the Rt.236 side.

12/11/23

Don Roberts: You're welcome, okay anything else again this is the last meeting of the year, so wish everyone a Merry Christmas and Happy New Year.

Rich Berkowitz: I make a motion to adjourn the meeting.

Alison Pingelski: I second.

Don Roberts: We have a motion to adjourn and a second, all in favor Aye. (All were in favor) Opposed? (None were opposed) Motion carried, thank you, and Merry Christmas and Happy New Year, take care.