

**MINUTES MEETING  
Town of Halfmoon Planning Board  
February 14, 2022**

**Those present at the February 14, 2022 Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Brendan Nielsen  
Chuck Lucia-absent

**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

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*Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm*

**Don Roberts:** Good evening, I would like start by wishing everyone Happy New Year, call the meeting to order. Have the Board members had a chance to review the minutes from the last meeting?

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

**Marcel Nadeau:** I second

**Tom Koval:** I recuse myself from the minutes and the first item.

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

**New Business:**

**22.018                    Halfmoon Water Tower Subdivision, Button Road- Minor Subdivision**

**Don Roberts:** As I've said Tom Koval has recused himself, it will be presented by Rich Harris of our Town Planning Department.

**Richard Harris:** Rich Harris, I'm here on behalf of the Town of Halfmoon presenting this request for a subdivision of 110 Button road. The Town is proposing to subdivide a .51 acre parcel out of the existing 7 acre parcel at 110 Button road. The purpose of this is the Town is looking to construct a one million gallon water tower to serve the needs of the residents and businesses of the southern end of Town, currently there is only one 800,000 gallon water tower on Brookwood road to service this area this will increase once constructed on the triangular piece of property shown up on the screen. The Towns capacity for water at 1.8 million gallons total adding a million gallons. This is to help address Department of Health guidelines and requirements for water storage capacities of the Town and also help the Town in times of emergency, where there is either weather or other disruptions, at this point this is just the request for the subdivision. The Town engineer MJ Engineers is currently working on the designs to meet the requirements for the water tower , that is not ready or prepared to go out to bid yet and has to go through several levels of review but we are here tonight , Im here on behalf of the Town to present the proposed subdivision. If approved this would result in two parcels , the subject parcel , parcel A would be .51 acres where the water tower would go, which is shown up here, right here and then the rest of the parcel which encompasses around here and goes off the map would be 6.49 acres. The Town would utilize for access an easement over an existing ingress, egress easement over property owned by Halfmoon Materials, but this lot of 110 Button already has an ingress, egress easement which would allow access to the parcel, you could see the existing driveway right there. Any questions from the Board I'd be glad to answer. Presenting on behalf of the Water and Town Supervisor Tollisen.

**Don Roberts:** Any questions by the Board?

**Rich Berkowitz:** I make a motion to set a public hearing on February 28<sup>th</sup>

**Mike Ziobrowski:** I second

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

***Halfmoon Water Tower Subdivision – Minor Subdivision***

***PUBLIC HEARING SET. Board received a presentation on a minor subdivision and set a 2/28/22 Public Hearing.***

**21.124                    Brow RX Beauty, 1581 Rt. 9 (Fireside Plaza) – Sign**

**Don Roberts:** Are you online?

**Russ Hazen:** Yes, good evening Board

**Don Roberts:** Please state your name and what your intentions are.

**Russ Hazen:** Yea, my name is Russ Hazen Im with Rays Sign Company and what we're doing is replacing just the panels in the existing signs that are on the building , there is no electrical work just panel out , panel in.

**Don Roberts:** Okay the signs do meet Town code, questions by the Board?

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

**Tom Koval:** I second

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

*Brow Rx Beauty (Fireside Plaza) – Sign*  
**APPROVED. Board approved new signage for the existing tenant at 1581 Route 9.**

**22.026**                    **The Cleaning Authority, 1581 Rt. 9 (Fireside Plaza) - Sign**

**Russ Hazen:** Yes same situation, there is an existing sign box on the building, we're taking the panel out, and put the panel in.

**Don Roberts:** Questions by the Board?

**Tom Koval:** I'll make a motion to approve

**Marcel Nadeau:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried. Good job, take it easy

**Russ Hazen:** Thank you folks, thank you.

*The Cleaning Authority (Fireside Plaza) – Sign*  
**APPROVED. Board approved new signage for the existing tenant at 1581 Route 9.**

**22.008**                    **Take My Dump, 6 Corporate Drive – Change of Use/Tenant**

**Don Roberts:** Say your name and what you want to do please

**Joshua Cantalerio:** Good evening my name is Joshua Cantalerio, Im looking to park 6 dumpsters over at 6 Corporate Drive.

**Don Roberts:** Now what's the duration on this how long will they...?

**Joshua Cantalerio:** Im looking for about a year and a half until I can actually find a piece of land where I can store my stuff.

**Don Roberts:** Okay you heard some concerns in the pre-meeting but any questions by the Board?

**Marcel Nadeau:** Now is the parking that was next to the sports club?

**Don Roberts:** Its overflow

**Richard Harris:** Yup its part of that same parcel and they're actually using the building across the street PVA is, across this street here and behind this parking lot

**Tom Koval:** So you heard my comments in the pre-meeting?

**Joshua Cantalerio:** I did.

**Marcel Nadeau:** We don't want to set a precedent because are we going to get these in all the different parking lots once this catches on?

**John Higgins:** Yea and we gave Scott such a hard time about storing his stuff in visible areas.

**Tom Koval:** Where have you gone with these boxes since you were told not to be there originally?

**Joshua Cantalerio:** Im over at 15 Solar Dr. I believe, I also want to apologize for that we didn't know that we had to stand in front of the Board and get permission, owner of the business was basically just doing me a favor.

**Tom Koval:** So at 15 Solar Drive you can't stay there?

**Joshua Cantalerio:** I think I probably can if I run it by him

**Tom Koval:** That's a much more industrial and much less visible area, I would be more comfortable with that. The problem with the corporate drive is that's the main, there's only two entrances in that whole park and we have so many, I don't want to call them higher end, because every business is valuable to me , but it's the character of that development, we get a lot of visitors, a lot of travelers visiting those different facilities, and it kind of looks poorly upon the Town, nothing against dumpsters, believe me I use plenty, but that's not the character of that neighborhood Solar Drive is a little more industrial and a lot less visible I would be more comfortable if you went and talked to whoever, wherever you are not and seek approval to be in there.

**Joshua Cantalerio:** Okay

**Don Roberts:** Now Solar Drive it's in the back more, why don't you work with the owner over there and work up a plan and come back and see us.

**Joshua Cantalerio:** It's also the same owner so

**Don Roberts:** We still need a site plan

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**Tom Koval:** But I think if we tabled this for now and gave ya an opportunity that way you don't have to do a whole another application and everything.

**Joshua Cantalerio:** Sounds good

**Don Roberts:** Fair enough?

**Richard Harris:** We can talk after tonight he can just send me an email with his okay he gave for this site to that one

**Don Roberts:** And we'll need a plan, alright so we are trying to work with you here, okay

**Joshua Cantalerio:** I appreciate it.

**Don Roberts:** Okay your welcome, take care.

*Take My Dump – Change of Use/Tenant*

**TABLED.** *Board tabled an application to allow for storage at dumpsters at 6 Corporate Drive.*

22.012/22.013

**Crescent Mattress, 1603 Rt. 9 (Town Center Plaza) - Change of Use/Tenant & Sign.**

**Allen Teller:** Good evening everyone, Allan Teller, I'm looking to open a retail mattress store at 1603 Route 9.

**Don Roberts:** Tell us what it entails, hours of operation, how many employees?

**Allen Teller:** So right now it's just myself, the goal is to do some retail hours in the beginning by appointment for the rest of the time for the sales and to change based on the traffic of the area you know as needed.

**Don Roberts:** Questions by the Board?

**Tom Koval:** Do you have a sign as well?

**Allen Teller:** Yes,

**Tom Koval:** I make a motion to approve the change of tenant

**Marcel Nadeau:** Ill second

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

**Tom Koval:** The sign is to replace an existing?

**Allen Teller:** Yea it's really just in that plaza just like plexi glass slides yea so they're going to do that.

**Tom Koval:** I make a motion to approve the signs

**Marcel Nadeau:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, your all set and please advertise Halfmoon

**Allen Teller:** Will do, thank you.

*Crescent Mattress (Town Center Plaza)-Change of Use/Tenant & Sign*

*APPROVED. Board approved the use of approx. 2,365 SF of space and a sign change for a mattress sales office.*

**22.015**                      **Lowe's Seasonal Outdoor Storage & Display, 476 Rt. 146- Change of Use/Tenant**

**Mike Doyle:** How are you doing Mike Doyle , Im one of the assistant managers over at Lowe's, we are just looking to go ahead and get our permit for the outdoor seasonal items that will be coming in, soil , mulch , stone block , we are keeping the same plan we have been using the last couple of years.

**Don Roberts:** Just by nature of the business we have had many through the year's managers come and go you know so I don't know if you were here last year or not.

**Mike Doyle:** I was here last year, the store manager was here last year, and he is out on medical so that's why I'm filling in.

**Don Roberts:** Because there is an issue, someone else is going to mention about an issue that has not been resolved, so go ahead Rich.

**Rich Berkowitz:** Last year you promised to take care of the parking lot , mill out some of the stop signs on the pavement that weren't supposed to be there, re- stripe the lines on the perimeter road , put a white line at the end of each lane coming onto the perimeter road

**Richard Harris:** The parking aisles

**Rich Berkowitz:** Yup the parking aisles onto perimeter road, and every year we request this and every year nothing happens, so this year we are going to make it happen. If you know what I mean?

**Don Roberts:** And tell him how it's going to happen Rich.

**Rich Berkowitz:** You're not going to get your outdoor sales it's going to be contingent on you doing this, now every year you say , we have to wait for warm weather , this year we are going to do it before the warm weather comes, this is a dangerous parking lot I go through this parking lot 5 or 6 times a day, and there is not one day that goes by that I don't get almost hit or I have to stop short because of somebody , and it's not just me its everybody who's in that parking lot, and now that perimeter road has become a short cut between route 9 and 146 and it's not your fault but you own the property

**Mike Doyle:** Can I get that list one more time so I can push this up

**Rich Berkowitz:** Well last year you said you were going to mill out that area that goes into Raymore and Flannigan is.

**Mike Doyle:** Because I know they did mill in front of the store, they did like 6 spots up all the way across but

**Rich Berkowitz:** But they didn't do it where we needed it to be done in the perimeter road, right where that road goes by the stop sign

**Mike Doyle:** Okay

**Mike Ziobrowski:** Because there used to have to stop there now you don't

**Rich Berkowitz:** No , you never had to stop there , there's a stop sign coming in from that parking lot going into the perimeter road and for some reason somebody painted a stop sign on the road to make it a three way stop it was only intended to be a one way stop.

**Richard Harris:** With the stop coming from Pizza Hut, that's the right spot.

**Rich Berkowitz:** But even that stop sign is hard to see because people just blow right through that stop sign also.

**Richard Harris:** And on the through road the black paints coming up.

**Rich Berkowitz:** The black paint never stayed, yea.

**Mike Doyle:** Okay

**John Higgins:** Why don't you have them get with Rich and Paul?

**Rich Berkowitz:** Yea why don't you talk to Rich and Paul and they can tell you exactly what needs to be done

**Marcel Nadeau:** Did they trim the shrubs as you go around towards Aldi's, that one tree?

**Rich Berkowitz:** At one point they did trim this

**Marcel Nadeau:** Okay because that's getting to be a big tree there.

**John Higgins:** Well if it hangs on their property they are allowed to trim it

**Rich Berkowitz:** It's not on Lowe's property

**John Higgins:** Yes but they are allowed to trim it if it hangs their property, legally.

**Rich Berkowitz:** I mean that's easy all you do is trim it.

**Mike Doyle:** No that's not a problem

**Don Roberts:** So you know what he means right?

**Mike Doyle:** Yup

**Don Roberts:** Okay anyone else?

**Rich Berkowitz:** Okay I'll make a motion to approve the change of use & tenant contingent on all of the traffic improvements being performed.

**Mike Ziobrowski:** Ill second

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

**Mike Doyle:** Thank you

**Don Roberts:** You're welcome

*Lowe's Seasonal Outdoor Storage & Display - Change of Use/Tenant*

*APPROVED. Board approved the temporary outdoor storage and display of seasonal items from 2/2/22-9/30/22, with conditions related to parking lot improvements.*

**22.019**                    **The Magical Tile Wizard, Building #4, Unit A, Farm to Market Self Storage, 40 Farm to Market Road.**

**Bruce Tanski:** Bruce Tanski, Clifton Park I want to apologize my land planner couldn't be here tonight because she is not feeling well. The Magical Tile Wizard wishes to utilize one storage unity totaling 1500 sq. ft. he does remodeling and tile. The space will be used strictly for storage purposes there will be no outside storage and no disposal of waste on the property.

**Don Roberts:** Questions by the Board?

**Tom Koval:** I make a motion to approve the change of tenant.

**Mike Ziobrowski:** I second

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

*The Magical Tile Wizard, Building #4, Unit a, Farm to Market Self-Storage– Change of Use/Tenant*

*APPROVED. Board approved the request to use an approx. 1,500 SF space for storage of supplies related to their remodeling and tile business.*

**22.020**                    **Innovative Design, Building #4 Unit B, Farm to Market Self- Storage, 40 Farm to Market Road- Change of Use/Tenant**

**Bruce Tanski:** Innovative Design wishes to use 1500 sq. ft.at Farm to Market Road for their remodeling business for their equipment and supplies. The space will be used strictly for storage purposes again no outside storage and no disposal of waste there is no dumpsters on site.

**Rich Berkowitz:** I make a motion to approve the change of tenant.

Tom Koval: I second

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

*Innovative Design, Building #4, Unit B, Farm to Market Self-Storage– Change of Use/Tenant  
APPROVED. Board approved the request to use an approx. 1,500 SF space for storage of supplies related to their remodeling business.*

**22.021 Allegiance Tech, Building #4, Unit C, Farm to market Self-Storage , 40 Farm to Market Road – Change of Use/Tenant**

**Bruce Tanski:** Allegiance Technology wishes to utilize 1 storage unit totaling 1500 sq. ft.at for their storage of supplies related to their IT business. The space will be used strictly for storage, no outside storage, no garbage.

**Rich Berkowitz:** I make a motion to approve the change of use and tenant.

**Brendan Nielsen:** I second

**Don Roberts:** Motion by Rich, second by Brendan, all in favor aye? (All in favor) Opposed? (None were opposed) Motion carried.

*Allegiance Tech, Building #4, Unit C, Farm to Market Self-Storage – Change of Use/Tenant  
APPROVED. Board approved the request to use an approx. 1,500 SF space for storage of supplies related to their IT business.*

**22.022 LPS Services, Building #4 Unit D, Farm to Market Self- Storage, 40 Farm to Market Road- Change of Use/Tenant**

**Bruce Tanski:** Again this is a landscaping company that wants to use it for storage of tools and related items for 1500 sq. ft. related to their landscaping and snow removal business. The space will be used strictly for storage, no outside storage.

**Rich Berkowitz:** I make a motion to approve the change of use and tenant.

**Mike Ziobrowski:** I second

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

**Bruce Tanski:** Thank you very much.

*LPS Services, Building #4, Unit D, Farm to Market Self-Storage– Change of Use/Tenant  
APPROVED. Board approved the request to use an approx. 1,500 SF space for storage of supplies related to their landscaping and snow removal business.*

22.023/22.024

**Lands of Fellows/Werner Rd. Subdivision & Duplexes, Werner Rd – Minor Subdivision & Special Use Permit**

**Duane Rabideau:** Duane Rabideau from VanGuilder and Associates representing JP Sobiech Strategies LLC before the Board tonight for a proposed 2 lot subdivision and a special use permit. The parcel located on the dead end portion of Werner road across the road from Gray Bar Electric Company. The proposal is to subdivide the 2 acres into two duplex lots , lot 1 would be approximately 40,000 sq. ft. lot 2 would be a 49,000 sq. ft. parcel , key hole lot. Both lots would tie into the public water and have onsite septic systems. We are also requesting a special use permit to construct the duplexes on these lots, the immediate area is a mix of commercial use with Gray Bar across the road and NYSEG across the road, also Mike Dudek's Chiropractic practice is across the road to the west. There is a single family on each side of the parcel, single family here, here, here and vacant land in the back which is owned by the sellers of this parcel. It is in that transitional area between commercial use over on the west, the multi-family across 146 on Fellows road and it transitions into the residential portion of, north on Werner road, and that is our request before the Board tonight.

**Don Roberts:** Thank you Duane, questions by the Board?

**Marcel Nadeau:** Duane point out where Graybar is in relation to that.

**Duane Rabideau:** Graybar is like right here, pretty much directly across the site.

**Marcel Nadeau:** And NYSEG?

**Duane Rabideau:** NYSEG is up here.

**Richard Harris:** 146 is like down here now it curves around

**Marcel Nadeau;** that's what I was trying to say yea, are there other duplexes in that area?

**Duane Rabideau:** I think maybe farther down Werner road there might be a couple

**Mike Ziobrowski:** There are

**Duane Rabideau:** I thought there was yea.

**Mike Ziobrowski:** So if we do a March 28<sup>th</sup> we will have enough time to review it with Saratoga County?

**Richard Harris:** Yea

**Mike Ziobrowski:** I make a motion to call for a public hearing on March 28<sup>th</sup>

**John Higgins:** Ill second it.

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, see you on the 28<sup>th</sup> of March

**Duane Rabideau:** Okay thank you.

*Lands of Fellows/Werner Rd Subdivision & Duplexes – Minor Subdivision & Special Use Permit  
PUBLIC HEARING SET. Board received a presentation on a 2-lot subdivision and duplex proposal and set a 3/28/22 Public Hearing.*

**22.010** **GT Toyz Parking Expansion, 1537 Rt. 9-Site Plan Amendment**

**Richard Harris:** Greg I just want to mention the Board has a copy of the full packet, just so you know, that you submitted, I just put up the 3 or 4 easiest sheets from the packet which is the drainage and the parking lot here

**Greg Goldstein:** Im Greg Goldstein GT Toyz, 1537 Route 9 Halfmoon, this is Dan Hershberg of Hershberg and Hershberg, We are looking to expand our current parking lot from what it is to is shown on there.

**Richard Harris:** Basically this right

**Don Roberts:** How many new spaces

**Greg Goldstein:** I think it was a total of 191

**Don Roberts:** 91?

**Greg Goldstein:** It about doubles the size of the parking lot.

**Rich Berkowitz:** Is it mainly for product?

**Greg Goldstein:** Well it's mainly for product, today we are here for that, but the long term intention is it keeps me with the same size parking with the ability to increase my footprint

**Rich Berkowitz:** Is there a fence over there right now or no?

**Greg Goldstein:** With regards to which side, the north side

**Rich Berkowitz:** Where the new expansion is going to go? Or is that farther back, I just can't remember

**Greg Goldstein:** The fence for the neighbors is showing, we extend it all the way down

**Rich Berkowitz:** Okay so that's within the boundaries of the fence

**Richard Harris:** Rich is goes right to pretty much this corner, yea behind the residential area

**Don Roberts:** Now do you know what units you plan on storing there?

**Greg Goldstein:** Yea it would be boats and cars and trailers and stuff that we are currently storing.

**Mike Ziobrowski:** Is there a stream that is on that side?

**Greg Goldstein:** There is

**Mike Ziobrowski:** Could you put a canoe in it?

**Greg Goldstein:** No

**Mike Ziobrowski:** The reason I say that I mean legitimately if you can put a canoe in it a bed of water you know it's going to have to get reviewed by the Army Corps of Engineers

**Greg Goldstein:** We went to DEC got them to sign off that it's not a wetland, it's not a continuous wetland with across the street, Army Corps has started but I don't have an update I tried to get an update on that today, but DEC did sign off and I have the letter here.

**Mike Ziobrowski:** Okay.

**Rich Berkowitz:** How large are the culverts you need to put under there?

**Dan Hershberg:** It's a 30 inch hdpe culvert, it will tributary everything upstream and size accordingly, and the pipe going underneath the

**Rich Berkowitz:** Okay so nothing will back up in a storm?

**Greg Goldstein:** No

**Dan Hershberg:** we have an open space between both ends, between this ends other sources will allow water to get in both ends water to get in from the area around it so we don't have a big structure there.

**Mike Ziobrowski:** Then if you had to vat it or clean it out you can get in both ends

**Greg Goldstein:** Correct

**Don Roberts:** You're not planning any new access points on there?

**Greg Goldstein:** No

**Tom Koval:** So you are putting in a new retention pond for the, you know because you're increasing the impervious surface?

**Greg Goldstein:** In the front and in the rear of the property.

**Dan Hershberg:** If necessary we could a storm water management report, this is one document , it's a very long document . read the first eight pages of it describes what we want to do there, I'm not sure if that was attached to the packet.

**Richard Harris:** I don't think so but if you can get that to us electronically that would be great , the engineer will need everything to review but we're trying to move towards more electronic and those stormwater reports tend to be hundreds of pages.

**Dan Hershberg:** The main thing is this is the area that is currently not impervious or making impervious so were providing the additional storage here and down here to accommodate this so it's all running down here, the amount of water running off the site the rate of that doesn't increase over the distance rate for every storm between a one hundred years so that their designed in accordance with....

**Rich Berkowitz:** How much fill do you need for that?

**Dan Hershberg:** We never did a quantity thing.

**Rich Berkowitz:** How long would it take to fill that , Im just wondering, it's a temporary thing and I know, but how long would it be disruptive to route 9 if trucks coming in and out of there?

**Dan Hershberg:** The amount of fill could probably go in a period of four or five days you know , probably you know a half a dozen trucks , in four or five days bring enough material.

**Rich Berkowitz:** That's all?

**Dan Hershberg:** Yea

**John Higgins:** You remember when we had the original hearing on this the residents in the back were very concerned about run off , Im sure you remember that , and Im sure that's going to come up again , I understand you know that you feel that the area your allowing is going to be sufficient for the run off but we just want to make sure that the calculations are correct and that those residents won't be affected.

**Greg Goldstein:** Being it's all natural it's got downed trees and what have you and it slows down the run off so I think this will actually help

**John Higgins:** Okay , well Im sure that question will come up, thank you.

**Rich Berkowitz:** You've had no complaints yet have you?

**Greg Goldstein:** This is actually designed to retain in here, once it hits that level it will go through the pipe to the front area, so it's going to get it all out of the back.

**Dan Hershberg:** We did have a stormwater management report which has all the hydro calculations Ill forward it

**Don Roberts:** And we are going to refer this application to our Town engineer MJ Engineering for review and they will pick up on that and we are also going to refer it to the Saratoga County Planning Board and the fire district also.

**Marcel Nadeau:** A question Rich , we had concerns of noise and everything , have we had any complaints from neighbors?

**Richard Harris:** No we haven't had any complaints of noise or stormwater, and they have had, I believe it was two or three special events; Friday and Saturday and the staff worked with us, didn't know what to expect first time, no complaints no issues where they were encouraging people to come and test motorcycles, you had one of your vendors there, we thought we might get complaints, you know we don't know who shows up to test a motorcycle and we had no complaints, no issues.

**Marcel Nadeau:** It's a nice looking site.

**Don Roberts:** Anyone else? So like I said we will refer it to our town engineer, MJ, we will refer it to Saratoga County Planning Board, refer it to the fire district, but I have one last question, Greg Im glad your business is doing well, that's really good, great but I do have a safety concern. Many times, not many but a number of times I'll be coming south on route 9 in the afternoon and tractor trailers are blocking all four lanes of route 9 backing into your facility, your aware of it?

**Greg Goldstein:** I've spoken to every one of them and their supervisors , we have had these conversations and the supervisors are telling me that dependent upon their skillset safety or what have you , I've spoken to all of them

**Don Roberts:** I just wanted to make you aware of it, but there is room right for them to pull in and pull around your building right they can make that radius?

**Dan Hershberg:** We have a radius large enough back there

**Don Roberts:** So they really should not be doing this, I know it's not your fault but if you can continually encourage them not to be doing that because we're lucky nothing's happened so far, I mean for some reason I just seem to get stuck there but Im glad you're aware of it and please encourage them not to do that alright. Okay so we will refer it to Joel and we will get back to you alright.

**Dan Hershberg:** Thank you.

***GT Toyz Parking Expansion – Site Plan Amendment***

***TABLED/REFERRED TO AGENCIES. Board received a presentation to expand the existing parking lot and referred it to various agencies for review.***

**Old Business:**

**22.005                Betts Farm Phase 1 Revisions. Betts Lane/Hayner Rd – Final Subdivision (Revised)**

**Nick Zegland:** Good evening Nick Zegland with Environmental Design Partnership here on behalf of the applicant Abele Builders, in regards to Betts Farm residential subdivision Phase I. We are here tonight seeking approval for a revision to the Phase I subdivision lot layouts. The original layout had 35 single family lots and 30 twin townhouse lots we've since revised that layout for all 65 single family lots this was presented to the Board back in January and the Board had requested that it go back to their reviewing engineer just to check the grading and the new lot layouts, that has since happened they had a few minor comments that we have addressed and they've indicated they are good with the changes so with that we would like to be granted final approval tonight, and I'll turn it to the Board for any questions thank you.

**Don Roberts:** Joel are you all set with this?

**Richard Harris:** We did receive an email that they've addressed the questions related to drainage and accessory structures in the back yard they addressed it and CHA was satisfied, I got an email

**Don Roberts:** So their all set with that?

**Richard Harris:** Yup

**Don Roberts:** Okay so the engineering is all set, questions by the Board?

**Rich Berkowitz:** I make a motion to approve the final subdivision

**Mike Ziobrowski:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, all set good luck.

**Nick Zegland:** Thank you very much.

***Betts Farm Phase 1 Revisions– Final Subdivision (Revised)***

***APPROVED. Board heard a presentation on a revised plan and approved changes to Phase 1 of the Betts Farm Subdivision.***

**21.181 E. Dalheim Properties Addition, 67 Button Rd- Site Plan**

**John Hitchcock:** How are you doing, Im John Hitchcock with ABD Engineers , representing Meade Enterprise for this addition at 67 Button road, it's a 3600 sq. ft. addition off the north end there , their existing building. It was last seen in January we tabled it for MJ to do an additional review, I believe that's been completed and we are just here tonight to seek approval.

**Don Roberts:** Now Joel do you have any comments on this one?

**Joel Bianchi:** Yes, he referred me some information this afternoon, it was what we were looking for. So we are good.

**Don Roberts:** Okay, thank you, comments by the Board?

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

**Tom Koval:** Ill second

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

**John Hitchcock:** Alright, thank you guys

***E.Dalheim Properties Addition – Site Plan***

***APPROVED. Board reviewed and approved a revised plan for a building and parking expansion for the existing business at 67 Button Road.***

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**Don Roberts:** Your welcome, anyone have anything else?

**Mike Ziobrowski:** I make a motion to adjourn the meeting

**John Higgins:** Ill second

**Don Roberts:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, thank you good night be safe.