

5/26/20

**MINUTES MEETING
Town of Halfmoon Planning Board
May 26, 2020**

Those present at the May 26, 2020 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Charlie Lucia- absent
Brendan Nielsen

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:

John Wasielewski
Jeremy Connors

Town Engineer / CHA:

Joe Romano

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

Don Roberts: Good evening, I would like to call the meeting to order, Tom Koval can't make it tonight so we are going to have the alternates fill in. Charlie Lucia will be on items 1, 2 and 3 and Brendan Nielsen is going to be on items 4, 5, and 6 have the Board members had a chance to review the minutes from the last meeting? Can I have a motion to approve please?

Rich Berkowitz: I make a motion to approve.

5/26/20

John Higgins: Ill second it.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

20.052 Bloodline Tattoo Studio (Formerly Skinlab), 1 Route 236 – Sign

Don Roberts: Is the applicant here and ready to explain? Tamara is that you? Okay Charles can you explain your sign?

Charles Robillard: No that's for me, Charles Robillard

Don Roberts: Okay Charles can you explain your sign?

Charles Robillard: Yes sir Im here to represent BloodLine and yes that's the sign that we submitted, unfortunately I got a little over zealous and put the sign in before the application so hopefully I don't

Don Roberts: Well just to tell you that is not the first time that ever happened.

Charles Robillard: I don't want to get into trouble here I wasn't trying to overstep any way of doing things the right way so as soon as I found out that everything was a go up there I could submit forms and I did that with Don as soon as I could so.

Don Roberts: And so the sign is up right?

Charles Robillard: Yes sir.

Don Roberts: And no more signage other than this?

Charles Robillard: Not in the future I mean as far as this, if I was going to put a sign it would be like right on the glass of the building so it wouldn't be like signs out on the lawn or whatever. That is the only existing sign there, that framework was already there we just took out the flower shop stuff and used the same existing box

Don Roberts: Now is it going to be lit?

Charles Robillard: It does light yes it's been updated also we put energy saving bulbs in it too LED's so there's no longer any phosphorous.

Don Roberts: Now we have concerns about the brightness, so please don't make it too bright alright.

Charles Robillard: No it's actually it's pretty quiet because of the background, the only thing that does glow are the letters, unlike most lit signs if you notice that even the people around me the existing businesses that are around me the background typically glows also so ours is actually more muted than theirs

Don Roberts: Okay, any questions by the Board?

5/26/20

Tom Werner: Yes Don I had submitted some comments , I thought the sign was difficult to read and comprehend, and where Im coming from is a concern for first time patrons looking for the entrance or the location and that is a very busy intersection out there with 236 and 146 and your traveling east say from the exit 9 area you've got to be concerned about traffic, two lines of traffic coming in there you've got the ramp merging, so I just thought it was very difficult to read and understand and Im concerned there would be uncertainty on people out in the traffic flow , that's my comment.

Don Roberts: Charles do you want to respond to that please?

Charles Robillard: Uh sure , you what's funny is that we , before we started this whole process we changed so many designs we had so many people say yea go for more of an artistic look because of representing an art form that we do so because it kind of represents what we do more, but the more legible they are the more it becomes commercial looking and not as custom tattoo so we kind of had a dividing line of people that said , most people said that they liked it , most people said that they could read it. It was like a 50 50 thing most people were like take a couple minutes said yea I can see what it says so I can see where you're coming from that it is a little cryptic the way that it is done but it's done intentionally , it is intentionally done like that so there is a purpose behind it . on the tattoo studio is not as manipulated as the name so that is why I kept the tattoo studio just plain script and not as artistically transcribed, because I had a few idea laid out for BloodLine and we kind of kept leaning toward this one, you know we asked a lot of people before we even did this so it wasn't something that we thought of on a whim this has been going on since November or December of last year this idea.

Don Roberts: Okay, well Tom I share your concern Tom I know what you're saying but you brought it up to the applicant which is fine and it's not offensive in content so there is not much we can do about it but the applicants aware of it it's up to him I mean it's his business at least we made him aware, okay anybody else?

Tom Werner: Don I think my point is the sign itself is fine if it was in a strip mall or something like that but you've got to look at what's happening out front that is a lot of traffic and they are traveling at pretty good speed and you don't want somebody out there hesitantly looking for it go by it make a U-turn and that type of thing that's where I'm coming from.

Don Roberts: I agree with you but again, freedom of speech you know I mean we brought it to his attention and we can't make someone change a sign like that.

Charles Robillard: I would like to interject again if I could, since we have taken on this place I don't know if anyone noticed but I noticed a lot of people have been looking at what we've been doing down there but we pretty much have cleaned up that whole corner from that sign , that place was overgrown and an eye sore for years, I've driven past there for 13 years I've had a business SkinLab already in Halfmoon so I have a pretty good established client base here and your right that people do drive by there and they drive by in a blur, I think even if I had ABC letters out there in bright red on black they still would not understand because when they drive by there and they are doing well over the speed limit on that turn but we have taken every precaution we can to make that whole corner safe and easier to access us. We have taken the time to clean up all of the way down to the point actually where the ravine where the back of the property hits the old Romano's. The people that actually own Romano's stopped one day and told us how happy they were that we were taking the time to clean that space up. So we have done I've taken what I cannot consideration of being able to read that sign long in advance as your coming into that turn so we have thought about his long and hard it's not like a , and your point is well taken because trust me

5/26/20

we have been thinking about this for months now how to make it more visible and artistic and still readable, so we are doing the best we can you know you can make some of the people happy some of the time but you can't make all of the people happy all of the time so it's kind of a happy medium were going to get a little bit of artistic freedom and we also will still kind of hopefully still are making our communication with the public.

Don Roberts: Okay at least you are aware of our concerns so

Charles Robillard: Yes, yes I am,

Don Roberts: anyone else?

Charlie Lucia: Yes Charles, I am looking at the photo are you going to have snow on the ground year round? Just joking.

Charles Robillard: Its almost green now I promise you I've been down there working diligently to get green grass back on there and yes im very proud of having that location and Im very proud to be doing business in Halfmoon so all of your concerns are taken into consideration for sure I wish I kind of maybe had this discussion before we made the sign but hey you know it's only a sign so if it doesn't fare well in the future we can always go through the process again and make something more readable, in the meantime at least people know where we are and we are down there trying to clean the place up make it look good so I think if you guys get 5 seconds to take a look past that it doesn't look like snow anymore it's definitely growing grass.

Don Roberts: Okay anyone else?

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

Marcel Nadeau: I second it.

Don Roberts: All In favor? (All were in favor) Opposed? Tom Werner was opposed, measure passes its carried, good luck.

Charles Robillard: Nice, thank you.

*BloodLine Tattoo Studios (formerly SkinLab) – Sign
APPROVED. The Board approved the installation of a free standing monument sign for the
recently approved Bloodline Tattoo Studios.*

20.049/20.051 A Time Four Paws, 1534 Route 9 – Change of Use/ Tenant and Sign

Don Roberts: Name and address and what you want to do please.

Yvette Giovanni: My name is Yvette Giovanni I am the owner of a Time Four Paws and basically Im just changing the existing signage from CaNine to Five to A Time Four Paws.

Don Roberts: And you are going to carry on a similar type business right?

5/26/20

Yvette Giovanni: It's the same exact business.

Don Roberts: And your hours of operation?

Yvette Giovanni: 6:30 am – 6:30 pm

Don Roberts: That's seven days a week?

Yvette Giovanni: No that's Monday through Friday and Saturday and Sunday are by appointment only but Monday through Friday because most of the traffic would be for daycare.

Don Roberts: Number of employees?

Yvette Giovanni: Currently I have three, I have one full time, one part time, and I have a groomer that is as needed.

Don Roberts: Questions by the Board?

Marcel Nadeau: And this is the previous car lot is that where that is?

Don Roberts: Its where CaNine to Five used to be yes.

Marcel Nadeau: Alright, okay.

Don Roberts: Anyone else?

Marcel Nadeau: I make a motion to approve the change of use/ tenant

Don Roberts: And the sign you are just replacing what was there right?

Yvette Giovanni: Correct

Don Roberts: So we can do it all at once if you want Marcel.

Marcel Nadeau: Yup okay, so I make a motion to approve the tenant and the sign and the use.

Rich Berkowitz: Ill second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion carried, and Ma'am please remember you're in the Town of Halfmoon for advertising. Good luck.

Yvette Giovanni: Yes, Thank you.

A Time Four Paws – Change of Use/Tenant & Sign

APPROVED. Board received a presentation and approved the Change of Use/Tenant and Sign applications to allow a dog daycare/training facility to operate in the vacant space at 1534 Route 9.

5/26/20

20.045 **Troy Iron Works Inc., 1050 Elizabeth Street – Change of Use /Tenant**

Don Roberts: Are you there?

Jim Madison: Yes

Don Roberts: Okay, your name and address and what you want to do please.

Jim Madison: My name is Jim Madison and its 1050 Elizabeth street and what we would like to do is take occupancy of the building and relocate our whole building, our whole business from Schenectady to this facility which would meet our needs pretty well and we are just a structural steel fabricator.

Don Roberts: Number of employees?

Jim Madison: 25

Don Roberts: Questions by the Board?

John Higgins: Is everything going to be contained inside the building?

Jim Madison: Well trucks, trailers and all material will be stored in the building yes

John Higgins: Because we have had problems before with companies saying that everything is going to be in the building and then all of the sudden the whole parking lot is filled with material and they've got containers so that's why in order for the enforcement people to know exactly what was approved we have to ask questions. Everything is going to be inside the building there is going to be any outside storage, there is not going to be any fabrication outside of the building?

Jim Madison: No fabrication outside but my trailers that are full of steel waiting to be shipped will be in the parking lot.

John Higgins: When you say a trailer, their registered tractor trailers?

Jim Madison: The tractor is all of the trailers are registered yes.

John Higgins: And how many trailers are you going to have out there?

Jim Madison: 5 , and sometimes we have to rent some it just depends on how big the project is, but we ae also purchasing the 5 acres adjacent to it , which would be where all of our parking would be because the lot itself doesn't have that much room for parking, so you are looking at that picture right there on the bottom center right there where the guy has all the junk parked there, that's going to become a parking lot, because we are in the middle with the DEC on the Mechanicville side on the cleanup and we are going to remediate once we take possession and make that a parking lot.

John Higgins: What's the present use?

5/26/20

Jim Madison: To be honest with you I don't know who is in there.

John Higgins: What was the previous tenant in your building?

Jim Madison: There is still a tenant in there that they are actually evicting now but Im not exactly sure what he does.

Don Roberts: Anyone else?

Rich Berkowitz: Any tractor trailers coming in and out of there?

Jim Madison: Yea absolutely, it depends on you will have none for three or four days and then you will have three or four a day at the most.

Rich Berkowitz: Will they avoid residential areas as far as coming in and out.

Jim Madison: They would come in through Mechanicville industrial park that is, the property is through there so I don't think you would, I don't think they would fare very well going up Elizabeth street extension so we would come through the industrial park

Rich Berkowitz: Okay

Jim Madison: We purchase most of our product from Kivort Steel out of Waterford so they would come right down there and come through the industrial park side so they definitely would not, it would be very difficult to come down the extension I think we have to come through the park.

Rich Berkowitz: Okay

Marcel Nadeau: So that would be coming right out onto route 67?

Jim Madison: If that's the route, Yes im not that familiar with the, really the area.

Marcel Nadeau: Okay thank you.

Tom Werner: Now you have 25 employees plus your vehicles, will you initially have enough parking space or do you have to improve that space that you just previously spoke of?

Jim Madison: We are probably going to remediate as soon as we take possession, we are working with George Longworth Environmental and then obviously the DEC and the town of Mechanicville. There is a plan in progress and the gentleman that owns Pickett , John Pickett is actually going to do the capping , one foot of capping per DEC for cleanup and we will be parking on there so as soon as we take possession we are in the first month we're trying to get that parking lot put in but I still think right in the front in that grassy area I think we have enough room to park for now, and as of now all 25 are not currently working due to just coming back from the Corona virus and re-opening .

5/26/20

Richard Harris: Don , I just kind of wanted to follow up on who the past tenant was, you guys approved a couple of tenants over the last 8 or 10 years but leaving now that has been the occupant is W Patenaude and Sons that was a painting and coating, they are in the process of moving out and I do want to add I don't know if the applicant is aware we have been , code enforcement has a long history with this property, particularly most recently as it relates to passage of a sprinkler inspection and so we have a do not occupy on t right now I do know Mr. Patenaude is working on that but we do need that cleared up it has been a good 6 to 10 month process of various code violations and I know the applicant wants to clean that up and staff that I work with were very happy to hear that someone new and likely to be very responsible with the building is a good thing because it has been a problem violations for a couple of years now, particularly as the sprinkler system relates so if you are considering an approval I'd ask that you just emphasize that on the record , it goes without saying but to emphasize for the Board that all buildings be brought up to all building and fire safety codes.

Don Roberts: Right that will have to be contingent if we approve this, Mr. Madison you are aware of this right?

Jim Madison: Yes I am aware of it but I am not aware of the building code violation, the only thing that was brought to my attention was the sprinkler system issue which I dot won the building just yet and we are just putting the last pieces together and the only thing that I was informed of was the sprinkler system, so the building code violations I was never, I was just not aware of them if somebody could maybe send me some documentation on what they would be.

Richard Harris: Yea I meant the same thing I probably just mixed words up, the sprinkler system is part of the annual building safety and fire code inspection so I know that there have been other violations in the past but the most recent outstanding is the sprinkler system but John Cooper in the office will follow up with you to do a walk through and ensure that there is nothing else, I mean new things do come up every year , every time there is an inspection but it's the sprinkler system that is the current issue.

Jim Madison: Okay, yea im fully aware of that and we are actually trying to work with the owner right now is actually trying to employ somebody to get up there and get that taken care of obviously before we take possession of the property and if it doesn't we're still working in joint efforts with him to get that squared away and then we would definitely we would be brought up to date for code we would obviously would want it there for all of the employees and their safety.

John Higgins: Rich do we need more of a detailed site plan so we don't have problems in the future?

Richard Harris: When Tom Werner emailed me today with a couple of questions about concerns about space, I did talk to John Cooper about this site now and he was very comfortable that there was plenty of adequate space for the 25 vehicles.so I mean you know that's kind of a Board call at this point, I mean it's your call.

Marcel Nadeau: I mean if there is any issues we can send John Cooper out again and issue citations.

Don Roberts: I think that's the way to go

Marcel Nadeau: it sounds like the applicant is aware of everything and trying to make things right

5/26/20

John Higgins: But they keep telling us without a detailed site plan they can't go out and issue summons because they don't know where things are supposed to be parked or stored, that's what they keep telling us that's the only reason I brought it up.

Richard Harris: Who keeps telling you that John?

John Higgins: You do, you've said before for other sites that you want to make sure that you have a detailed site plan so that if you send John Cooper out he knows where things are supposed to be, that was mentioned several times with the place down on Hudson River Road the Marina it's been mentioned half a dozen times, the one that keeps going on and on and on

Richard Harris: Your correct on Hudson River road we had them not do a detailed site plan but they circled areas where they will be storing boats and where they will have sales so I understand that but we did not get a detailed site plan on the Hudson River road we got a plan where they sketched certain storage areas I thought you were referencing route 146 which was on the agenda tonight.

John Higgins: No I just want to make sure you have whatever you need in case John Cooper goes out and does an inspection. so there is not a question whether or not the owner is in compliance that's all.

Richard Harris: Yea what I think would probably be helpful then would be at least on this aerial image that the applicants submits as part of, before Don if you vote on and Don signs the application for approval then we have an idea on this aerial image of where you are going to be parking what vehicles, employee vehicles, work vehicles that type of thing. I do see your point John, when I'm thinking detailed site plan I'm thinking drainage, grading engineering, I apologize for that.

John Higgins: No, I'm talking mainly storage trailers things like that.

Don Roberts: Mr. Madison can you do that for us please?

Jim Madison: Sure

Don Roberts: Thank you, anyone else, now Mr. Madison is there going to be a sign with this or no?

Jim Madison: No, we're really not open , we are really not open to the general public we're a bit business it , we don't get walk ins off the street and stuff like that so signage for us as of right now , no we had no plans on doing any signage.

Don Roberts: Okay if you ever do you have to come back just so you are aware okay.

Jim Madison: Of course, Yes

Don Roberts: Anyone else? Can I have a motion please with a contingent if you want to go that way?

Rich Berkowitz: I'll make a motion to approve the project contingent on fixing all of the code violations and marking on the site plan where the tractor trailers are going to be marked.

5/26/20

Marcel Nadeau: Ill second that.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion carried, good luck.

Jim Madison: Thank you.

Troy Iron Works, Inc. – Change of Use/Tenant

APPROVED. Board received a presentation and approved the use of the vacant space at 1050 Elizabeth Street for a steel fabrication shop with the conditions related to addressing any outstanding building/fire code violations.

20.054 Performance Equipment Rental LLC, 3 Jones Road- Change of Use/Tenant

Tom Pratico: Yes hi everyone, Tom Pratico with Bast Hatfield and the Rexford Group applying for the change of use/ tenancy for 3 Jones Road Performance Equipment Rental is a concrete pumping company they have two trucks and we would like to park them on the driveway section of 3 Jones Road the rest of the property is not going to be used by them or anything , the house is vacant and the trucks leave in the morning the drivers come and leave their private vehicle and take a truck and drive off to a project and then come back back it in the driveway and that's the function of the tenant.

Don Roberts: Sign?

Tom Pratico: No, no signs, no signs

Don Roberts: Questions by the Board?

Marcel Nadeau: Tom can you repeat where you are going to park them?

Tom Pratico: Just in the driveway Marcel, the driveway section of the house I sent the photograph over today, I don't know if Rich got to but the driveway is like 25 ft. wide x 100 ft. long

Marcel Nadeau: Okay, thank you.

Richard Harris: I have that I will put that up right now.

John Higgins: Don we are just discussing two trucks at this time what happens if they are successful and get more trucks are they , is there sufficient room there how about maintenance, are they going to do any maintenance or cleaning of the trucks on the site there?

Don Roberts: Tom do you want to respond to that please?

Tom Pratico: No none of that they just have these two trucks if things get better than that and they expand we will be actually moving them from there to another part of our property which we haven't developed yet we are just in the process of it and its off the side of some property we acquired off the side of HD Lyons building and we will be putting a small building up there but that's a whole other site application down the road and eventually this isn't

5/26/20

going to last long guys eventually they are going to be in there and we are going to come back for a variance , I have been talking to Rich about this we are put the house back into being a residence .

John Higgins: Okay, thank you.

Don Roberts: Thanks John, anyone else

Tom Werner: I had submitted a concern but it was adequately addressed, my question was, whether there was going to be sufficient room on that driveway based on that aerial photo that was submitted on the original packet to turn around so either coming or going they are going to have to back in or back out and I was concerned on any impact out on Jones road, im assured that there would be a second person that could flag or stop traffic or watch out for the safety while backing into or out of, so I think if I understood correctly there would be a flag person to watch that.

Don Roberts: Is that right Tom Pratico?

Tom Pratico: That is correct.

Don Roberts: Okay thank you, anyone else?

Marcel Nadeau: I make a motion to approve the use and tenant

Tom Werner: Ill second it.

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

Tom Pratico: Thank you everyone.

Performance Equipment Rental LLC– Change of Use/Tenant

APPROVED. Board received a presentation and approved the use of the existing driveway at 3 Jones Road for the storage of two work-related vehicles.

20.048 McBride Subdivision, 12 McBride Road – Minor Subdivision

Fred Metzger: Good evening gentlemen, Fred Metzger land surveyor here this evening for the McBride subdivision, Lands of McBride. Both for Tom McBride and Mark Miranda what we are looking to do is generate two residential lots off of Pruyn Hill road they are going to be flag lots each of them will have the 20 ft. of frontage needed with a flag lot with their access just , it’s kind of a twofold what the clients are looking to do is generate two flag lots , 20 ft. access strips off of Pruyn Hill road just south of the Halfmoon fire district over there , each of the lots meets all of the existing code required over there they will tie into municipal water and have private septic systems, again each one of them can be developed with a single family home. At the same time with this particular project there was a map or a line approved back in 2019 further south for Tom McBride that didn’t fall together as they wanted to so after speaking with Anna up at Saratoga County in the process of doing this she asked us if we could show where those particular parcels that were created for flag lots south of these would be combined back to the original lots so that way the tax map and everything would be merged and they won’t have those additional parcels down in there.

5/26/20

Don Roberts: Okay is that it?

Fred Metzger: Yes sir

Don Roberts: Okay questions by the Board? We will need a public hearing on this so if there aren't any questions?

John Higgins: It looks like the access is going to be right on top of the retaining wall from Hillcrest fire is that correct?

Fred Metzger: Actually there is an existing driveway that is right in the middle of that 60 ft. strip and they intend on doing some crossing easements so that way there will be one going up the middle, the waterline on one side, utilities on the other and then they will have reciprocating easements so that way each one can use the one driveway up the middle to feed them but it will probably be a good 20 feet away from the retaining wall.

John Higgins: Okay it's hard to tell with the drawing that's up on the board, thank you.

Fred Metzger: You're welcome

Don Roberts: Anyone else?

Marcel Nadeau: I make a motion to set a public hearing for June 22nd.

Don Roberts: Okay we've got a motion for a public hearing for June 22nd can I have a second please?

Rich Berkowitz: I'll second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion carried,

Fred Metzger: Are we going to be back in Town then?

Don Roberts: Hopefully, I can't say right now Fred, thanks

Fred Metzger: You too bye, bye.

McBride Subdivision – Minor Subdivision

PUBLIC HEARING SET. Board received a presentation for a Minor Subdivision of an existing lot and set a Public Hearing for June 22, 2020.

20.044 457 Route 146 (Parking Expansion) – Site Plan

Tamara Sullivan: Hi im Tamara Sullivan for Bruce Tanski Construction so our new tenant Capital Gate Insurance they have requested additional parking at 457 Route 146 we are looking to put in 4 parking spots at the front of the building, the south side of the building right off of the shared driveway with Jays Auto, so we are looking for a site plan modification to be able to do that.

5/26/20

Don Roberts: Okay, Rich have we heard back from the County?

Richard Harris: Yes we did, they had no county wide or municipal concerns.

Don Roberts: Okay thank you, any questions by the Board?

Rich Berkowitz: Are any of these parking spots handicapped?

Tamara Sullivan: Yes so actually on the plan that you guys have I don't believe that the spot near the ramp so on the west side of the building there is a spot there that is a handicapped spot and I don't think that is marked on the plan that you guys have. There is a spot there and there is also a spot at Jays so for the entire space there is 2 handicapped spots.

Rich Berkowitz: Yea I see the Jays handicapped spots.

Tamara Sullivan: Yea so on the west side of the building the very last spot which would be near where the ramp is leading into the Capital Gate site that is a handicapped spot.

Rich Berkowitz: Okay you'll just have to mark it on the plan.

Tamara Sullivan: Yup

Richard Harris: Yea Tamara if you could mark both spots on the plan.

Tamara Sullivan: Yup will do.

Marcel Nadeau: But they are both marked on the site correct?

Tamara Sullivan: Yes they are.

John Higgins: What is the percentage of green space?

Tamara Sullivan: That I don't know.

John Higgins: I assume it's over 20 percent, I know it used to be 44 but that was before they added all of the parking

Tamara Sullivan: I would have to find out about that I don't know.

John Higgins: Rich do you know?

Richard Harris: Its 44 percent it's on this plan, it's hard to see on this plan but its 44 percent.

John Higgins: that's what it was before they added all of the parking that was the old drawing said 44 percent so I can't see how it stayed the same

5/26/20

Richard Harris: We can verify that but this is submitted by a licensed surveyor, so why don't we , Tamara could you have them, maybe they overlooked , maybe it's probably closer to 40 percent now or 38 percent probably

Tamara Sullivan: Yup

John Higgins: And the applicant realizes that parking on the lawns is not acceptable?

Tamara Sullivan: Absolutely when that came to my attention I addressed it the day that I saw it, I believe that they had that car parked there as a way of being their sign.

John Higgins: I understand but also historically there has been parking over on the lawn in front of Jays shop and I believe that he felt that those were land banked spots but I don't believe that they are land banked is that correct Rich?

Richard Harris: Yea , Im showing on here these when you approved them were land banked here and eventually started using them as actual spaces ,this was shown on an old plan I forget 05' 07' as future land banked parking and they have become defacto parking so at one point that was some of the grass but your right John that has become times over the years where Jays has parked up in this area which remains a grass area.

Tamara Sullivan: Yup and actually the day after the last planning board meeting that I attended when we I spoke about that I addressed it the next day with Jay and to my knowledge he has not had cars parked on the grass since them so it's something that I am very much aware of and it's something im doing my best to stay on top of.

Don Roberts: Okay thank you, and make Jay aware if you would that if he does that he may be sited alright?

Tamara Sullivan: Yup will do.

Don Roberts: Thank you, anyone else? If we make a motion it should be contingent on verifying the greenspace.

Marcel Nadeau: What is the code on the Greenspace is it 15 percent?

Richard Harris: No its 20 percent.

Marcel Nadeau: Its 20 percent okay

Don Roberts: Since it was raised we should get a verification anyway you know

John Higgins: From the look of the drawing im sure it's at least 20 percent but like I said I just wanted to make sure that what was on the drawing was accurate.

Tamara Sullivan: Now in terms of verification is that something that I can email to Rich? Is it something that each of you individually need a copy of?

Richard Harris: If its accurate just have Duane email me, or someone from Gil VanGuilder, have him email me that that's accurate, if the 44 percent is wrong we are going to want a revised plan to verify, you are going to have

5/26/20

to revise the plan for the parking spaces anyway but, have him verify by putting his stamp on which usually obviously they take very seriously but mistakes happen just make sure it still is 44 percent.

Don Roberts: If you verify it to Rich then we are all set.

Tamara Sullivan: Okay very good.

Don Roberts: Okay anyone else?

Rich Berkowitz: I make a motion to approve contingent on marking the handicapped spots and being over the required green space requirements

Marcel Nadeau: Ill second it

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion carried, you're all set
Tamara

Tamara Sullivan: Alright thank you.

457 Route 146 (Parking Expansion) – Site Plan

APPROVED. Board approved an application to expand the existing parking lot conditioned on noting the handicapped spots on the plan and confirm/update the green space percentage on the final plan.

Don Roberts: Anyone else have anything before we adjourn?

Marcel Nadeau: I make a motion to adjourn

Rich Berkowitz: I second

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) meeting adjourned.