

Town of Halfmoon Planning Board

May 8, 2006 Minutes

Those present at the May 8, 2006 Planning Board meeting were:

Planning Board Members: Steve Watts – Chairman
Don Roberts – Vice Chairman
Rich Berkowitz
Marcel Nadeau
Tom Ruchlicki
John Higgins

Alternate

Planning Board Members: Bob Beck
Jerry Leonard

Senior Planner: Jeff Williams
Planner: Lindsay Zepko

Town Attorney: Lyn Murphy

Town Board Liaisons: Mindy Wormuth
Walt Polak

CHA Representative: Mike Bianchino

Mr. Watts opened the May 8, 2006 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they have reviewed the April 24, 2006 Planning Board Minutes. Mr. Higgins made a motion to approve the April 24, 2006 Planning Board Minutes. Mr. Roberts seconded. Motion carried.

Mr. Beck replaced Mr. Ouimet in his absence.

Public Hearing:

06.151 PH Bedard Subdivision, 167 Harris Road – Minor Subdivision

Mr. Watts opened the Public Hearing at 7:01 pm. Mr. Watts asked if anyone would like to have the Public notice read. No one responded. Mr. Joseph Bedard, the applicant, proposed a minor subdivision of his property located at 167 Harris Road. *Mr. Bedard stated the following:* He wishes to create a 1.17-acre flag lot from his 7.91-acre parcel. Mr. Watts asked if anyone from the Public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:02 pm. Mr. Nadeau stated the Board is just waiting for a comment from Saratoga County and the Planning Board's approval would be contingent upon receiving this information from the County. Mr. Nadeau made a motion to approve the Bedard's minor subdivision application contingent upon an approval from Saratoga County. Mr. Berkowitz seconded. Motion carried.

Old Business:**04.117 OB Kevin Hedley Professional Office Bldg., 1593 & 1595 Route 9 – Commercial Site Plan**

Mr. Chris Millington, of MillWest Engineering and Landscape Architecture, PLLC, proposed a commercial site plan for Kevin Hedley Professional Office Building located at 1593 & 1595 Route 9. *Mr. Millington stated the following:* He has previously been before the Board and is now presenting a revised site plan. This site plan is a reduced scale of what was previously presented. The previous submission was for 2 buildings, one 4,000 SF and the other 10,400 SF. They have reduced this site plan due to site constraints. The applicant now wishes to propose two 4,000 SF buildings and keep the existing Hedley Office Building. The parcel is 2-acres and currently there are two existing buildings on the property. These two buildings are approximately 1,000 SF each. One building is currently the Hedley's accounting business and the other building is a rental unit that they would be removing. Mr. Ruchlicki asked if they would retain the existing Hedley office building. Mr. Millington stated yes. Mr. Millington stated the two buildings would be done in two phases. Mr. Higgins stated that the Board had concerns with the green space along the Route 9 frontage in the original proposal. Mr. Millington stated the proposed building has been moved back approximately 10 to 15 FT off of the setback line. Mr. Higgins asked where the storm water retention basin would be. Mr. Millington stated because the parcel is under 1-acre they do not need a storm water plan. Mr. Bianchino stated that this was correct in terms of the DEC's regulations, however, with a site improvement like what is being proposed, he would still recommend some type of storm water management. Mr. Millington stated that this could be arranged and they would probably have something temporary for soil erosion that could later be made permanent. Mr. Ruchlicki asked how far the rear building was located from the creek. Mr. Millington stated approximately 60 to 70 FT. Mr. Higgins stated the land is steep along the bank and he was concerned with erosion and run-off going to the creek. Mr. Millington stated they would try not to disturb much of the wooded area near the creek. Mr. Ruchlicki asked if the trees that are shown on the plan are existing trees along the creek. Mr. Millington stated no, they would be planting new trees. Mr. Polak asked if this property could be hooked up to the County sewer. Mr. Millington stated they have looked into hooking up to the County Sewer along Sitterly Road but it would be costly to bore under Route 9 and extend to the sewer line on Sitterly Road and this is why they have scaled back the project. Mr. Ruchlicki asked where they are proposing to put the septic. Mr. Millington stated it would be in the front and the buildings would be smaller compared to the original submission. Mr. Higgins asked if the applicant would consider moving the front building back to get more green space in the front. Mr. Millington stated he would check with Mr. Hedley and let the Board know. Mr. Watts stated that the Board would reconvene the committee of Mr. Higgins and Mr. Ruchlicki for this project.

This item was tabled and referred to CHA.

06.118 OB Dudick Chiropractic, 377 Route 146 – Revision to Site Plan & Sign

Mr. Michael Dudick, the applicant, proposed a revision to site plan and sign applications for 377 Route 146. *Mr. Dudick stated the following:* When he was last before the Board on February 27, 2006 his project was approved for 14 parking spaces behind the building and 1 handicap parking space in front of the building, which required a 6 FT easement from the neighboring property. He was unable to reach an agreement with the neighbor for this easement. He reminded the Board the reason he wanted the handicap parking space in front of the building was because of the grading of the property in the rear and the handicap space in the front

would be close to the building. He has revised the parking plan showing the handicap parking area to be placed in the main parking area. The revised parking plan shows 15 parking spaces including the 1 handicap space and a handicap ramp would be provided. Mr. Higgins asked if the entrance would still be in the same location. Mr. Dudick stated yes. Mr. Higgins asked if the parking area would be lit. Mr. Dudick stated yes, there would be at least one lamppost close to the building. Mr. Ruchlicki asked if the building was currently under construction. Mr. Dudick stated yes, he has a contractor replacing the roof, replacing the siding and working on the inside structure. Mr. Higgins asked if the handicap ramp would meet the code requirements of the (ADA) Americans with Disabilities Act. Mr. Watts stated that it was the applicant's responsibility to meet the ADA requirements and the Town's Code Enforcement office just advises what these codes are. Mr. Williams stated that the Town's Code Enforcement Officer has reviewed the ramp and does not see a problem with the layout but the Planning Department has not been provided with any of the ramp specifications. Mr. Dudick stated that the plan for the ramp was designed with the ADA specifications. Mr. Ruchlicki asked where the septic system was located on this site. *Mr. Dudick stated the following:* The current location of the septic system is behind the building where he is proposing the parking area. Upon approval from this Board, he has an agreement to have the septic tank relocated in the rear of the building. Mr. Watts asked how many employees there would be. Mr. Dudick stated there would be 2 full-time employees, 1 part-time employee and 2 massage therapist who come in from time to time. Mr. Watts asked the hours and days of operation of the business. *Mr. Dudick stated the following:* His staff arrives at 8:30am; they see patients at 9:00am on Monday through Wednesday. His staff arrives at 8:30am on Thursday and Friday and he arrives at 12 noon. He travels back and forth from his Saratoga County office and his Albany County office. The office is open Monday through Friday 8:00am to 6:00pm. Mr. Watts asked if it were conceivable that there could be 6 employees including you on-site at one time. Mr. Dudick stated yes. Mr. Berkowitz asked if there was a possibility of having 12 patients at the office at the same time. Mr. Dudick stated he was thinking more like 8 patients at any time with the possibility of other patients arriving earlier and foresees the worse case scenario of 14 parking spaces for employees and patients and they would have the 1 handicap parking space. Mr. Berkowitz asked if both massage therapists would be at the office at the same time and if their appointments would overlap. *Mr. Dudick stated the following:* One therapist would be leaving when the other therapist arrived and the appointments would not overlap. There is the possibility of the therapist and their clients being there at the same time, which would mean that 4 parking spaces would be used. Mr. Watts stated that the Board is concerned with the small site and does not want to see cars parked where they are not suppose to be. Mr. Berkowitz stated that he feels 15 parking spaces would be adequate. Mr. Dudick stated if he sees that parking should become an issue, he would cut back on scheduling. Mr. Nadaeu asked where the neighbor lives that had a concern with the lighting in the parking lot. Mr. Dudick stated on Old Werner Road and he plans on putting a lamppost near the building away from this neighbor's residence. Mr. Higgins, stated for the record, the Board asks that the lighting does not shine onto the neighbors property. Mr. Bianchino stated when the Town had the Public Hearing for the Route 146 overlay, there was a comment that was made from the public, in which this application was specifically mentioned, regarding protection of the views and providing buffering between the parking lot and the adjoining residential. Mr. Dudick stated that he has spoken to the adjoining neighbor in regards to what type of landscaping he would be putting on the property because of the sight and sounds of Route 146 and he does plan on landscaping in an appropriate way and she has given him some feedback regarding this matter. Mr. Watts asked if landscaping is shown on the plans. Mr. Dudick stated he was not asked to

submit the plan with landscaping. Mr. Berkowitz asked Mr. Dudick what type of landscaping he is proposing. Mr. Dudick stated the type of landscaping he would propose depends on where the parking lot would be located and he is willing to talk with all of the neighbors regarding the landscaping. Mrs. Wormuth asked if there was a concern with the driveway's sight distance. Mr. Dudick pointed out his driveway and the neighbor's driveway to the Board and stated that he would not be locating his driveway across from the neighbor's driveway. Mr. Dudick stated that the neighbor's main concern was that there would be an office across from her residential home and she wanted to have input with landscaping and the location of the parking lot and he told her that he would work with her on these issues. Mr. Watts asked the zoning of this property. Mr. Williams stated it is zoned R-1 Residential but the property has been granted a use variance. Mr. Watts asked what currently existed on the property. Mr. Dudick stated a house, which he is converting to an office, and there is a gravel drive parking area in the back of the property. Mr. Ruchlicki asked Mr. Polak if there were any future plans to eliminate the triangle on Werner Road because of the sight distance problems at that intersection. Mr. Polak stated that the Town Board has not made any determination regarding this intersection. Mr. Dudick stated the following: He is proposing a 4 FT x 8 FT backlit freestanding two-sided sign for a total of 64 SF. He received a sign variance from the Zoning Board of Appeals on May 1, 2006. Mr. Roberts asked how high the sign would be off the ground. Mr. Dudick stated 10 FT. Mr. Roberts stated the sign could not be higher than 8 FT. maximum off of the ground. Mr. Roberts asked what time the sign would be lit until. Mr. Dudick stated until 10:00pm. Mr. Berkowitz made a motion to approve Dudick Chiropractic's revision to site plan contingent upon working with the neighbors with landscaping; meeting the ADA (Americans with Disabilities Act) regulations and further review from Planning Board if parking becomes a problem. Mr. Ruchlicki seconded. Motion carried. Mr. Roberts made a motion to approve Dudick Chiropractic's sign application contingent upon the sign would have a maximum of 8 FT total height, signage cannot have exposed neon and sign is not place in the right-of-way. Mr. Nadeau seconded. Motion carried.

06.140 OB E. Tanski/Harding Subdivision, 84 Guideboard Road – Minor Subdivision

Mr. Scott Lansing, of Lansing Engineering, proposed a minor subdivision on property located at 84 Guideboard Road. *Mr. Lansing stated the following:* The parcel is approximately 11.5-acres and the applicant is proposing a 3-lot subdivision on the south side of Guideboard Road on the north side of NIMO power line easement and east of the Rivercrest PDD. The property would be subdivided into 2-lots and the balance of the property would be retained by the original owner. Public water would be extended from the Guideboard Road area and sanitary sewer would extend out to Starboard Court. Access to the site would be through a shared driveway with a single curb cut on Guideboard. A Public Hearing was held on April 10, 2006 with no objection from the public. At this meeting the Planning Board requested referral to Saratoga County for their comments. Saratoga County Planning Board responded with an approval and commented that the applicant should contact the County for a driveway permit and they have applied for this permit. *Mrs. Murphy stated the following:* Her office had an opportunity to review the descriptions provided with regard to the easement. However, they have not seen the easement themselves together with the maps to which the easement descriptions refer. She asked that any decision be contingent upon our review and approval of the actual placement of easement although they were satisfied with the descriptions contained therein.

Mr. Roberts made a motion to approve the E. Tanski/Harding minor subdivision application contingent upon shared access and sewer easements are submitted to the Town and contingent upon curb cut is approved by Saratoga County. Mr. Berkowitz seconded. Motion carried.

New Business:

06.154 NB Rolling Hills, Lot #1 Rolling Hills Drive – Sign

Mr. Bob Walsh, of Charlew Construction Co. Inc., proposed a sign for Rolling Hills located on Lot #1 Rolling Hills Drive. *Mr. Walsh stated the following:* The sign would be located just off of Cary Road on Rolling Hills Drive. The sign would be located 10 FT off of the property line. They would create a front yard look with a white vinyl picket fence, a gate and a walkway up to the sign. The sign would have the logo Rolling Hills on it. Mr. Higgins asked the height of the sign. Mr. Walsh stated 8 FT from the ground up. Mr. Higgins asked if this sign would interfere with sight distance. Mr. Walsh stated they could move the sign further back. Mr. Nadeau asked where the proposed sign would be located in relation to the existing sign. Mr. Walsh stated the proposed sign would be a little in front of the existing sign. *Mr. Walsh stated the following:* They could locate the proposed sign 15 FT to 25 FT off the right-of-way on both Cary Road and Rolling Hills Drive. The location is an open field so the sign would be seen regardless of where it is placed. Mr. Roberts asked if the sign would be lit. Mr. Walsh stated no. Mr. Higgins asked if it was a one-sided sign. Mr. Walsh stated yes. Mr. Walsh stated assuming there is 30 FT of pavement, the sign would be back about 25 FT from the edge of the pavement, 10 FT from the property line and the property line is about 15 FT from the edge of the pavement. So that would be about 25 FT back from the edge of the pavement.

Mr. Roberts made a motion to approve the sign application for Rolling Hills. Mr. Nadeau seconded. Motion carried.

06.156 NB Luther Forest, Coons Crossing – County Sewer Line Connection

Mr. Jim Edwards and Mr. John Munsey, of C.T. Male Associates, P.C., and Mr. Ken Greene, of SEDC, were present for the presentation of Luther Forest proposal for a County sewer line connection located at Coons Crossing. *Mr. Jim Edwards stated the following:* They are looking to gain a site plan approval on a 300 FT section of gravity sanitary sewer in the Town of Halfmoon. The overall sanitary sewer main is about 15,000 FT beginning on Cold Springs Road in Stillwater, near the entrance way to the Luther Forest site will be and would extend south down Cold Springs, Fish, Farley near State Route 67 and Coons Crossing Road so it's eventual tie-in point to the County sewer near the railroad embankment. Three miles of the gravity main is 24-inch and 30-inch diameter PVC pipe and inverted siphon as it crosses under the Anthony Kill and the last 300 FT piece of sewer to the County sewer districts siphon. They plan on crossing the Anthony Kill by conventional open cutting using culvert dams and concrete encasements. The last section of pipe (approximately 300 FT) is in the Town of Halfmoon and the other 14,800 FT is in the Town of Stillwater. Mr. Nadeau asked if the sewer line would cross the creek before the Coons Crossing Bridge or after the bridge. Mr. Edwards stated the following: The crossing point would be just east of the bridge. The remainder of the sewer is all located in public right-of-way, Town roads and Route 67.

The Planning Board accepted the plan and the Board would ask the Town's Highway Superintendent to review the plans.

06.157 NB Gaetano/B. Tanski, 457 Route 146 – Commercial Site Plan

Mr. Gil VanGuilder, of Gilbert VanGuilder and Associates, stated the following: Mr. Bruce Tanski, the applicant, is currently under contract to purchase a 30,632 SF lot on the northern

side of Route 146. The New York Auto Auction surrounds this parcel on three sides. Currently there is an existing single-family residence on the property. Mr. Tanski proposes to construct a 1,326 SF automotive garage for automobile repair purposes and to convert the single-family residence into office space. The site plan shows a total of 17 parking spaces. He had a discussion with Mr. Williams and he asked that we configure the access to the parking so that it could be extended out when Plant Road is extended to the north. One of the possibilities is to connect it with the access road into the auto auction and if this portion were to become a public road or if the easements were granted, the access to the parking could come out onto the side road and the access onto Route 146 could be eliminated. It is intended that this access will be eliminated and there would be one access to the property with the parking in the rear. The front of the site would be left open for green space. There is public water and sewer at this site. The access will need a NYS DOT curb cut permit and it will be constructed per their specifications. The lot slopes toward the front and there are two catch basins in the front that are part of the closed drainage system along Route 146 and it is intended that storm water would be directed to those catch basins. The drainage would empty into a large ditch down by the DOT access road. Mr. Watts asked if there would be only 2 employees. Mr. VanGuilder stated there would be 2 operational bays and 2 employees. Mr. Watts asked if the operation would be doing general automotive repairs. Mr. VanGuilder stated yes; for tune-ups, oil changes, and normal automotive maintenance. Mr. Watts asked what the hours of operation would be. Mr. Tanski stated Monday through Friday 8:00am to 6:00pm and Saturday 8:00am to 12 noon. Mr. Polak asked if there would be any outside storage. Mr. Tanski stated there would be no storage in the front and he has proposed that all parking would be in the rear. Mr. Watts asked when the existing residence would be vacated. Mr. Tanski stated upon approval from this Board, they would relocate the residents to a newly built home in about 4 to 5 months. Mr. Watts asked how long it would take to build the garage. Mr. Tanski stated the garage would be constructed sooner than the new home. Mr. Watts asked if there might be a temporary situation where the existing residents would be residing at this site and the automotive garage would be operational. Mr. Tanski stated correct and he will do everything in his power to accommodate Mr. and Mrs. Gaetano. Mr. Watts stated he wanted to make it clear that there may be a period of time when the property would have a mix of commercial and residential use. *Mr. Higgins stated the following:* At the current time, the garage operation has an inspection and repair license. Because it does not have a dealer license he wanted to make sure that they are not looking to get a dealer's license at this site. Mr. Tanski stated he couldn't honestly preclude that a dealer's license would not be sought and he feels it is unfair for Mr. Higgins to make such a statement because any repair shop has a right to get a dealer's license. Mr. Higgins stated he disagrees. Mrs. Murphy stated that there is nothing before this Board for a dealer's license at this site and if the applicant wanted to be a dealer, he would have to come before Board with a change of use application. Mr. Tanski stated he would make it clear with either a note or a notation on the plans that cars could not be sold at this site unless a change of use application is brought to the Board. Mr. Nadeau asked if this site was directly across from Stewart's on Route 146. Mr. VanGuilder stated yes. Mr. Nadeau asked if there were any residences near this site. Mr. VanGuilder stated that the NYS Auto Auction owns residences near the site. Mr. Tanski stated the NYS Auto Auction rent out these residences. This item was tabled and referred to CHA.

06.158 NB Hayner Farm Stand & Old Fashioned Country Store, 148 Route 236 – Sign

Mr. Craig Hayner, the applicant, proposed new signage at Hayner's Farm Stand to replace an existing sign. *Mr. Hayner stated the following:* The replacement sign would have the same dimensions and same location as the existing sign. Mr. Roberts asked if the new sign was already at the site. Mr. Hayner stated yes. Mr. Roberts stated that sandwich board signs are not allowed. Mr. Watts stated that in the past there have been different sign issues at this site and asked the applicant in the future to abide by all the Town's sign regulations. Mr. Hayner stated okay.

Mr. Roberts made a motion to approve the sign application for Hayner Farm Stand & Old Fashioned Country Store. Mr. Berkowitz seconded. Motion carried.

06.159 NB DeVoe's Rainbow Orchards, 1569 Route 9 – Change of Use/ Seating Addition

Mr. Larry DeVoe, the applicant, stated the following: The proposed change of use/seating addition would be located in the existing building and they would not change the dimensions of the building. When they installed a bowed window on the side of the existing building, senior citizens made the statement to him that they were pleased that there would be inside seating. Although this wasn't his intent when he installed the window, he then took down a partition to allow for about 10 seats. Mr. Watts asked if there would be adequate parking at this site. *Mr. Williams stated the following:* The approved site plan showed a parking extension and at the current time this parking area has gravel. The parking requirements for this drive-in site are 15 parking spaces plus 1 parking space for each outside table. He believes there are 10 outside tables, which would bring the total required parking spaces to 25. With the 10 outside tables and the additional 16 inside seats this would increase the parking needs to 5 more parking spaces for a total of 30 parking spaces required. The site plan does show 30 parking spaces. Mr. Higgins asked if there were restrooms for the customers. Mr. DeVoe stated yes. Mr. Higgins asked if there was sewer or septic at this site. Mr. DeVoe stated septic. Mr. Higgins asked if the house in the rear was on a well. Mr. DeVoe stated no, the home had public water. Mr. DeVoe stated he wanted to wait until the gravel has settled before he blacktops the parking area.

Mr. Nadeau made a motion to approve DeVoe's Rainbow Orchards change of use/seating addition application contingent upon the parking lot must be black topped by June 1, 2007. Mr. Roberts seconded. Motion carried.

05.160 NB Rainbow Direct, 1625 Route 9 – Commercial Site Plan & Sign

Mr. William Snide, the applicant, stated the following: Rainbow Direct is currently located in St. John's Plaza and he has been at this site for 10 years. Rainbow Direct sells redwood swing sets, basketball goals, trampoline and Thomas the Train toys. He wishes to relocate his business to 1625 Route 9 on 2.5 acres next to Affordable Homes. Mr. Dan Cummings, owner of the site, has worked with his architect on the proposed site plan for this project. There is an existing office structure at the site and they propose to put up an 8 FT chain link fence to house 4 swing sets, a trampoline and four basketball goals at the front of the site. Mr. Berkowitz asked how close the displays would be to Route 9. Mr. Snide stated the chain link fence would be approximately 30 FT from the drainage ditch on Route 9. Mr. Higgins asked if the display area would be open for use by children. Mr. Snide stated it was for display only. Mr. Watts asked if there were any GE Modular trailers on this site. *Mr. Snide stated the following:* There is one modular trailer that is connected by a hallway and one in the rear. There are a total of 4

offices and a bathroom and the others are vacant. Mr. Watts asked why these vacant trailers were still at the site. Mr. Cummings stated he use to rent the property to Mr. Jack Hoffman and he thinks GE made a deal with Mr. Jack Hoffman so therefore these trailers just became part of the property. Mr. Roberts asked if part of GE Modular's site approval stated that all trailers were to be removed from the site when they left. Mr. Nadeau stated he believes that was a condition of the approval and this is why they have been working to get that site cleaned up. Mr. Higgins stated he was part of the GE committee and it is his recollection that GE would remove all of the equipment from that site and move it to the new site. Mr. Cummings stated that he thinks Mr. Hoffman purchased the trailer from GE Capital. Mr. Bianchino asked if there was any outside construction connecting to this trailer. Mr. Cummings stated yes, the two trailers are connected together and there is a deck on the front. Mr. Nadeau stated that the Planning Board Minutes should be researched to verify Mr. Higgins statement as the proposed project could not be approved if something is on the site that is not suppose to be there. Mr. Higgins asked what the fenced in area in the rear would be used for. Mr. Snide stated that they would also put some displays in that area. Mr. Higgins asked if any inventory would be stored on-site other than the erected equipment. Mr. Snide stated no, however, some inventory would be inside the office such as; individual swings, swing hanger, trapeze and other swing parts. Mr. Higgins asked if the wooden swing structures would be stored on-site. Mr. Snide stated no, they would be stored in their warehouse, and their installers would bring the equipment to the customer and install it at their residence. Mr. Watts asked what would be used for the surface area on the ground. Mr. Snide stated the surface area is currently broken up gravel and they have plans to switch to a new type of rubber mulch for the swing set display area. Mr. Watts stated his recollection of this site is that it is not visually appealing. Mr. Snide stated that Mr. Cummings was in the process of cleaning up the site and he does envision at some point bringing in the rubber mulch and in the front as well. Mr. Higgins stated that there was not any attractive green space with lawn area, trees or shrubs at this site. Mr. Snide stated there were some trees along the edge of the site. Mr. Watts asked Mr. Williams if there would be adequate parking at this site. Mr. Williams stated this site would require 5 parking spaces. Mr. Snide stated there would be 2 employees and there might be 2 to 3 customers at the site at any given time. Mr. Nadeau stated the Board would need to find out if the trailers were going to remain on the site because if the trailers were not going to be there, it would change the site plan. Mr. Berkowitz asked if the trailers would be used on a temporary basis. Mr. Snide stated the trailers would be sufficient for them for office space. Mrs. Murphy requested Mr. Williams to provide her with the Planning Board Minutes for the prior approval of the new GE site because there may be conditions upon which this proposed site must be cleared. Mr. Watts stated there is also the issue of the temporary use of the trailers for an office as he does not believe this is permitted anywhere else in Town. Mr. Watts appointed Mr. Roberts and Mr. Ruchlicki as the committee for this project.

This item was tabled for further review.

06.161 NB Stewart's Shop #292, 2 Vosburgh Road - Sign

Mr. Tom Lewis, of Stewart's Corp., proposed a sign application for Stewart's Shop #292 at 2 Vosburgh Road. *Mr. Lewis stated the following:* He is before the Board for an approval for a two-sided 14 FT freestanding sign and a one-sided 10 SF sign to be placed on the building. Mr. Robert stated he would like to see the maximum height of the freestanding sign at 12 FT.

Mr. Roberts made a motion to approve the application for the 2 signs for Stewart's Shop #292 contingent upon the maximum allowed height of freestanding sign is 12 FT. Mr. Nadeau seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the May 8, 2006 Planning Board Meeting at 8:47 pm.
Mr. Roberts seconded. Motion carried.

Respectfully submitted,

Milly Pascuzzi
Planning Board Secretary

