

Town of Halfmoon Planning Board

May 23, 2011 Minutes

Those present at the May 23, 2011 Planning Board meeting were:

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

Senior Planner: Jeff Williams
Planner: Lindsay Zepko

Town Attorney: Lyn Murphy

Town Board Liaisons: Paul Hotaling

=====

Mr. Watts opened the May 23, 2011 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they had reviewed the May 9, 2011 Planning Board Minutes. Mr. Roberts made a motion to approve the May 9, 2011 Planning Board Minutes. Mr. Ruchlicki seconded. Motion carried.

Public Hearings:

11.043 PH Lands of CindyLee Murdza, 157 Plant Road – Special Use Permit

Mr. Watts opened the Public Hearing at 7:00 pm. Mr. Watts asked if anyone would like to have the public notice read. No one responded. Mr. Duane Rabideau, of Gilbert VanGuilder Land Surveyor, PLLC, stated the following: They are here tonight to ask for a special use permit to allow the applicant to remove an existing mobile home and replace it with a modular home. The reason for the special use request is that this parcel is zoned Commercial with a pre-existing, non-conforming residential use. The lot is located at 157 Plant Road near the entrance to Martindale Mobile Home Park. The reason the applicant feels the special use permit should be granted and the residential use to be allowed to continue is that the neighboring area is used residentially and that the target parcel is only 0.3-acres in size and does not lend itself to a commercial type development due to its small area. Mr. Watts asked if anyone from the public wish to speak. No one responded. Mr. Watts closed the public hearing at 7:02 pm. Mr. Watts asked the Board for comment. Mr. Higgins stated that the Planning Department has received a concern from the neighboring property owner regarding the drainage pattern after the home is replaced and whether or not it will affect his property. Mr. Rabideau stated that the new house will be pushed back further and the septic area will be moved from the back to the front of the site. The drainage pattern will be maintained, as it is today which drains between the two properties and empties in the back of this target parcel. The current drainage pattern will not be altered by this proposal but will remain the same as it is today.

Mr. Nadeau made a motion to approve the special use permit as presented. Mr. Ruchlicki seconded. Motion carried.

11.044 PH Family Tents, 44 Halfmoon Drive – In-Home Occupation & Sign

Mr. Watts opened the Public Hearing at 7:03 pm. Mr. Watts asked if anyone would like to have the public notice read. No one responded. Mr. Al Ferro, the applicant, stated the following: He wishes to operate an in-home business that is seasonal. We operate a tent rental business that starts around graduation season to about Labor Day. Mr. Watts asked if anyone from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:04pm. Mr. Watts asked the Board for comment. Mr. Higgins asked where the tents are stored. Mr. Ferro stated that are stored on a double-bed snowmobile trailer and usually are stored inside the garage or sometimes in the back of the garage. Mr. Higgins stated that the in-home occupation does not allow storage outside. Mr. Ferro stated Ok we could keep the trailer inside the garage. Mr. Watts asked where is it usually stored. Mr. Ferro stated that if we have a job to do in the morning it might be hooked up to my truck in my driveway ready to go but 99% of the time it is under the roof because I do not like it to get wet. Mr. Nadeau asked if you are asking to a seasonal time limit on the in-home occupation request or not. Mr. Ferro stated I wish not to place a season limit on the use but we are more likely to be busy during the warmer months. Mr. Ferro stated they also wish to place a 1.5ft X 2ft double-sided sign outside of their home stating Family Tent Rental with the phone number.

Mr. Higgins made a motion to approve the requested in-home occupation condition on no outside storage of equipment. Mr. Roberts seconded. Motion carried.

Mr. Roberts made a motion to approve the 6 SF sign as requested. Mr. Higgins seconded. Motion carried.

New Business:**11.046 NB Protective Chiropractic, 1548 Route 9 – Change of Tenant & Sign**

Dr. Nate Cintron, business owner stated the following: I wish to operate my chiropractic business out of the former Beauty Parlor. The hours of operation will be Monday, Wednesday and Thursday 9am to 6:30pm and Saturday 9am to 11:30am. I will be the only employee and I schedule most of my appointments with a 15-minute lag time in between. Mr. Ouimet asked if there would be any structural changes to the building. Dr. Cintron stated no. Dr. Cintron stated that he also wishes to replace the existing sign with his business sign and the total area of the double-sided, freestanding sign is 55.3 SF.

Mr. Roberts made a motion to approve the change of tenant application as presented. Mr. Ruchlicki seconded. Motion carried.

Mr. Roberts made a motion to approve the sign application condition on the external lighting does not shine into the roadway. Mr. Higgins seconded. Motion carried.

11.052 NB Guyatte/Hicks Lot Line Adjustment, 5 Belleard Lane – Minor Subdivision

Mr. Jim Guyatte, the applicant, stated the following: I am here on behalf of my neighbor, Brian Hicks, and myself to adjust our property boundaries. Mr. Hicks has purchased a separate 12-acre parcel in the rear of his and my land. This property has a flaglot frontage on Dunsbach Road. In order to give him continuous accessibility to his two properties, I am giving him approximately 0.8-acres of land in the rear of his residents. This allow his residential lot be adjacent to his recently purchased 12-acre lot. In return, Mr. Hicks will give me 0.8-acres of property from the recently purchased 12-acre lot that will be adjoined to my existing residential lot on Belleard Lane. This will also fix an encroachment of my shed on this property. In essence, this is an even land swap that we are proposing. Mr. Watts asked if the Board had any comment.

Mr. Ruchlicki made a motion to set a public hearing for the June 13, 2011 Planning Board Meeting. Mr. Higgins seconded. Motion carried.

11.053 NB Physical Therapy Associates of Schenectady, 17 Halfmoon Executive Park Drive – Change of Tenant & Sign

Mr. Jack Overton, the applicant's representative, stated the following: they wish to move this business from 1 Halfmoon Executive Drive to 17 Halfmoon Executive Drive. There are nine employees and will utilize about 3,986 SF of office space. The hours of operation are Monday – Thursday from 7am to 7:30pm, Friday 7am to 6 pm and Saturday 8am to 12 pm. Mr. Watts asked the planners if parking is adequate at the site. Mrs. Zepko stated yes, there are now two tenants at the site and both meet the parking requirements with twenty of the 48 spaces being allotted to this use. Mr. Overton stated the applicant wishes to place a 24 SF business sign on the building and a 4 SF tenant panel on the existing freestanding sign.

Mr. Roberts made a motion to approve the change of tenant application as presented. Mr. Higgins seconded. Motion carried.

Mr. Roberts made a motion to approve the sign application as presented. Mr. Higgins seconded. Motion carried.

11.054 NB Garden Time, Inc., 1467 Route 9 – Concept-Commercial Site Plan & Sign

Mr. Roger Keegan, Chazen Companies, stated the following: They are here tonight to introduce a concept commercial site plan for outdoor displays and retail sales of sheds, gazebos and swing sets at the former Hair Hut site at the corner of Route 9 and Stone Quarry Road. The existing site is approximately 7-acres in size; the site has two curb cuts on Route 9. The applicant wishes to improve the site by improving the existing Hair Hut structure to be used as their office and to offer restroom facility and to place gravel driveway and parking area. The applicant is offering to close down the northern most Route 9 curb cut and is proposing a new curb cut off of Stone Quarry Road. All curb cut improvements will be brought up to NYSDOT and Town standards. Mr. Keegan stated that he has had a discussion with NYSDOT and that NYSDOT seemed agreeable with what we are proposing. This site plan shows 57 display areas, an enlarged gravel parking and delivery area along with the curb cut proposals. Mr. Fred Troelstra, the applicant, stated the following: We have about 5 weeks of experience of shed displays in the Town of Halfmoon at 1623 Route 9. This concept is much the same as it is in our current business but just an expansion of that idea. Mr. Roberts stated that the existing site on Route 9 appears to be very congested and asked if that is what the proposed site would look like. Mr. Troelstra asked what congested meant, aesthetics or an inability to walk through? Mr. Troelstra stated he has pictures of how his business in Queensbury is set up and stated that this is how typically shed displays are set up. Mr. Roberts stated that he drove by the existing Route 9 site the other day and it appeared very busy and not aesthetically pleasing. Mr. Higgins stated he agrees with Mr. Roberts on the existing site. Mr. Higgins asked if the applicant is purchasing or leasing the proposed site. Mr. Troelstra stated leasing. Mr. Higgins asked if the plans are to have other landscaping materials to be sold from this site as they do at their Queensbury site. Mr. Troelstra stated no it will be strictly the display and sales of sheds, gazebos and swing sets. Mr. Higgins asked is there any reason you cannot spread out the displays more in the 7-acres so you do not see a line of sheds all along Route 9. Mr. Troelstra stated we are trying to minimize the impact to the land. Mr. Higgins stated that the Planning Board is trying to minimize the negative impact as people are entering the Town and driving up to Route 9 and looking at the back of sheds all lined up on Route 9. Mr. Troelstra stated the front of the sheds would be facing Route 9. Mr. Higgins stated we are very proud of our Town and try to keep it looking nice while trying to be friendly to business. My personal view is that

you can rearrange the displays by using more of the 7-acre site and making the site more aesthetically pleasing. You can make an area where people can park and walk around and look at the sheds. Mr. Troelstra stated what we are portraying looks like each area is equivalent but they will not be all the same size sheds, they will not be lined up like soldiers. What we are going to do is have a variety of units, 8ft wide up to 14ft wide units. Maybe that is the perception that the site plan is showing but there will be a mix of units to break it up. Mr. Higgins stated once again his personal opinion is that he prefers the units be spread out and be displayed more within the interior of the site instead of all along Route 9. Mr. Troelstra stated that he could look into that but is confused of what is meant by "spread out". Mr. Nadeau stated that the units would be different sizes but will they all look the same architecturally and colors. Mr. Troelstra stated they are all different styles, colors and mix of sheds, gazebos and swing set displays. Mr. Ouimet stated with regards to the existing Route 9 site he agrees with Mr. Roberts and Mr. Higgins and visually it looks like a lot of stuff has been jammed in the fenced in area. I do not want to see the same type of set up on the proposed site of visual clutter. It appears that looking at the concept plan, they are trying to jam in as many units as they can. Mr. Ouimet asked if the display units will be set up on grassy area or will it be on crusher run. Mr. Keegan stated the drive areas would be crusher run. The units will be placed on the bare ground after we brush hog it and knock down the vegetation. We are also proposing to improve the Route 9 frontage between Stone Quarry Road and the Route 9 access to improve the quality green area and to gain more visibility. I hear a lot of congestion tones to the comments being received by the Planning Board. This will open up the site and clean up the lot. Mr. Ouimet asked is the vegetation being removed and replaced with gravel. The site plan looks like there are 57 gravel pads that the sheds will be placed on. Mr. Keegan stated the sheds would be placed on bare ground; the grass around it will be mowed periodically. Mr. Troelstra showed pictures to the Board of how the Queensbury site is laid out. The plan is conceptual and we do not make the site haphazardly and the better we can make the site look the more enticing it makes people come in. I hope that helps, cramming the units in does not do me any good but I think that is a subjective comment. Mr. Watts asked if the existing business would remain if the Board should approve this site. Mr. Troelstra stated no it will be closed down. Mr. Watts asked the number of customer parking that would be available. Mr. Troelstra stated eight. Mr. Watts asked if that is sufficient on your perceived busiest day of the year. Mr. Troelstra stated yes. Mr. Watts stated from your experience there would not be any parking problems with eight parking spaces and there will not be anyone parking on Route 9. Mr. Troelstra stated that he has 25-years experience and eight parking spaces will be sufficient. Mr. Watts stated that would not be having any large events like special sales. Mr. Watts asked if the site has septic or sewer. Mr. Troelstra stated septic. Mr. Watts asked if the existing septic is adequate seeing it has not been in use for a very long time. Mr. Keegan stated the proposed use would generate less waste water than the previous hair salon use. Mr. Watts stated that the narrative states that site will used for display and stock. What is stock? Mr. Troelstra stated 50% of the time will purchase the display unit and the other 50% will order a unit from the factory. The stock is when the unit is delivered from the factory and stored at the site until it is delivered to the customer's home. Mr. Watts asked if the tractor-trailer delivery area is adequate with regards to the busy Route 9 area and the interior parking area. Mr. Keegan stated we talked with NYSDOT and we will do improvements to the southern most access on Route 9 while closing off the northern access curb on Route 9. The improvements to the southern Route 9 access include bringing the curb cut up to NYSDOT's commercial curb cut standards and paving the apron as you enter into the site. All of this is represented on the site plan. Inside the site, the gravel area is adequate for the tractor-trailer to enter the site, unload, turn around and exit the site. Mr. Watts stated this Board does not want to see any unloading on Route 9. Mr. Watts asked why is there a proposed curb cut onto Stone Quarry Road. The reason was to have a second means of ingress/egress to the site and it would allow some of his customers to enter the site without needing to get onto Route 9. There are a number of resident's to the east of the site that may use Stone Quarry Road to access the site. Mr.

Ouimet asked if there is adequate turning radius for the tractor-trailer if there is customer parking. Mr. Troelstra stated there is adequate room. The sheds would be forked lift off the delivery truck. Mr. Ouimet stated that the units would need to be delivered during business hours because someone would need to be there to operate the forklift. Mr. Troelstra stated all of the delivery trailers have hydraulic lifts where they can drop them off. We then forklift the units and place them in the display area. The units come from Lancaster, PA and they leave from there in the morning and get here in the middle of the day. The wide units cannot be delivered during nighttime, as they are not allowed to be on the road with a wide load. Occasionally a delivery of all 8ft wide units could be delivered at night but most likely will not be the case. There would probably be a couple deliveries per week if everything works well. No weekend deliveries also. Mr. Nadeau stated there are 17 units facing Route 9 and the site plan shows what looks like clusters. Could you knock the number down to about 10 and cluster the rest more in the interior of the site to make it look more aesthetic. Mr. Troelstra said that could be done, we try to keep the same units together. Mr. Nadeau stated that would create more open space. Mr. Ruchlicki asked if we could some landscaping where the curb cut would be removed and to break up the site. Mr. Troelstra stated yes but understand I am on lease property where landscaping is a permanent fixture. I am encouraged by what I have experienced in the Town of Halfmoon with my 5 weeks at the existing site. We know that the more natural we can make the displays look, the more our customers can visualize how the unit will look in their backyards but also keeping in the confines of permanent improvements on a leased parcel. Mr. Watts stated that the Planning Board has stated some concerns here that he wishes the applicant will understand and address and the Town's engineers will look at these comments along with their technical review.

This item has been tabled and referred to CHA for review.

11.055 NB Envision "A Paul Mitchell Focus Salon", 429 Route 146 – Change of Tenant & Sign

Ms. Cynthia Walek, the applicant, stated the following: I wish to operate a "Paul Mitchell" salon at an existing and former salon site on Route 146. I have enough room for 10 stations and 10 employees. The site has 31 parking spaces and the hours of operation are Tuesday ad Thursdays 10am to 8pm, Wednesday 10am to 7pm and Saturday 9am to 5pm. We will provide coloring, cutting, manicures, pedicures and facial waxing. We offer classes to our employees that consist of a representative from the Paul Mitchell School comes in and show cases new products. The classes are not open to the public. Mr. Higgins asked if the applicant would be utilizing the existing greenhouse building. Ms. Walek stated no. The property owner has a lease sign advertizing its availability. Mr. Watts asked if there is a site plan. The site plan shows 18 parking spaces available with 6 spaces being landbanked. Ms. Walek stated that the landlord stated that there are 31 parking spaces. Mr. Watts stated that there is an issue with parking with regards to what the application states, to what the landlord states and what the site plan is showing. Mr. Williams stated that site plan indicates there 18 parking spaces placed at the site with a potential of 6 more spaces that are landbanked. The Town's zoning ordinance request that there be 3 parking spaces per employee at maximum shift for this type of use. With 18 spaces available, the maximum number of employees at maximum shift can be no more than 6 employees. If the 6-landbanked spaces were to be placed then the maximum employee count could be 8. Ms. Walek stated there are three employees set up but the potential in the future could be up to 10 employees. Mr. Higgins stated that there is another building at the site that can be rented out and with this applicant utilizing all of the parking the landlord should be notified. The former owner had 4 stations in their salon so parking was adequate for their use and enough for the other building. Ms. Walek stated that I am unaware of all of these parking issues and right now I have three stations but wish to grow in the future. Mr. Watts stated your application states five stations and now you have already expanded the business to 10. Ms. Walek stated it is because everyone wants to come and

work with me from the school. Mr. Watts stated that is fine but there are safety and health reasons we need to be concerned with and it may mean you need a larger facility. Mr. Watts asked when do you plan to open. Ms. Walek stated as soon as possible. Mr. Watts would like one of the planners to visit the site or we could approve a certain number of employees and if you wish to go over that you will need to come back before the Board and show where the extra parking is being placed. Mr. Nadeau asked what about the landlord and thinks we should call or write a letter about all the parking being used. Mrs. Zepko stated that if the Board approves six employees/stations tonight, that would meet the parking requirements of 18 spaces and that would leave 6 landbanked parking spaces that the other building could utilize. Ms. Walek stated she wishes to replace the existing freestanding sign with her business sign. Mr. Watts asked the applicant to contact the Planning Department to help you explain to the landlord about the potential parking issue. Ms. Walek stated I will brief him on it and he can do whatever he wishes.

Mr. Roberts made a motion to approve the change of tenant and sign applications contingent on the maximum number of employees is 6 and no parking on Route 146 or Parkford Drive. Mr. Higgins seconded. Motion carried.

11.056 NB Power's Irish Pub (Giffy's Inc.), 130 Meyer Road – Change of Tenant
(formerly the Old Dublin Inn)

Mr. Bryah Gifford, the applicant, stated the following: We are the owners of Giffy's BBQ in Clifton Park and wish to operate the former Old Dublin Inn site as an Irish pub and restaurant. We are looking to open up the building but are not proposing any structural changes as we like the old antique style of it. There is a tremendous need for a great deal of cleaning up and painting. We understand that it is zoned Agricultural/Residential ironically which is our first challenge. Mrs. Murphy stated the pre-existing, non-conforming use of commercial on this site has expired, as the use has not been in operation for over two years. The Planning Board has no recourse but to deny the application as it does not have the authority to approve a commercial use in the Agricultural/Residential zone. The applicant then will have the right to ask the Zoning Board of Appeals for a continuance of the non-conforming use. Mr. Higgins asked if the applicant has looked into the state of the building and the septic system. Mr. Gifford stated yes and the septic system was replaced in 2005 and we have an agreement with the landlord that it needs to be maintained. Mr. Higgins stated that the septic needed to be pumped out on a regular basis after it was repaired. Mr. Gifford stated understood that and there was also a problem with the basement and that has also been repaired along with the drainage around the building was improved. Mr. Higgins asked if they understood the limitations to the capacity of people in the building. Mr. Gifford stated yes and we are looking for a more family type clientele rather than the late night bar scene. Mr. Nadeau asked if there would be entertainment. Mr. Gifford stated there might be live entertainment on Fridays and Saturdays with the one or two guitar players but no rock bands or outside entertainment. Mr. Higgins asked if they would be using the outdoor deck. Mr. Gifford said yes for dining but not for entertainment. The entertainment would be located on a small stage near the main bar area. Mr. Watts asked if the parking lot has been paved and striped. Mr. Gifford said no. Mr. Watts stated we are raising these questions so that you understand our concerns as you and we do not want to see parking on the streets. Mr. Ruchlicki stated there is a one way in and a one way out but that did not seem to work out. I want to re-visit the internal circulation if and when the applicant returns to the Planning Board.

Mr. Roberts made a motion to deny the application to allow the applicant to seek a continuance of the pre-existing, non-conforming restaurant use from the ZBA as described in the Town's Zoning Ordinance under Article XII –Non-Conforming Uses, Section 165-67 – Discontinuance. Mr. Ruchlicki seconded. Motion carried.

11.057 NB State Farm Insurance (Thomas D. Rupert Ins. Co.), 308 Grooms Road – Sign

Mr. Thomas Rupert, the applicant, stated the following: I am requesting for a larger sign as I understand the Town has changed the sign ordinance that allows for larger signage in the Professional Office/ Residential zone. This sign request is for safety purposes as I have had clients miss the entrance to the site and need to turn around. The proposed sign will be in the same location of the existing sign and will use the same lighting and the posts will be widened to hold the larger sign. The sign is double-sided with 2ft x 5ft dimensions per side. Mr. Watts asked how long the business has been in Town. Mr. Rupert stated 14 years in Town and about three years at the new site. Mr. Watts stated that the new site has turned out very nice and complimented the applicant on the site.

Mr. Roberts made a motion to approve the sign application as presented. Mr. Ruchlicki seconded. Motion carried.

11.058 NB Rousseau Subdivision, 76 Route 236 – Minor Subdivision

Mr. Steve Rousseau, the applicant, stated the following: I own an 11.3-acre parcel down the road from here on Route 236. This lot currently has an existing duplex sitting on it. My proposal is to create a flaglot for my personal residence and maintain the duplex. I will need to do a little tip toeing around the wetlands with my proposed shared driveway. I will not impact any more than 0.05-acres of wetlands. The duplex lot will be 3.60-acres with the required 150 ft of width and the proposed single-family lot will be 7.73-acres and will be a flaglot.

Mr. Ouimet made a motion to set a public hearing for the June 13, 2011 Planning Board Meeting. Mr. Ruchlicki seconded. Motion carried.

11.059 NB Kinetic of Clifton Park, Inc., 211 Fellows Road – Change of Tenant

Mrs. Kathryn Pallett, the applicant, stated the following: I am here with my husband, James Pallett. We are the owners of Kinetic Towing. We are looking to purchase the building that was Mr. Dubray's Autobody located behind New Country Toyota. We currently lease the building that we are in now and we want to purchase this site. The applicant handed out pictures to the Board of the site. One side of the site is completely fenced, the SW and NW side have a wooded embankment, and the NE side looks over New Country. We are open 8am-5pm Monday through Friday and 9am-1pm on Saturdays, closed on Sundays. We work for local garages, road clubs such as AAA, the State Police, and the County Sheriffs. We do, at times, have cars parked over night that are usually picked up the next morning, unless we are asked to hold them. We have 3 full-time and 1 part-time employee. There would be only two employees on staff at any one time. We have 3 trucks total, but only 2 running at a time, 1 is kept on site as back in the event that one breaks down. We do impound cars, but we do not do any type of repo work. Mr. Ruchlicki asked if the impound area was to be fenced in. Mrs. Pallett stated that it is not a requirement that the area be fenced. Where they are currently located is not fenced in. We do plan to put a gate up to block the exit from that area. Due to the embankment it wouldn't be possible for someone to drive his or her car out of there. Mr. Higgins stated that he believed that was incorrect and that it was necessary to fence in an impound lot. He also asked if Dubray's was moving out of the site so that Kinetic would be the only tenant there. Mrs. Pallett stated that they would be the only tenants. The Board reviewed the existing site plan for the site dated 2000. Mr. Watts stated that the Board would need a new site plan that more clearly delineates the parking layout for where the tow trucks will be parked, as well as customer cars, and employee cars. Mr. Watts asked if they were currently at this site. Mrs. Pallett stated no, they are leasing the current location until the end of the month. Mr. Watts stated that they are going to need to get a new updated site plan. Mr. Williams

stated that Mr. Dubray had come in with a proposal to add some uses to the site, but he never followed through on that proposal. Mr. Watts stated that the site plan on file does not depict all of the information need for the site. The Board agreed. Mr. Watts asked what the maximum number of vehicles on the site would be at any one time. Mr. Pallett stated 14 including impounds, employee, and tow trucks. Mr. Williams stated that the site does have adequate space to park that amount of vehicles on site. Mr. Higgins asked if the space upstairs would be used for office space. Mr. Pallett stated yes. Mr. Watts asked if the applicant was hoping to be in this location by the end of the month. Mrs. Pallett stated yes, they were not aware that they had to come to this Board for this approval until recently.

Mr. Higgins made a motion to approve the change of tenant application contingent on the upstairs strictly being used for office space, there is a maximum of fifteen (15) vehicles to be stored on site any one time, this will be the only business to operate from this site, and the applicant is to provide a revised site plan that clearly delineates the parking layout for the tow trucks, employee vehicles, and impound vehicles within 90 days of this approval. Mr. Roberts seconded. Motion carried.

11.060 NB Kitware, 21 Corporate Drive – Change of Tenant

Mr. Tom Andress, of ABD Engineering & Surveying, stated the following: The applicants business has grown; they now wish to utilize this site for additional office space. Kitware has been before this Board several times over the last several years for expansions. They will continue to occupy their current site at 28 Corporate Drive and expand to include this additional 10,000 SF of space at 21 Corporate. Kitware is a software engineering company.

Mr. Roberts made a motion to approve the change of tenant application as proposed. Mr. Nadeau seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the May 23, 2011 Planning Board Meeting at 8:23 pm. Mr. Higgins seconded. Motion carried.

Respectfully submitted,
Jeffrey R. Williams
Sr. Planner