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**MINUTES MEETING
Town of Halfmoon Planning Board
June 24, 2019**

Those present at the June 24, 2019 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-absent

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, have the Board members had a chance to review the minutes from the last meeting?

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

Don Roberts: Can I have a second?

Mike Ziobrowski: Ill second it

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

Kislowski Subdivision– Minor Subdivision (Lot Line Adjustment)

PUBLIC HEARING HELD/TABLED. Board held a Public Hearing on a proposed lot-line adjustment and tabled it until the July 8, 2019 meeting to allow time for receipt of the County Referral.

Public Hearing(s):

19.087 Kislowski Subdivision (Lot Line Adjustment), 1878 Route 9-Minor Subdivision

Don Roberts: Would anyone like the notice read? (No comments) All yours Duane.

Duane Rabideau: Duane Rabideau from VanGuilder and Associates representing Scott Kislowski before the Board for a proposed lot line adjustment between two parcels of land he owns located at 1878 route 9 this parcel is just north of the Stewarts, right now we have parcel A which is this parcel right here it goes down like this so it's the rear parcel its parcel A, he owns parcel B, which is this parcel right here, that parcel has the existing house and improvements on it. What he wants to do is adjust the property line so that the parcel, basically they want to adjust the lot line so that now lot B will be this lot with the existing house on it and then lot A will have this configuration right here. Basically lot B will be with the house parcel will be 1.58 acres and the parcel A will be approximately 2 acres. This reconfigured parcel will meet all the special requirements of the light industrials commercial zone, and that is our request before the Board tonight.

Don Roberts: thank you Duane, would anyone from the public like to speak? (No public comment) Seeing no one wishes to speak we will close the public hearing, comments by the Board members? Just to clarify we count not take action tonight because this needs County approval

Duane Rabideau: That's correct.

Don Roberts: But anyway, any comments from the Board members?

John Higgins: Duane the northern piece that is where the old bridge is it's a ravine?

Duane Rabideau: That's correct.

John Higgins: It's all, it's severe

Duane Rabideau: Very constrained as far as topography

Don Roberts: Thank you,

Kislowski Subdivision– Minor Subdivision (Lot Line Adjustment)

PUBLIC HEARING HELD/TABLED. Board held a Public Hearing on a proposed lot-line adjustment and tabled it until the July 8, 2019 meeting to allow time for receipt of the County Referral.

**19.093 Ponderosa Realty & Brown Lot Line Adjustment, 239A & 243 Grooms Road, & 1506 Rt.9-
Minor Subdivision (Lot Line Adjustment)**

Don Roberts: Would anyone like the notice read? (No comments)

Duane Rabideau: Duane Rabideau from VanGuilder Associates here and me representing Ponderosa Realty incorporated, Allen and Darlene Brown before the Board for a proposed lot line adjustment between their three adjoining parcels. The parcels are 243 grooms road here then lot 239 A grooms road this parcel here the flag lot configuration that is the Ponderosa Realty business and also the third parcel is this parcel right here Allen Brown owns that parcel , that's 1506 route 9 Residential lots that's just south of the Subway Shop just basically what they want to do is convey this parcel, this triangular piece from 243 to 239 and also to convey this triangular piece from 1506 route 9 to 239 A parcel which is Ponderosa Realty, basically they are conveying a total of 3600 sq. ft. to be added to the Ponderosa Realty, and that is our request before the Board.

Don Roberts: Okay thank you again at this time we will open the Public Hearing would anyone like to speak? (No Comments) seeing no one wants to speak we will close the Public Hearing comments by the Board members?

Rich Berkowitz: Can I get a negative declaration for SEQR

Marcel Nadeau: Ill second

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

Rich Berkowitz: I'll make a motion to approve the minor lot subdivision, lot line adjustment

Tom Werner: Ill second it.

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

Duane Rabideau: Okay thank you.

***Ponderosa Realty & Brown Lot Line Adjustment, Minor Subdivision (Lot Line Adjustment)
PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a lot-line adjustment***

New Business:

19.097 Tibbitts Subdivision, 46 Clamsteam Road- Minor Subdivision (Lot Line Adjustment)

Todd Tibbitts: My name is Todd Tibbitts, my wife and I own 46 Clamsteam road and we are requesting a lot line adjustment. Back in October 2017 we needed to put a new septic system in which required us to purchase a small parcel of land from our neighbors , the septic system went in fine everything seems ok with that, the mylars I think did not get filed with the County so I am here to reapply for the small lot line adjustment.

Don Roberts: That's it right?

Todd Tibbitts: Yup

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Don Roberts: Ok we need to set a public hearing on this

Tom Koval: I make a motion to set a public hearing for the July 8th meeting

Marcel Nadeau: I second it

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

Todd Tibbitts; Thank you very much.

Tibbitts Subdivision – Minor Subdivision (Lot Line Adjustment) PUBLIC HEARING SET. Board set a Public Hearing for a Minor Subdivision (lot-line adjustment) for July 8, 2019

19.102 Secure-It Storage U-Haul, 443 Route 146- Change of Use/Tenant

Mike Satterly: Hi my name is Mike Satterly, representing Secure-It Self Storage, we are here tonight to ask to have U-Hauls we are looking for three trucks and one van you can see the sketch, the small box at the bottom that is where we would want to park the van and then the three trucks would be at the top in the parking lot.

Don Roberts: Ok, any questions by the Board?

John Higgins: Your contract with U-Haul how are you going to handle if excess units get dropped off?

Mike Satterly: We're only , our contract is only going to be for four vehicles, it's going to be two that are long distance , one local and one van so we won't accept any more than the four.

John Higgins: Ok, and that's not voiding your contract with U-Haul?

Mike Satterly: No, as far as I know

John Higgins: Because we have had other applicants come in with an unfortunately U-Haul just gives somebody an address to drop off trailers one way trailer trucks and trailers and we're just letting you know that if you get more than the four you're going to have to make arrangements to get rid of them because you're going to be outside of your approval

Mike Satterly: I appreciate that , we don't want more than four really , we don't want to be in the U-Haul business this is more for a convenience for our customers, a lot of people have called and asked for U-Haul so that's really why we are doing it , it's not to be a U-Haul rental

Don Roberts: So just to repeat what John said if we limit you to four that's it?

Mike Satterly: No I understand

Don Roberts: Anymore and you're going to be getting a ticket

Mike Satterly: Right

Mike Ziobrowski: I would like to make a motion to approve the change of use /tenant application with the contingency of only four spaces or four uses for the U-Haul

Rich Berkowitz: Ill second

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

Mike Satterly: Thank you.

Secure-It Self Storage U-Haul– Change of Use/Tenant, APPROVED. Board approved the rental of up to a maximum of four (4) U-Haul vehicles at the site.

19.103 Hudson River Self Storage Garage Sales, 423 Hudson River Road- Change of Use/Tenant

Joe Ciliento: Hello Joe Ciliento owner of Hudson River Self Storage, we are looking to not necessarily change the use but to do some retail sales out of that facility, not retail sale but basically what happens is what's been happening is that as people default on their properties they leave their belongings behind and instead of just throwing it out we have been going through it we've donated some of the stuff and some of the better stuff we have been trying to sell it outright and with some of the new tenants coming in you know it usually fits the bill so I figure while we are down there instead of getting rid of the stuff and just throwing it away it was a good way to like help the area with some cheap products that they can use for themselves and Robert Borter here we have been managing the site I mean he says that it's not some blow out of any kind but people trickle in now and then and buy some of the stuff you know what I mean and that's kind of what we are trying to do with the extra material that's leftover so we don't just toss it you know, because I feel like it would be a waste to just throw it away I mean there is a lot of these units , kids cloths and stuff like that I mean we are really getting rid of it pretty cheap so it's not like we are looking to build a retail center there of any kind it's just basically to get rid of the stuff that is left behind. That's really where we are at.

Don Roberts: Ok thank you questions from the Board?

Tom Koval: The issue we have with this is now regardless of whether it fits a traditional definition of retail it's going to be a retail space, if you're selling a product it now fits into retail space and all of the other storage units that are in the area that we have in Halfmoon and the one that was just in front of us now they are going to want to be able to also open a store to sell things and your site plan wasn't approved for a retail sales

Joe Ciliento: No of course I didn't know that this was going to be a problem to be honest with you when we first opened the place

Tom Koval: And it's a gray area but you don't have the parking for a retail store there

Joe Ciliento: I don't really plan on hanging onto the stuff for very long to be honest with you

Tom Koval: I understand that but we have no control over what you plan on doing afterwards once we approve for you to sell this we lose any control over this and when you got the approval for a self-storage unit it did not include any of this so in my opinion you would have to go through the whole site plan process

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again to have a retail store to sell these products what I would suggest is you build a relationship with one of the consignment shops in the area to take the stuff

Joe Ciliento: I did that actually, I tried that but there are not a lot in that area so it's kind of like it's basically just throwing it away is what's going to end up happening

Tom Koval: Or you could donate it there is Captains Treasures

Joe Ciliento: We do a good fair share of it I mean city missions come in many a times, book bags stuff like that we have done

Tom Koval: I understand it and I appreciate the fact that you are trying to recycle these products and not just put them in the landfill unfortunately your site wasn't approved for this and it's not set up to be a retail facility

Joe Ciliento: So if the person defaults on their unit and I have an auction is that a problem?

Tom Koval: I don't know what the law is about having an auction and if you are asking my personal opinion which is not anything to do with the Planning Board, an auction is a onetime deal and like you see on storage wars but I have seen even a lot of recently which would be an even better solution is Auctions International a lot of the towns in Connecticut are doing it a lot of storage places they take a picture of it they put it on Auctions International and you bid online for that whole storage unit looking in that way you don't have people onsite bidding to sell the units they come in they move it out just like somebody moving out their storage unit that way there is no onsite activity to get rid of that material. In my experience people pay way more for stuff at auctions than its really worth so you would probably do a lot better than selling it piece by piece at a garage sale, Auctions International, there is a lot of auction companies that do that, the Town sells a lot of their used items through it it's a very good outlet for getting rid of these types

Joe Ciliento: I really didn't go down that avenue because I don't have that many you know I had like one default in a month so it's like you got one unit

Tom Koval: Well the way most of these auction sites are is you simply take a picture and send them the listing they run the auction for you and take their percentage whatever buyer's premium is 10, 12 percent and the buyer pays the premium you pay a little bit and then you get rid of everything and you end up with money in your pocket I mean now you are not outside of your site plan

Joe Ciliento: I'll have to look into that I don't know how that actually works it sounds like it's a great thing but I don't think it's that easy

Tom Koval: It really is

Don Roberts: Ok anyone else?

Rich Berkowitz: If its only one a month then how come you are going to have sales 8 to 2 pm every day?

Joe Ciliento: Only because Robert Borters there so I figure he can utilize his time while he is there if somebody wants to stumble in there you know he is managing the site so your there somebody comes in they

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see some stuff, the guy drives in pull in there he looks around that is really the only reason why we did it daily because I have someone on the site you know what I mean

Rich Berkowitz: Is it worth the hassle to have a retail shop for one storage unit a month?

Robert Borter: You do recoup your losses, if you have an auction you are not going to make back anything

Rich Berkowitz: You said yourself the stuff isn't worth anything

Robert Borter: That's not true if you sell it piece by piece a dollar here two dollars there three dollars here four dollars there it does add up

Joe Ciliento: People do leave some stuff behind that is useful, I mean dishes and stuff like that

Rich Berkowitz: Is it worth doing your site plan over?

Tom Werner: How would you advertise when you have something available and you want the public to stop by how would you accomplish that?

Robert Borter: How would we advertise?

Tom Werner: Yea how does the public notice that you have a garage sale available?

Robert Borter: Either Craigslist, Marketplace garage sale websites, everybody out of their house is a dealer, everybody out of their house with a cell phone or a computer is now selling online, marketplace, garage sale websites, Let it go, Craigslist we are doing the same thing

Tom Koval: Why can't you just list the items on those and have somebody pick them up instead of having a retail storefront

Robert Borter: We do, it's not a retail storefront it's just two storage units inside the building , nothing is outside its inside when they come into the office they tell them there is two open units down the hall 3 open units 4 open units down the hall, you have to spread the stuff out so they can go in and they can shop and see it it's not out in the front it's not advertised as a store it's just we are doing a garage sale , we can't do it every day we can do it weekly then most people do them weekly on the weekends , we don't get much traffic during the week anyway sometimes nobody, 1,2,3 people a day I mean I can show you the sales records \$2,5,25,2,6 it does add up but...

Rich Berkowitz: But the magic word is retail then it becomes legally a retail shop

Robert Borter: It's almost wholesale, its less than wholesale, alright we will mix words I understand but it's a garage sale, we are selling garage sale stuff at garage sale prices

Tom Koval: Do you have a New York State sales tax ID number for doing this?

Robert Borter: Yes

Tom Koval: So it's a retail, resale certificate?

Joe Ciliento: When I went and did the U-Haul the U-Haul offers like the boxes and the storage locks and stuff like that I had to get the sales tax for that so if I had those on the shelf when someone comes in and wants to rent a unit and buy a lock I have to sell that through Hudson River and do the sales tax on that so its technically set up to accommodate that, now mind you have I bought any boxes or locks from U-Haul no I haven't only because it's fairly a new site and we are still feeling it as it goes along I mean storage is definitely an interesting little environment so Im trying to see what the best avenue is for the facility, plus I want to keep it fresh too you know what I mean because when your market something you want people to understand what's there keep it full after all that's the whole idea right is to succeed there.

Tom Koval: Well I'm going to, is everybody else done?

Rich Berkowitz: I just have a question if you truly want to do garage sale why have it every day why not just do it once a week and have a garage sale? Once a month or something like that and that way

Joe Ciliento: I could do whatever works for the Board I mean Im not looking to be a store just one opportunity to recoup a little bit

Robert Borter: Yea we are just trying to re coop some of the losses that are incurred on the unit, we can work with that and work with the Board, and obviously we just did it because I am there every day.

Rich Berkowitz: What percentage would you think is internet and what percent is walk in?

Robert Borter: I'm getting more internet than I am walk in

Rich Berkowitz: How long have you been doing this now?

Robert Borter: Two months now, I have background but I've been doing it two months for him I manage his facility Im actually closing my retail store, my brick and mortar store because of the online

Tom Koval: Well I don't know what your traffic is I imagine your weekends are probably your busiest time

Don Robert: See we are worried about parking onsite, that's what we are worried about

Robert Borter: I can tell you honestly 0-3 a day if that, I had nobody today for it it's a Monday

Tom Koval: But Im saying if we allow once a month what would be the ideal day it probably would be a weekend day because of your tenants coming and going from their units right?

Robert Borter: We have been doing it on the weekends even every day, but we are advertising it every day and people still aren't coming on the weekends you get maybe 4 maybe 5 people throughout the whole day and they are also out looking at other garage sales so.

Rich Berkowitz: Well that was my question I wouldn't want you bringing in other stuff from the outside

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Robert Borter: No they are looking for other garage sales as they are out on their Saturday trek, other people are looking for garage sales sign

Rich Berkowitz: you can't be trolling the internet and buying stuff and selling it

Robert Borter: No, no and we deter that

Rich Berkowitz: We also don't want this to morph into something

Robert Borter: No and we already answered that for a couple of tenants that have asked that question and I said no you can't have a garage sale out of your own unit

Tom Koval: Ok I think we have a good idea here we are gonna give you an approval to , a conditional approval to do this once a month for the next 6 months to see how it works out at the end of six months if we don't have any problems , we will probably approve it again, you can come back and we will talk about it , if we have problems or if there is traffic issues or we get complaints or we find anybody else wants to do it then we are going to have issues.

Robert Borter: I appreciate that and Im sure he does too and to counter that I think we would have more issues on one day than we would have spreading it out during the week but we will accept the once a month if that's what your offering,

Tom Koval: I think you'll find it creates more of a frenzy when everybody has one day and they are going to pay more.

Robert Borter: I could do 75% off on the internet and 4 people show up for it it's not that much of a frenzy its really changed everybody is going to everybody's house, they are they really are

Joe Ciliento: Facebook Marketplace is a big, I mean that's a big deal now

Richard Harris: Don, if you're going to do 6 months pick a hard date like December 31st just to keep it cleaner like December 31st

Don Roberts: From now to December 31st ok, can I have a motion?

Robert Borter: Can I just ask you something before that, because of the winter months and people aren't driving us can't do it two times a month? This is the season, June, July August.

Don Roberts: Once a month, once a month.

Robert Borter: Ok just asking, thank you.

Joe Ciliento: In that month does it matter what day we pick?

Tom Koval: No

Rich Berkowitz: No, you can't do June 30th and then July 1st

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Robert Borter: No just weather wise.

Tom Koval: On advice of our council we need to pick a day

Robert Borter: Saturday 8-2 that's the only time we are there

Mike Ziobrowski: Saturday 8-2

Don Roberts: Ok, one Saturday a month

Richard Harris: Per calendar month

Don Roberts: Per calendar month yes, ok you want to make the motion Tom

Tom Koval: I'll make a motion to approve with 6 month conditional expiring December 31st once a month on Saturday

Joe Ciliento: Ok then on December 31st we can like review it is that the plan?

Tom Koval: I don't want to see you on December 31st

Don Roberts: Well we will see what happens December 31st

Marcel Nadeau: I'll second

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

Hudson River Self Storage Garage Sales – Change of Use/Tenant

APPROVED. Board approved the temporary use of the site for the sale of unclaimed storage unit contents with the following conditions: (1) sales shall only occur on one (1) Saturday per calendar month between the hours of 8:00 am – 2:00 pm; (2) this approval shall expire on 12/31/19

19.104 Saratoga LLC Subdivision, 14 Corporate Drive- Minor Subdivision

John Hitchcock: Hi Im John Hitchcock with ABD Engineers representing the applicant we are just looking to set up a public hearing tonight for a two lot subdivision at 14 Corporate Drive , lot A is the applicants office Abele Builders and lot B will just have the 6000 sq. ft. warehouse and pole barn on it, we are not proposing any disturbances , easements are already in place our access to the site to both existing sites there , there will be an easement on the proposed lot B which is a flag lot here , we will need to put an easement here and the paperwork but other than that , that's all there really is to it , Im just looking to set up a public hearing.

Don Roberts: Any questions by the Board?

John Higgins: There's no other buildings or parking lots or anything else on those lots?

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John Hitchcock: No actually there is a buffer line here so we can't even build in that area that's clear now that's all that's existing is Abele Builders right here this building isn't part of the lot , the warehouse here and the pole barn right here.

Mike Ziobrowski: And where the easement going to be?

John Hitchcock: The easement, the access easement will be right here at the flag lot.

Mike Ziobrowski: ok

John Hitchcock; because they are proposing that new flag lot there we'll have to propose the easement.

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

Mike Ziobrowski: I second

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

Saratoga LLC Subdivision – Minor Subdivision -PUBLIC HEARING SET. Board set a Public Hearing for a Minor Subdivision (lot-line adjustment) for July 8, 2019.

19.099 Snyder's Convenient Store & Gas Station, 1717 Route 9-Site Plan

Duane Rabideau: Duane Rabideau from VanGuilder and Associates representing Bruce Tanski before the Board for a site plan to convert the Snyder's Restaurant into a gas station convenient mart and food take out business. Our proposal is to construct a gas island right here with a canopy in the center of the parcel the island would have four fuel dispensers three for gas and one for diesel. The existing Snyder's building will be reconfigured into a convenient store deli food service type of business. Basically what they are going to do is there is a bump out here that will be removed that is there now so it will get back down to the original building so it will decrease in size so the rear portion will be removed. We are going to need an area variance for the fuel island canopy from the Zoning Board of Appeals the building envelope is this triangular piece right here so we need a variance for this portion that sticks over and we are here before the Board tonight to request a denial so we can be forwarded to the ZBA for the area variance.

Don Roberts: Ok, thank you Duane that's as you said it has to be denied but before that any comments by the Board about this proposal?

Tom Koval: Duane the gas fuel dispensers your showing two islands a total of four pumps each, each pump has two nozzles on it?

Duane Rabideau: I would expect so yes

Tom Koval: So a total of eight nozzles

Duane Rabideau: Eight nozzles yes

Tom Werner: Eight vehicles?

Duane Rabideau: Normally diesel only has one anyway right?

Tom Koval: One on each side just like a regular pump at least that's the way their other facility is

John Higgins: Duane how many parking spaces are there?

Duane Rabideau: well the , right now we have configured leaving the parking the way it is set up with Snyder's now obviously that will come out in the site plan review by CHA whether this configuration is still acceptable or something else has to be done with it

John Higgins: Well aren't a bunch of those existing parking spaces in the right of way?

Duane Rabideau: That is correct

Tom Koval: So they can't be counted on this?

Duane Rabideau: Probably not, no

Tom Koval: How would you propose fuel delivery on this site?

Duane Rabideau: Basically they would come in from the route 9 side

Tom Koval: Show me on the map

Duane Rabideau: Basically either come in this way or if they are smart enough come down north come in here and park up in this area and

Tom Koval: So you're turning across traffic and cross where that light is and you're going to be

Duane Rabideau: Or Its up to them they are going to have to figure this out, they'll come down here turn in here then head north you know without crossing traffic whatever seems to work for them, there is enough room for a truck in there to do it so

Tom Koval: So do you have an exact number of how many parking spots there is not counting the ones in the right of way?

Duane Rabideau: It would be these right here in front of Snyder's

Tom Koval: So only 5 spots for a gas station and a convenient store?

Duane Rabideau: Well we have two right here so that's seven that should be plenty

Richard Harris: You've got two up top here, right there

Duane Rabideau: Yea ok those in back so that's, we're up to nine, we've got two here

Richard Harris: Those are in the right of way

Tom Koval: Those are in the right of way too

Duane Rabideau: These are not in the right of way here but these are

Tom Koval: Two on route 9 you keep pointing to are you counting those as well?

Duane Rabideau: No, nope I don't think so, yes, yes they are in the right of way, and there are a lot of lines there, so we are down to seven

Don Roberts: So you've got seven

Duane Rabideau: Yea, well we can, if we have to reconfigure we can probably work some kind of parking along here not that way but parallel along the road, you can get at least three very easily maybe potentially four more parking spots

John Higgins: That's a severe area as it is now with just the restaurant being there when you are looking at a gas station and a convenience store you look at any of the ones around here there is a steady stream of traffic moving in and out, in and out any of the Stewarts stores even existing Sunoco station across from the town garage there is a lot of traffic that goes in and out of those facilities that's how they make their money is a volume of traffic

Duane Rabideau: That's correct but this is connected to the Shops of Halfmoon so there is a steady volume

Tom Koval: You don't have to go that far to go to a convenient store

Duane Rabideau: No but they use this for ingress and egress onto the roads

Tom Koval: First off this reminds me a tremendous amount of farms on the corner or route 146 and Vischer Ferry road which is an absolute nightmare to get in and out of if you watch it, its boxed up inside the parking area getting out onto the roads but that being said getting out of here if you are going out onto route 9 you really only can take a right north on route 9 other than that you have to cross over a median and through traffic that's waiting for that traffic light and if you go out the other side you can go the other way, you're not going to be able to head down route 9 you have to go back up to the light and back down it's not a great location to have this type of a facility

Tom Werner: Yea I would agree it's a very intense use for the very small parcel and obviously you would have to do a traffic impact study and I think you would have to be willing to accept no lefts in or out off of route 9 as a condition

Duane Rabideau: Yea you don't want to be crossing route 9 there, but there is enough options here, you know you do have the light up at the corner there, this entrance here they can head down 146 here get in the que and work with the lights you head north out of here, the light really does control the traffic granted there is a lot of traffic there but

Tom Koval: An awful lot

Duane Rabideau: Yea there is but

Tom Koval: I think your encouraging traffic now for the other shops

Duane Rabideau: Well they do it now anyway that's the whole thing

Tom Koval: To get to route 9 not to get to a convenience store

Duane Rabideau: Well no but to get to Old route 146 and route 9 they use these entrances and exits to get to the light

Tom Koval: Right so now your adding, they're already that to cut off that corner so now you are going to add gas pumps in there and a convenience store

Duane Rabideau: Well there is a business there now that generates a lot of traffic now

Tom Koval: It's not as an intense of a use is what we are driving at here

Duane Rabideau: I guess that's where the private traffic study would really put some numbers on that you know , I don't know I think your , I don't know whose right here as far as traffic generation obviously that's the big issue on this would everyone agree on that ?

Mike Ziobrowski: Well one of the things we looked at when we looked at Stewarts off of route 9 was the condition of all of these things at one time so you've got your fuel truck you've got people turning in off of 9 and that's what we wanted to see on that rendering and that lot in itself is still tight and there is a lot

John Higgins: And it is double the size of this

Tom Koval: And then you are going to add large trucks and a gas canopy

Rich Berkowitz: I just want to ask Duane one question , Dune when someone's backing out of the spots by the handicapped parking those four how much room is there is there is a car pumping gas can a car actually back out of there?

Duane Rabideau: Yes because of the cars actually under the canopy here so you've got plenty of room here

Richard Berkowitz: Even when those cars are stacked in there

Tom Werner: You could have two cars lined up on that pump side right, two cars could be in there?

Duane Rabideau: Well yea there would only be two cars one in the front and one in the back so but they are underneath the canopies so there is quite a bit of room there

Rich Berkowitz: That canopy is going to be overhanging the parking spot isn't it?

Duane Rabideau: Right but its aerial

Bruce Tanski: It's an aerial

Duane Rabideau: Yea there is no, the supports are on the island

Rich Berkowitz: It just seems like a tight turning radius just for someone coming out of that parking spot if there is someone refueling there

Tom Koval: They are not going to be under that canopy 100% their noses are going to be sticking out ??

Duane Rabideau: Right

Marcel Nadeau: Is it a sit down do you go in and get a sandwich and sit down or is it just an in and out?

Bruce Tanski: 90 % of it is maybe 90% of it is going to be in and out maybe 95% of it take all of the booths out and everything, correct and so

Marcel Nadeau: And the existing building is still going to stay?

Bruce Tanski: Correct , and in answer to Mr. Koval he is a 100% right it is an intensive use but on the same token Im hoping that if we put gas pumps here it will defray some of the people that are cutting through there now going up to Cemetery road so if there is pumps there and cars parked maybe we won't have, I got tired of yelling at people it's ridiculous they drive through there and they drive through there 25, 30 miles an hour and it is an allowable use in this zoning whether its intense or not I understand but if we could meet this zoning and get a Zoning Board of Appeals on the overhang on the arterial part its part of being in business I can't keep Snyder's the way it is anymore because its continuing to be a losing proposition so this was the kind of the next best thing and we are supposed to be business friendly here and I understand the Boards concerns but if I meet the criteria whether its intense or not you've got two red lights there and at no time do we have to cross the traffic because we can cross the traffic and go right up to the red light by Lowe's and we can go out and take right when you go out of the building and go up route 9, you know so if the people want to go up route 9 they can go and hang a right or if they want to go the other way they can go out and hang you know you've got the light which is going to stop things and slow things down

John Higgins: But the requirements call for 39 parking spaces you have like 7, I mean that's a huge difference, that's what our write up says it says 39, well somebody must have calculated it somewhere along the line.

Bruce Tanski: Im not aware of that I'm sorry

Don Roberts: Well we can look into that further in any event

Marcel Nadeau: Just a question on Bruce as you know when the traffic light on 9 they do stack up quite often if you've got people trying to come out as well as coming into the station at that point where are you going to stack them, when people are trying to get in and they really can't get out because they are waiting for the red light?

Bruce Tanksi: Well right now we really don't have that much of a problem except maybe at 5 o'clock in the afternoon.

Marcel Nadeau: Im thinking once the gas station is there what will you do with it?

Bruce Tanksi: Right but right now we have people coming in and out at the same time and sometimes it stacks up only at night around 5 o'clock and its maybe 10 second or 15 seconds until the light changes that's it

Mike Ziobrowski: I think it's really important to understand the traffic and how it's going to flow in and out and how it's going to exist when you, how a tractor trailer is going to flow into it and these are the studies that we have asked for in the past and others have provide those to us, I don't think the homework is quite finished yet so I think until we understand that I don't think we are going to feel comfortable

Bruce Tanksi: And I don't want tractor trailers in there

Mike Ziobrowski: You're going to have to provide fuel to refill so you're going to have to have a tractor trailer

Bruce Tanksi: It's once every two weeks so it's not like it's an everyday thing

Tom Koval: What we don't want though is what happens just like Stewarts you all of the delivery trucks in the area and they are all pulling in to get their coffee and hard roll in the morning you know the Stewarts up the road you should see how many set park on route 9 even though they are not supposed to and they park in that plot and now they are going to see that big area plot and they are going to do the same thing

Bruce Tanksi: You're probably right, you're probably right

Tom Koval: It's not that Im not for your business or making money but it's also a huge safety concern it's my children and my wife that are driving on these roads just like your family and you have to think about everyone not just the dollar

Don Roberts: In any even I think we discussed this enough now because it has to be denied because it needs an area variance, but at least you're aware of the concerns the Board has so that if you come back you can ready to answer their questions alright

Bruce Tanksi: I understand thank you very much

Rich Berkowitz: I make a motion to deny the application based on the need for variances

Tom Werner: Ill second that.

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

Snyder's Convenient Store & Gas Station, 1717 Route 9 – Site Plan (19.099)

DENIED. Board received a presentation to convert the existing Snyder's Restaurant into a convenience store, deli and gas station, and denied it due to the need for area-related variances.

Old Business:

19.057 GT Toyz, 1537 Route 9-Site Plan & Sign

Greg Goldstein: Greg Goldstein, GT Toyz, Clifton Park. Dan Hershberg, Hershberg Engineering.

Dan Hershberg: Since the last meeting, we've done a layout of the number of units to be stored here. Units being either vehicles or boats or other type of smaller vehicles the plan shows the purple car is vehicles there's 25 of those there's 16 boat storage spots here these are for trailers the yellow is for trailers. The boat trailers are trailers for other types of vehicles and the green are for your smaller ATV's or motorcycles.

Greg Goldstein: Those are the overall parking for all units. Total vehicles is 91.

Dan Hershberg: That does not include 7 customer parking and 10 employee parking at the back. Half of the employee park is inside the fenced area and half is outside the fenced are. We also propose some boxed storage here that will not be higher than the fence that would be smaller vehicles that come boxed and have to be put together they'd be waiting there to go into to get put together.

Greg Goldstein: It's really any units in process that, cars when you take a car and it's gonna go into the shop. It's gonna get cleaned before it comes out for retail. A boat comes in and it's gonna go into the shop. It's gonna get cleaned, it's gonna come out for display and motorsports, the same thing, It's really units in process.

Dan Hershberg: This plan is pretty good. Although, this is the landscape plan, we added some landscaping around the front these are primarily things that grow 3' tall or so, we added some landscaping down this side here. Behind the fence we have what's called Spartan junipers are planted 5' or 6' tall and they will grow up to 16' and 18' tall when they get to maturity they're not a particularly fast grower they add about 8" to 1' a year. But this is the alignment of the 10' high sound fence in event, so that'll be there. Another issued was raised about drainage, there was some drainage problems over in this area here. So we propose to put a catch basin here drain it across the pipe and into this drainage course and that will relieve the drainage over here most of that drainage comes from other properties. This property all drains in this direction and down to this drain course, the stream course here is maybe 10' deep it gets so up here is maybe 3' deep so it, the water drains in this direction there's no chance for any water to accumulate on either adjoining properties or our properties due to our work. Whether or not all the water in here will make itself down here we can't guarantee because there's some flat areas in here. But we're definitely picking up the worst, worst portion of the drainage with our new catch basin there that was an issue raised by Mr. Hildebrandt, one of next door neighbors. The lighting plan, there's another sheet that shows the lighting, if you want to bring that up. No, this is the total site plan that shows the drainage course going across there and a basic layout here. The light is, they'll all have house side shields on them so the light at the back won't Yep. These lights all have outside shields on then so no light will go in this direction. They're good enough to light the area here they'll only be on while it's in use and I think a half an hour after it closes It gives employees a chance to leave but they will not be on all night. They'll be some security lighting at the back of the building for the fenced area but there, the lighting is just what's needed to light the area so it can have customers there at night or late afternoon during the winter. The other issue has been sound I said last time is primarily line of site issue and I stand by that. It does not mean sound does not occur, even though you block it with a wall. People that are familiar with the walls along the Thruway we were designing a housing project alongside the Thruway near New Scotland Avenue in Albany and we prevail upon the Thruway Authority to put in a sound wall and that it works fine, it diminishes the decibels of the roadway significantly. When you go from 80-85 decibels down to 70 decibels, these are loge rhythmic amounts. It's a

huge change in sound. The sound wall will intercept the sound that does not mean sound will not be heard on the other side of it, first of all, sound walls are not 100% and also, certain frequencies actually vibrate the wall and the wall itself transmits some sound and there is the ambient sound of the site right now the ambient sound, at route 9, ground level is about 80 decibels if you're, it's a heavily traveled road the sound's pretty loud there. Our neighbors at the back will be protected by this wall. This wall ended here because right here it starts down that stream course. They are also trees that were preserving in, in here that will stay. Trees themselves don't, are not huge attenuations of sound because it has to hit the trunk so if you had a dense woods, it does attenuate sign with not so dense wood it's not so great doing it, but between here and occupied areas of these lots, there are trees on their lot and trees on our lot. Of course they could decide to clear all their trees, but we're still maintaining trees on our side and a sound wall. We think it's a good attempt to reduce the sound and input from this project to our neighbors' lifestyle and we think it'll work well. The other issues had to do primarily with visual impacts here. We think that the, it'll look nice. We are, we have these display vehicles here, but again we intend to use a stone mulch in there and we'll have shrubs at that area and down this side here between us and the credit union. Prepared to answer any questions which the Board may have.

Tom Koval: What is the proposed fenced in storage area for units that you're having constructed?

Dan Hershberg: What is it?

Tom Koval: The proposed outside storage that you are going to have

Dan Hershberg: Let me grab a copy here, well its 79 plus 84 it's a 163 feet wide and about 40 feet deep so it's about 6500 sq. ft.

Tom Koval: And that's going to contain all of your unbuilt units

Greg Goldstein: that's going to contain half of the employee parking and units in process

Tom Koval: And when you build, uncrate a unit the old crates and everything are going to be within that corral there is not going to be any outside storage of materials , waste anything of that nature

Greg Goldstein: No waste needs to leave the property.

Mike Ziobrowski: Nothing is going to be stacked above the fence

Greg Goldstein: No the front fence this fence there is proposed at 12 feet now

John Higgins: And will it have slots in it so you can't see through it?

Greg Goldstein: Yes

Tom Koval: That whole back lot is going to be fenced and the gates will be closed at all times?

Greg Goldstein: The gates will be closed when we are not open

Tom Koval: So you are going to see all of this from route nine

Greg Goldstein: no, you won't be able to see no you will not

Tom Koval: You said the gates are going to be open

Greg Goldstein: If this gates open right here this area would have to be full, this area would have to be full and we certainly could do something to screen that, or not use it if necessary

Dan Hershberg: The visibility is limited to right down the driveway and through the gate and the gate will be open while they are open and working on it

Tom Koval: So it's a straight shot through to route nine though?

Dan Hershberg: Yup

Don Roberts: Now the green area is that area going to remain completely undisturbed?

Greg Goldstein: Which green area?

Don Roberts: Back by the residents

Greg Goldstein: Yes

Don Roberts: So you're not going to do any cutting of trees back there, nothing?

Dan Hershberg: The one thing is we are going to examine the septic system to determine weather it needs any repairs and that septic system is in the green are right there but then again other than doing that examination of the septic system we do not intend to

Don Roberts: You're not going to touch nothing back there?

Dan Hershberg: No

Don Roberts: Ok, thank you

Tom Koval: So there is going to be no outdoor repairs of vehicles?

Greg Goldstein: No, none

Tom Koval: So all vehicles are going to be repaired inside the bays?

Greg Goldstein: Yes

Dan Hershberg: The bays are air conditioned so no go in the summer to leave the doors open

Tom Koval: Right but if you have multiple vehicles being worked on and you don't have a free day you can't be outside working on vehicles.

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John Higgins: Vehicles or boats, units

Greg Goldstein: there is no reason on the planet we would work on a vehicles outside

John Higgins: A unit

Rich Berkowitz: How loud would a vehicle inside the building be heard from the outside? What decibel level?

Greg Goldstein: Good question , it's an insulated building right now we walk around with a sound meter and its running 85ish out by the highway and when a motorcycle or truck goes by it jumps to 95 Im..

Rich Berkowitz: Do you know what 95 decibels is, it's a 737 one mile up landing that's pretty loud.

Greg Goldstein: When the motorcycle went by it jumped right up on the highway standing out in front

Rich Berkowitz: A motorcycle can get up to 92 decibels

Dan Hershberg: Instantaneous we are talking about as it goes by the key element on this site is there is an ambient level of sound from route nine, a steady hum level from route nine from cars and trucks

Rich Berkowitz: I understand that

Greg Goldstein: We are going to ultimately reduce that with the sound wall and the other things that are happening on the property

Rich Berkowitz: But the sound wall doesn't go around the whole site, that's one

Greg Goldstein: It goes to the ravine

Rich Berkowitz: Right but all of your northern neighbors can potentially hear somebody revving a motorcycle up in the parking lot, and I understand there is a highway out there but these people lived there way before your coming there your changing this from a country store to a motorcycle /boat and a car sales lot, so you're the people coming in and you're the people disturbing whoever lives back there so you have to accommodate them they don't have to accommodate you and so my main concern is the neighborhood it is the noise that you will be producing and also if somebody does take a test drive on a motorcycle that is going to be loud

Greg Goldstein: A test drive on a motorcycle which

Rich Berkowitz: I understand what you said last time

Greg Goldstein: I've never test driven one and when I go into Seymour's or I go into Griffins they don't even have fuel for them it's not part of the process

Rich Berkowitz: So someone will buy a motorcycle on and see how the engine

Greg Goldstein: I have a Beretta I have never driven so it's the same way

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Rich Berkowitz: You don't have any motorcycles at your present site do you?

Greg Goldstein: I just had a Harley Davison sold

Rich Berkowitz: One?

Greg Goldstein: One

Rich Berkowitz: Out of how many years have you been there?

Greg Goldstein: I have been there less than a year

Rich Berkowitz: So you've have one motorcycle in one year because you have had one motorcycle there now you plan on having 15 to 20 motorcycles? So obviously you plan on selling a lot more motorcycles in one year

Greg Goldstein: The bulk of what's going to be

Rich Berkowitz: I know that's in front

Greg Goldstein: On display is ATV you don't test drive those, your motorcycles are predominately inside and or stacked in front of the building underneath the canopy, there's, I understand the sound concern

Rich Berkowitz: I just can't believe someone would buy a vehicle

Greg Goldstein: A test drive goes from the front of the building to the highway and down the street, even if he was going to do it.

Rich Berkowitz: Down the street you mean Plant road.

Greg Goldstein: No down the street route nine

Rich Berkowitz: And they are not going to go around Plant road and come up route146 and come back down

Don Roberts: Rich, we have motorcycles on route 9 all of the while

Rich Berkowitz: But you don't have them on Plant road

Don Roberts: He didn't say Plant road

Greg Goldstein: I can't imagine why they would go down plant road on a test drive because

Rich Berkowitz: I can because it's a nice wavy road and motorcycles like

Greg Goldstein: Vehicles we test drive now

Marcel Nadeau: It's a public road

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Don Roberts: I have concerns for the neighbors as well but I mean there is only so much you can do to alleviate noise, I think we are starting to get little bit off the beaten path here you know

Greg Goldstein: We do have a neighbor here

Rich Berkowitz: A neighbor do you have a lot of neighbors?

Greg Goldstein: He has talked to the other neighbors,

Rich Berkowitz: Does he have affidavits that he has talked to the other neighbors anything notarized because that's usually what we take

Greg Goldstein: Im sure he can get them

Rich Berkowitz: Ok

Greg Goldstein: However we've notified every contiguous property, every concern that's come forth has been addressed there was a concern with the water, part of the water we are addressing isn't part of the properties problem, we are addressing it, the sound wall its way overkill we've addressed it, we're probably going to reduce the amount of noise that comes out of this property

Rich Berkowitz: I doubt that because there was no noise to begin with

Marcel Nadeau: What is the distance from the building to the neighbor's property line? What's that distance from the end of your building roughly to the property line?

Dan Hershberg: To the end to where the fence is, is about 190 ft. from the back corner to where the end of that sound fence is, from here it's about I would say 120 at the lower point, this one here is 157

Greg Goldstein: 157 is from here to here and this is

Dan Hershberg: It's a good distance back there

Tom Koval: And your sign is going to be 12 ft. high and 12 ft. wide is that internally lit or?

Dan Hershberg: That is internally lit

Tom Koval: And no neon nothing changing, letters changing?

John Higgins: And the 12 feet is from the existing level that's not up on, ok

Marcel Nadeau: Will you doing service work for anybody who wants to stop in and a break job, or is it strictly to your business?

Greg Goldstein: No the internal, we have two car wash bases for our internal use, our car base primarily are there to get our cars ready for us at some point if somebody's car breaks down and we have the capacity to fix

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that car we will other than that we will sublet it and the motor sports we will be repairing as they need service or they break

Tom Koval: You have your New York State inspection station?

Greg Goldstein: We have applied for it, you actually need to be open for them because they have to come in and inspect it, the facility, the tools and what have you in place they won't issue it until your open.

Tom Koval: So there are going to be both cars and motorcycles

Marcel Nadeau: Are you doing air-conditioning as well? On the vehicles?

Greg Goldstein: Repairs?

Marcel Nadeau: I'm sorry, air conditioning repairs as well?

Greg Goldstein: Im going to say at some point but not at start up, I'm of the assumption that my initial technician are going to have limited capacity and anything that is beyond our capacity we are going to sublet.

Tom Werner: For those 10 vehicle unit slats to the north side of your curb cut you show a little hardscape activity there, landscaping are you showing any type of landscaping in terms of shrubs, greenery, vegetation

Greg Goldstein: Yes, is that one of the plans that is on the board? There it is, the green denotes the random shrubbery

Tom Werner: Ok the other side of the driveway up in there where those ten units are parked

Greg Goldstein: There are six around this, this is minimal enough that we can put one probably in this area or some in that area

Tom Werner: Im looking for some shrubs or something to soften the view in there this is our main street I mean to have all of those units right up on the right away is not something that I think

Greg Goldstein: Are we allowed to plant shrubs in the right of way?

Don Roberts: No

Tom Werner: Up against the right of way

Greg Goldstein: Up against the right of way, we can do that

Tom Werner: We need something to soften that view

Don Roberts: We are going to have Joe review the landscaping plan anyways so right Joe?

John Higgin: The display pads so are they going to be at ground level?

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Greg Goldstein: They are going to be at ground level with the exception of the one on the end.

John Higgins: and how high is that going to be?

Greg Goldstein: 2 feet above grade.

Tom Koval: So its 91 units total on the property inside, outside

Greg Goldstein: not inside

Tom Koval: Under your canopy, outside, inside your show room that's not anything under that canopy and parked in your lot 91

Don Roberts: 91 does not include customers or employees

Tom Koval: Yes you had 7 customer spots I think

Don Roberts: And 10 employees

Tom Koval: No outside repairs

Greg Goldstein: No outside repairs

John Higgins: And the fencing is going to have the

Mike Ziobrowski: The privacy fencing with screening

Don Roberts: And a unit is defined as anything you have for sale onsite is a unit

Dan Hershberg: Correct, that includes the trailers

Don Roberts: Yes that's right. You said the landscaping plans are going to be reviewed by Clough Harbor associates, and you can make some suggestions too if you want to Joe

Tom Koval: Ok I make a motion to approve the site plan with the conditions that maximum of 91 units for sale on the exterior of the building. That there is 10 employee parking spots, 7 customer parking spots, that the storage unit, with no storage to be above the top of the fence, visible from the surrounding area, and that's it for that

Don Roberts: Landscape plan has to be approved by Clough Harbor Associates

Tom Werner: Question, just a minute didn't we have some questions on the sound wall whether was the length enough?

Tom Koval: They did discuss that and they can't go any farther because of the wet lands

Tom Werner: No they can't

Mike Ziobrowski: The slope of the stream

Tom Werner: So can Clough Harbor look at that in terms of sound attenuation for the neighbors up in there what that looks like, check this noise analysis? Because sound waves do not travel in a straight line, I know that for sure

Joe Romano: They didn't do a sound analysis

Tom Werner: Well is that something you could look at to see whether or not what their proposing and the way of the sound barrier is going to have a mitigating affect for those neighbors especially the one up in the north that is exposed?

Joe Romano: They are not going to be able to go further, there are grade issues that don't allow them to extend that wall further north.

Tom Werner: Ok

Rich Berkowitz: So they are not going to be able to extend that any farther north at all?

Joe Romano: That is right where the slope starts

Dan Hershberger: That's correct it hits the ravine maybe 10 ft. beyond where we showed it, we just allowed some space to maintain it, that sound wall start about 10 ft. away as does the landscape strip of Spartan junipers we put all the way around it, and we planted those very close together so it will go into a solid assist

Greg Goldstein: I personally don't believe there's going to be a sound concern, however would it make more sense instead of anticipating a problem to if a problem exists and we come back and deal with it?

Rich Berkowitz: Well we can't deal with it you can't come back here it becomes a civil matter I guess, Im correct? If there is a complaint we can't do anything about it

Don Roberts: We can work with them, I mean we don't need to go civil matter here.

Rich Berkowitz: I don't know but once this is approved and a neighbor complain about sound

Greg Goldstein: In my background I was part of the Goldstein Auto Group we have four stores all surrounded by neighborhoods any issues we have ever had get resolved because you need your neighbors happy whether it was sound or a light or

Rich Berkowitz: Once we approve this it's approved you're not going to extend that sound wall and you can't extend the sound wall because of limitations

Greg Goldstein: Im guessing if we are at the edge of the ravine, his house isn't in the ravine either he is going to be to the south of that

Tom Werner: Is there another location on the property that you could erect a sound wall in towards the building that would have some sort of mitigation effect. Maybe not along the property line but

Joe Romano: I want to ask the question to the Board what sound really do all their repairs inside the building what additional sound are we trying to mitigate is it background sound from route 9?

Richard Harris: And I wanted to add to that Tom you brought it up but not as a condition no outside repairs, do you want that as a condition, ok, ok

Tom Werner: Yes, including boat motors

Tom Koval: Anything, no outside repairs

Don Roberts: I think what the applicant said before if there are any issues he will try and resolve them with the neighbors.

Greg Goldstein: I have done that my entire life

Don Roberts: I don't see anything wrong with that

Mike Ziobrowski: He has to do everything inside, if people have issues, ask if that's the back of the bordering portion of his property right here so if that becomes an issue because that's the best that you are drawing a line.

Rich Berkowitz: I understand that and I have no problem with that but no one can make him do that, once the site plan is approved it's approved.

Don Roberts: But he is acknowledging that Rich, I think it's nice of him to do that personally ok, he doesn't have to do this

Rich Berkowitz: Well the sound barrier he has to

Don Roberts: No he is saying any problems he will try and work with them he doesn't have to say that

Rich Berkowitz: Yes I know well he can say whatever he wants

Greg Goldstein: We have historically done it for the last 50 years every place we have been, my family has been in the car business forever , we've had new stores built with sound and light concerns what have you we address them

Don Roberts: And one thing I want to add to Toms contingency also, the green area in back remains undisturbed.

Greg Goldstein: Right the only area that may have to get disturbed for septic

Don Roberts: If you need to do the septic that's one thing but nothing else happens.

Greg Goldstein: Right

Don Roberts: Let's get the motion

Tom Koval: I already did

Mike Ziobrowski: I second

Don Roberts: All in favor? Opposed? Rich Berkowitz- Yes, Motion Carried 6-1. Thank you.

GT Toyz, – Site Plan & Sign

APPROVED. Board approved the proposed sign and renovation of the existing site and site plan for the purposes of motor vehicle sales, service and repairs, with the following conditions: (1) maximum of 91 units; 2) there shall be seven customer and ten employee parking spaces; (3) there shall be no outside repairs; (4) the storage area shall be enclosed with a privacy fence and no storage shall exceed the fence height; (5) there shall be no disturbance of the green space, unless necessary for repair/replacement of the septic system; and (6) the Town Engineer shall review the final plan as it relates to landscaping and noise-related concerns.

Tom Koval: I make a motion to approve the sign at 12 foot height and 12 foot wide with no LED changing lighting, just internally lit

Marcel Nadeau: I second

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

Mike Ziobrowski: I would like to make a motion to adjourn the meeting

John Higgins: I second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried. Thank you for coming good night.