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**MINUTES MEETING
Town of Halfmoon Planning Board
January 23, 2023**

Those present at the January 23, 2023, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval
Rich Berkowitz
Thomas Werner
Mike Ziobrowski
Alison Pingelski

Planning Board Alternates:

Chuck Lucia

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi- absent

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

Don Roberts: Good evening, I would like to call the Planning Board meeting to order, have the members had a chance to review the minutes from the last meeting?

Mike Ziobrowski: I make a motion to approve the minutes.

Rich Berkowitz: I'll second

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Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

New Business:

Trutovic Hobbies, Bldg. 6, Unit C, 40 Farm to Market Rd – Change of Use/Tenant

Tamara Sullivan: Hi Tamara Sullivan for Bruce Tanski Construction. Trutovic Hobby would like to utilize one storage space, 1500 sq ft, it's for his personal use he is a hobbyist, he has an extensive car collection, some of which he will be housing there, and he does know that he can't do any work onsite or have any sort of retail goings on.

Don Roberts: No outside storage either

Tamara Sullivan: Correct, no disposal of waste, no outside storage.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve.

Mike Ziobrowski: I second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Trutovic Hobbies, Bldg. 6, Unit C– Change of Use/Tenant (23.001)

APPROVED. Board approved 1,500 SF of space for storage of personal vehicles and related items.

518 Mr. Paint, Bldg. 5, Unit A, 40 Farm to Market Rd – Change of Use/Tenant

Tamara Sullivan: He would like to utilize one storage unit again 1500 sq ft. he's a painting contractor so he will be storing his supplies there, and again no outside storage, no disposal of waste.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve.

Mike Ziobrowski: I second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Tamara Sullivan: Thank you.

Don Roberts: You're welcome

518 Mr. Paint, Bldg. 5, Unit A – Change of Use/Tenant

APPROVED. Board approved 1,500 SF of space for storage of supplies related to a painting business.

Cartwheels Gymnastics Center, 4 Enterprise Ave – Change of Use/Tenant (23.004)

Jason Dammer: Hi there Jason Dammer, Cartwheels Gymnastic Center, I'm here to look at moving our space to changing of use/ tenant for 4 Enterprise, we are currently in Clifton Park and roughly its 16000 sq ft. I'm looking to move to a larger facility.

Don Roberts: Can you explain a little bit more like what you're gonna

Jason Dammer: Sure, we have been in business for about 11 years, we haven't necessarily outgrown the space but we have a very efficient lay out. If you can imagine equipment stacked on equipment for balance beams does nothing on the floor, so we are looking to move spaces to become less efficient, but currently we have a 400 sq ft. office that 7 full time staff and 25 part time staff run out of so we are just looking to add more space not so much grow our program in any capacity but competitive teams and having a larger facility.

Don Roberts: How many participants at a time?

Jason Dammer: We can run up to about 200 in the evening so at most 100 kids will be in the facility at any given time. A good chunk of our business is drop off, the 7, 8 year old and up and our competitive team they all drop off, our 3, 4, 5 year olds those parents stay so but I know parking was probably be the issue here with 80 spots but rest assured that most of our business or half of our businesses drop off and we don't plan on increasing our enrollment by such a significant amount on the parents that stay and watch classes.

Don Roberts: Questions by the Board?

Mike Ziobrowski: With the parking spaces it noted that there is existing pavement that would allow us to add more parking spaces if needed, so you don't have to expand the parking lot there is currently spaces there is that correct or am I not understanding that?

Jason Dammer: Yea it's currently used by Scott Earl, Prestige Vending so if you look at that site plan or the map up there, towards that 2000 sq ft shed he built in the back there is a bunch of existing spaces where that semi-truck is that could be converted into parking. I did speak to an engineer we could add spots on the existing pavement, and we didn't go into depth on the number or the amount but there is existing pavement that would facilitate more parking if we needed that in the future.

Rich Berkowitz: Is that whole building vacant now?

Jason Dammer: It is currently operated, Prestige is looking to move I think over at that Roberts Lane in that new development so they are going to be out probably April, Mayish probably depending on their construction timeline. We hope to purchase and close on the building in April or May and then start our buildout and move this late summer, early fall.

Rich Berkowitz: Oh, so you're purchasing the building?

Jason Dammer: Yea, yup

Rich Berkowitz: Okay

Tom Werner: I noticed the parking sort of strung along the driveway coming in are you going to have any provisions for the youngsters for pedestrians so they aren't just walking across the driveway willy nilly?

Jason Dammer: Most of the younger kids will be attending with parents, if you look at our current situation we're next to a bottle return and a parking lot that people use to cut through to go around that roundabout so I would say this is a significant upgrade as far as safety concerns. The building is kind of secluded and tucked there, the only people that will be driving through there would be customers that come into our facility and most parents do have an awareness of children coming to this type of place so

Tom Koval: I am aware of where you are right now and as a matter of fact I was in that plaza yesterday, your right, you play dodger as it is in that parking lot, this is definitely a better lay out for and less other traffic from other businesses involved.

Jason Dammer: Yea it has been a great location for us but that bottle return really is just, it's tough its constantly in and out and people don't really pay attention to people walking by so this is a significant improvement parking wise and safety wise

Richard Harris: You've probably got more, I'm just estimating it, for about another 20 cars here, parked perpendicular in this area right here, and in the back too they could fit another dozen

Jason Dammer: And he's got like a salt shed I think he uses, it's a salt shed back there he uses to supply salt for all of his existing properties that he owns for snow removal so we could finagle that if we did wrap around that west corner there and we might even be able to get a row down the middle if we really try between the current parking, kind of where that semi-truck is now, I'm not sure we haven't gone there yet

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

Mike Ziobrowski: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, good luck.

Jason Dammer: Thank you.

Cartwheels Gymnastics Center – Change of Use/Tenant (23.004)

APPROVED. Board approved approx. 26,000 SF of vacant space for a gymnastics training center.

The Home Depot, 4 Halfmoon Crossing Blvd – Change of Use/Tenant (Outside Storage) (23.005)

Jason Gregory: How are you doing, I'm Jason Gregory the store manager for Home Depot. I'm just looking to get approval for our outside storage running from February 1, through September 30th as we have done every year so far.

Don Roberts: Same as before?

Jason Gregory: No changes

Don Roberts: Never had any problems up there so, questions by the Board?

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

Tom Werner: Ill second it

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Jason Gregory: Than you

Don Roberts: You're welcome

The Home Depot– Change of Use/Tenant (Outside Storage)

APPROVED. Board approved the seasonal outside display and storage from 2/1/2023 – 9/30/2023.

Marley Gift & Tobacco Outlet, 1525 Rt. 9 - Change of Use/Tenant (23.006)

Al Yari: Good evening Ladies and Gentlemen my name is Al Yari one of the executives for Marley's Outlets we are a national chain and this will be our second location in upstate New York we're a simple business we will be operating 10 am to 10 pm seven days a week, and yea.

Don Roberts: What's your business?

Al Yari: We're basically it's a new modern type of business where you basically all the new modern merchandise and products in the market also like seasonal gifts like when it comes to Christmas you know July 4th all the events and it's just a modern gift and tobacco products

Don Roberts: Okay, questions by the Board?

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

Rich Berkowitz: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, now you have a sign application or if you have a sign you have to come back for that if you don't

Al Yari: I do not have that one yet, but we will apply for it soon.

Don Roberts: You have to come back to the Planning office to apply for a sign alright

Al Yari: Okay yes definitely, thank you, thanks for your time

Don Roberts: Good luck

Marley Gift & Tobacco Outlet - Change of Use/Tenant

APPROVED. Board approved the use of approx. 1,300 SF of vacant space at 1525 Route 9 for a retail business specializing in seasonal gifts and cigars.

Accord Automotive, 1514 & 1516 Crescent Vischer Ferry Rd – Change of Use/Tenant (23.003)

Muhammad: Hello this is Muhammad for Accord Automotive.

Don Roberts: Explain what you want to do please?

Muhammad: We just want to use the rear garage for our existing operation.

Don Roberts: Okay how many vehicles you have on there now?

Muhammad: We right now 24 for the dealership and we need 10 additional vehicles for the rear garage

Don Roberts: Questions from the Board?

Tom Koval: So, you've taken over that other repair place and your using their spots that they were allotted that's the long short of this?

Muhammad: Yes, yes

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

Rich Berkowitz: I second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Accord Automotive – Change of Use/Tenant

APPROVED. Board approved the use of vacant outdoor space in the rear of the property to allow for the storage of up to 10 additional vehicles.

Hickock Duplex, 4 & 6 Lansing Ln – Special Use Permit (Duplex) (23.009)

Paul Hickok: How you doing, Paul Hickok, how you guys doing tonight? Listen I had a couple lots over there on Lansing Lane for a number of years, we'd like to combine the lots and put a duplex on, I know we're short of square footage but our setbacks would be okay we have plenty of room there you know it's a deep lot and you know the set backs are good. It's in a two family neighborhood you know all the houses over there are two family so you know I think it would fit in nicely over there, it's up to you guys but you know we have worked with the Town before, you know we opened up that road on Lansing Lane because it was supposed to be blocked off there and only used for fire, you know we worked with the Town before and like I said we would like to put the land to use so.

Don Roberts: You know we have to deny this at this point

Paul Hickok: Oh, yea I know

Don Roberts: But before we do that any comments by the Board?

Rich Berkowitz: I make a motion to deny the special use permit

Mike Ziobrowski: I'll second

Don Roberts: You denied the application?

Rich Berkowitz: Yes, denied the application.

Don Roberts: All in favor for denying this application say aye? (All were in favor) opposed? (None were opposed) application denied, we'll see ya.

Hickok Duplex – Special Use Permit (Duplex)

DENIED. The Board denied the proposed Special Use Permit request as the use of a duplex is not permitted in the C-1 zoning district and the lot does not meet minimum area requirements.

Old Business:

Toyota Service Building Addition, 202 Rt. 146 – Amendment to Site Plan (22.161)

Dan Tompkins: For the record, I'm Dan Tompkins from Environmental Design representing New Country Motor Car Group. The proposal was discussed late last year with you folks, had to receive a denial for it because there was a slight problem with the front yard setback. The variance was granted which allowed the proposed addition to be, extend a 1.7 feet, I think it was into the front yard. So that was granted. What they're proposing to do is a 2,100 sq. ft. addition. Part of the addition would be for parts storage, the other part would be for a photo imaging space where a car can be driven in, photographed and videoed for internet sales. That's becoming an increasingly large part of the operation. I should backup a minute and say this is in addition to the Toyota service building which is located at the corner of Upper Newtown Road and 146. Basically, what we're proposing to do is fill in a notch that exists there so after all's said and done, we believe this thing would like it always belonged there. There will be no increase in impervious service. Really, no additional demands on water and sewer and they have 31 employees there now and chances are that that won't change with the addition of this addition, and that's it folks.

Donald Roberts: Ok. Thank you, Dan. Questions by the Board?

Tom Koval: I make a motion to approve the change in site plan.

Richard Berkowitz: I'll second.

Donald Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Dan Tompkins: Ok. Thanks so much.

Donald Roberts: Take care.

Toyota Service Building Addition– Amendment to Site Plan

APPROVED. Board approved an approx. 2,218 SF addition on the existing building for a photo imaging center.

Dawson Senior Center PDD, Pruyn Hill Rd & Farm to Market Rd – PDD Recommendation (22.094)

Jason Dell: Good evening, Jason Dell, Engineer with Lansing Engineering here on behalf of the applicant for the Dawson Senior Center PDD. We're here tonight to update the Board on the project and request that the Board either schedule a Public Informational meeting or provide a positive recommendation back to the Town Board. So, if you recall, this project is located at the corner of Farm to Market Road and Pruyn Hill Road. It's a 23.5-acre parcel and it is currently zoned C1. So, our proposal for this project consists of the development of a new PDD to allow for the development of the Senior Housing and multi-family housing project. This project will include the construction of 17, 2 unit townhomes for a total of 34 townhomes, as well as a 3-story, 124 unit senior living facility. The senior living facility is about a 55,800 sq. ft. footprint and it's very similar, if not the same, to the existing Falcon Trace that currently operates in the Town. The applicant is looking to build another facility like this as there is a tremendous demand for this type of housing. They'll be two access points into the senior facility, both off of a newly constructed road as well as an emergency access over on the Pruyn Hill Road and sewer and water will be provided to the facility via connections to the municipal water and Saratoga County Sewer District systems. So, since the last meeting when we initially presented the concept to the Board, we have gone through a round or two of comments with MJ Engineering. We've addressed their conceptual, technical comments to date. As part of those comments, we did submit for review a conceptual stormwater analysis that was requested. We also received will serve letters from the Saratoga County Sewer District and the Town of Halfmoon Water Department. We've gotten a State Historic Preservation Office (SHPO) signoff as well and we've also submitted a traffic study to MJ for review for the project. We have Alanna here from VHB tonight that can answer any questions pertaining to that traffic study, so, with that, we are here to answer any questions that you have with the hope of moving the project forward.

Donald Roberts: Thank you Jason. Joel, do you have any comments about the traffic study at all?

Joel Bianchi: No, we did look at the traffic study but the only comment we had, it showed a degradation of service at the intersection of 146. It's a drop in service with an added delay of 15 seconds, I believe; and the only thing we recommend is that the State highway that we to recommend that DOT have an opportunity to look at that and comment because the levels of service is dropping a grade. What's the impact on ****this portion of table is inaudible****

Donald Roberts: Thank you.

Alanna Moran: Great. Yeah, exactly. Alanna Moran with VHB as noted we completed the traffic evaluation for those projects, so yeah, as Joel had noted, the intersection of Pruyn Hill Road at 146 during the no build condition under the AM peak hour is 22 seconds and level of service C and then under the build condition, that drops to 25 seconds and level of service D. So, that's the AM peak hours that 3 second increase. There's similarly a 2 second increase during the PM peak hours. So, it goes from 14 seconds to 16 seconds and drops from a B to a C. So, we did send that information over to Department of Transportation (DOT) and asked for their input. It's gone through one department, but it has to make its way through another department before we have signoff. We don't anticipate that they're going to have a problem with that.

Mike Ziobrowski: Were there any impacts on Farm to Market Road and 9 related to this study?

Alanna Moran: Farm to Market and 9?

Mike Ziobrowski: Yes.

Alanna Moran: We would not have gone that far in the evaluation, in fact, we wouldn't have looked even at the adjacent intersections. Because the site has less than 100 trips on any single approach. So, we didn't, we didn't look at that. It's far enough away that we wouldn't have done an impact evaluation for that location.

Donald Roberts: Before we go any further, we have two letters we have to put in the record books, right?

Richard Harris: Correct. Kevin and Linda Kowalczyk at 78 Farm to Market. We had received an email back on July 21 last year and Adrianna Andriola at 80 Farm to Market back actually in April when this was first discussed as part of minor subdivision this Board approved earlier.

Donald Roberts: Ok. So, they'll become part of the record.

Richard Harris: Yeah. All Board members have copies in your packet. The applicant's been sent them months ago, but they'll be entered into the project records.

Donald Roberts: Correct. Thank you. Anyone else?

Marcel Nadeau: Yeah. Jason, I have a question on that one comment that the neighbor made. What's the site distance going east on Farm to Market? Because there is that large dip there. If you're traveling west, just as the neighbor said, you need to crest up to the top.

Jason Dell: Heading this way?

Marcel Nadeau: The trail end west, coming from

Jason Dell: Yeah, that is correct.

Marcel Nadeau: Yes.

Alanna Moran: So, coming toward the site essentially.

Tom Koval: Going towards Pruyn Hill.

Alanna Moran: Yes. So, at that location, we did do site distance evaluations at both of the site distance driveways. Stopping site distances exceed American Association of State Highway and Transportation Officials (AASHTO) guidelines for the operating speeds at both locations. The only place that there is a site distance limitation is, if you're at the Farm to Market site driveway and you're looking to their right, there's a bunch of vegetation on the nearside of the roadway, and with clearing of that vegetation, we're meeting all the site distance guidelines. I will note that as part of the, as part of the site plan process, we were working with Jason through, the site driveway did get relocated because its original location did have constraints. So, it was moved in order to maximize those site distances.

Marcel Nadeau: To move further east or west?

Jason Dell: Yeah. It was originally about where the corner ends here.

Alanna Moran: Right.

Jason Dell: And we shifted it down further towards the east. Probably about 80', I think was the number.

Tom Koval: Jason, obviously I've not seen any of the surrounding properties. Are any of these entrances or exists coming out directly across from a residence?

Jason Dell: We shifted it around so they wouldn't, and I'll verify that next time we're before the Board. I'll bring in aerial so you can see where they

Tom Koval: Yeah. They stopped it just....ya know, nobody's gonna want that many cars pointing in their front window at night.

Jason Dell: That's correct. We did look at that here as well as for the emergency access on the other side.

Tom Koval: Farm to Market, I know....I, ya know, it's tough for me to visualize it here, but I know there's that brick house, I think that Bruce sold that house not too long ago. I'd like to see where that is in reference to that.

Jason Dell: Understood.

Mike Ziobrowski: And, Jason, to follow with the question I had prior, why wouldn't you do a study of, we've just added two developments off of Farm to Market and how they impact the intersection of 9 and Farm to Market. I mean, there was a turning lane recently added which we worked with the State to do that, the Town of Halfmoon. But I don't understand why a study, it's probably 3 miles max, but it's pretty well impacted intersection. These two developments that have just recently been added.

Tom Koval: The only thing I can say about that is, and I'm not taking sides, but I would think that no one would go up that way when they can jump 146 and make it to the Northway much quicker than going up through Farm to Market. I could be wrong, but I don't think the normal traffic pattern would be down 236 or up 146 to hit the Northway.

Richard Berkowitz: You're also talking about senior citizens that don't have a normal traffic pattern and they're not leaving early in the morning.

Tom Koval: Right.

Richard Berkowitz: They're not coming back late at night. They don't drive at night either.

Mike Ziobrowski: And I'm not trying to waste anyone's time, but if that much study was developed we just would be assured that we're not adding anymore traffic to 9 and Farm to market.

Tom Koval: I understand where you're going. I'm just throwing in my two cents that I think they would go the opposite way.

Mike Ziobrowski: And I somewhat agree with you Tom, I definitely do but it just, at the same time we are adding an impact to Farm to Market.

Donald Roberts: Joel, what are your thoughts?

Joel Bianchi: Given where the site is at intersection three-plus miles away? In our opinion I don't think it's necessary simply because the Town actually improved that intersection four years ago, so, it was an effort by the Town to address traffic through that intersection and I would find it hard to believe in three years' time that those impacts have worsened that warrant improvements needing to be done. The issues in that intersection are on the Clifton Park side, not on the Halfmoon side. So, the impacts that would result ****this portion of table is inaudible****

Donald Roberts: And Joel, based on what you said before, am I right in saying that you don't think an independent traffic study is needed on this?

Joel Bianchi: What, an additional traffic study?

Donald Roberts: Yeah.

Joel Bianchi: I think they did an adequate job. I don't think if you hired another consultant to do it their analysis or conclusive would be anything different.

Donald Roberts: Ok. Thank you.

Tom Werner: You mention senior housing, what, gimme a sense of the age of what you expect the, what are we gonna market it towards, retired people or?

Bruce Tanski: Hi, Bruce Tanski, Clifton Park. The age is 55 and up.

Tom Werner: So, there could still be people in the

Bruce Tanski: Pardon me.

Tom Werner: There could still be people working out of this senior housing.

Bruce Tanski: Very few people are working once they come in there. Most of them are retired. Even at 55.

Tom Werner: Maybe.

Marcel Nadeau: Just a comment on Farm to Market. That's become one of the main thoroughfares for a lot of people coming from Stillwater and they use that quite a bit now, where before it wasn't. With all the traffic on 146, that traffic has increased.

Richard Harris: I do want to just mention that the Town of Halfmoon and Clifton Park just, about a month ago, submitted an application to the Capital District Transportation Committee for this corridor from 146, where Farm to Market starts at the east, all the way to Clifton Park and Kinns Road for a traffic corridor

study to look at how to improve traffic through that area and the whole gambit, from traffic calming measures to improving safety, pedestrian accommodations. And that was submitted for technical assistance to take a look at that. It doesn't address this project directly but I wanted you to be aware that Supervisor Tollisen signed off on this grant application with Clifton Park that will look in Clifton Park and Halfmoon through this whole area giving the development that, Mike, you raised over the last 20 years that's occurred in that corridor. Addition to what Marcel's saying, which is, people using it as a thoroughfare to get to Route 9 and avoid 146. I just want you to be aware of that. We haven't heard back yet. I think it was November, it was due the end of November so, just so you're aware.

Mike Ziobrowski: It's a very valid point. And the thing is it's gonna continue to grow incrementally we just have to have justification as we go.

Tom Werner: We got to keep an eye on it, it's going to be a cumulative effect with all these, and there's a lot of developable land as we all know.

Tom Koval: There's hundreds of acres there.

Lyn Murphy: Right, and a lot as Marcel was saying, a lot of it is cross-traffic. It's not people from Halfmoon. It's people trying to get from either Stillwater or Mechanicville or even other outlying areas to get there, but that's not this projects concern

Lyn Murphy: It's just something this Board needs to be aware of. I do have a question though as far as writing the PDD goes. How is it that you regulate the age of the tenant's?

Bruce Tanski: I'm sorry I couldn't hear you.

Lyn Murphy: How is it that you regulate the age of the tenant's? Like, this Board and the Town Board is not gonna go door-to-door and ask for birth certificates to see how old people are.

Bruce Tanski: Well, when people come in, we do a background check on everybody and we've had success with our current building behind New Country and if you're below 55, you can't come in. Now, that doesn't keep grandparents from having their kids visiting them and stuff like that but, we don't, I think that's one place where we can discriminate and not have children there. And that's what we do.

Lyn Murphy: We're going to avoid discrimination.

Bruce Tanski: I know, but I don't mean it, I don't mean it in that way but

Lyn Murphy: No, but we'll regulate it. I just want to be very clear for the record that although if and when the Board, Town Board approves this as senior housing, the Town does not have the authority to go in and, like I said, check birth certificates.

Bruce Tanski: No, but I do and I think that in the few years that we've been there, we've never had an issue. We're pretty good about how we monitor what's going on.

Lyn Murphy: Very accurate statement. I just wanted it for the record.

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Bruce Tanski: Ok. Cool.

Tom Werner: How about the townhomes?

Bruce Tanski: Pardon me.

Tom Werner: Any particular age market for the townhomes?

Bruce Tanski: No, that's wide open.

Richard Harris: I do want to remind the Board that if the Town Board acts favorably and approves the PDD, it will come back to this Board for site plan approval in more detailed engineering, so this won't be the last time you see it if you were to vote tonight.

Richard Berkowitz: And the Town Board's going to have a Public Information Hearing also.

Richard Harris: They have to have a Public Hearing.

Don Roberts: So again, we have the option to have a Public Information meeting, but like Rich said, since the Town Board's got to have a Public Hearing, personally, I don't think we need to have a Public Information meeting unless the Board members disagree. You alright with that?

Richard Berkowitz: I'll make a positive recommendation for the PDD.

Mike Ziobrowski: I'll second.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Bruce Tanski: Thank you very much.

Dawson Senior Center PDD – PDD Recommendation

POSITIVE RECOMMENDATION. Board granted a Positive Recommendation to the Town Board for the proposed 124 unit senior living facility and 34 unit town home project.

Charlie Lucia: I make a motion to adjourn

Mike Ziobrowski: I second.

Donald Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, thank you, good night, be safe.