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**MINUTES MEETING
Town of Halfmoon Planning Board
June 10, 2019**

Those present at the June 10, 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
Brendan Nielsen

Coordinator- Building, Planning and Development:

Richard Harris-absent

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison:

John Wasielewski
Jeremy Connors

Town Engineer / CHA:

Joe Romano

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

Don Roberts: Good evening, I would like to call the meeting to order, 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

Tom Koval: I second

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Don Roberts: All in favor? (All were in favor) Opposed (none were opposed) Motion Carried. I abstain, I wasn't here.

New Business:

19.091 **First New York Federal Credit Union, 1533 Route 9 – Sign**

Terri Myser: Hi how are you doing my name is Terri Myser from Saxon Sign Corporation, what they like to do is 2 non- illuminated signs up on the building 12.9 sq. ft. they will be just ¼ inch plate aluminum letters. They're 25 ¾ tall like 70 ½ inches wide is the total inches. There will be one on the front and one on the side entrance. Then on the front as you drive in, just as you drive in there will be a monument sign it will be 8ft 9 inches tall with a EMC board and the EMC will be just over 21 sq. ft. and the main sign itself will be 10 ½ sq. ft. roughly, so the whole width at the base will be 100 inches, 100.75 inches.

Don Roberts: That's it?

Terri Myser: Yea there will be a faux stone or faux brick construction.

Don Roberts: Questions by the Board?

Rich Berkowitz: How tall is the monument sign?

Terri Myser: 8 ft. 9 roughly

Rich Berkowitz: Ok thanks for keeping that lower

Terri Myser: Yea just under 9 ft.

Don Roberts: And that's not a variable sign that's not going to be changing messages is it?

Terri Myser: The EMC will be yea, it won't change like every 10 seconds or whatever it'll change it like every day or whatever they will put a different, they are not going to flash it

Don Roberts: And you can only advertise on premise business, you know that, business relating to the bank.

Terri Myser: Im sure they know that.

Don Roberts: Just make sure if you would.

Terri Myser: Yep.

Rich Berkowitz: I'll make a motion to approve the signs contingent on the sign changing once a day.

Tom Werner: Ill second that.

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

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Terri Myser: Thank you.

Don Roberts: Welcome.

First New York Federal Credit Union, – Sign - APPROVED. Board approved new wall-mounted and free-standing/monument signs with a condition that the sign shall change a maximum of once per day.

19.094/19.095 Aroma Foot Spa, 1602 Route 9 Change of Use/Tenant & Sign

Xiaohone Lu: I want to start a new business in this town, the sign I want to apply for permit is 1 ft. high and 8 ft. wide is my sign.

Don Roberts: First what are you going to do and what is your business?

Xiaohone Lu: The business is a foot spa. I am going to do a foot spa it is going to include body work, foot relax, and facials, and aroma therapy.

Rich Berkowitz: So you are doing facials, and massages and full body massage?

Xiaohone Lu: Yea, and foot and face and body work, aroma therapy.

Don Roberts: And how many employees are there? How many workers?

Xiaohone Lu: 1 or 2

Don Roberts: Ok, any questions by the Board?

Rich Berkowitz: How many massage rooms?

Xiaohone Lu: 4 rooms inside, the lender he helped me do the rooms

Rich Berkowitz: So you could have possibly 3 or 4 employees? You're allowed that if you want that, if you wanted to expand?

Xiaohone Lu: I have 4 room but maybe workers room maybe 2 or 3

Rich Berkowitz: you don't want to limit yourself to 1 or 2 you'd rather have 3 or 4 since you have 4 rooms?

Tom Koval: What he is telling you is you can have up to 4 workers if you ask for that now we will allow that because you have 4 rooms and you meet the space so if you say you're only going to have 1 worker when you could have 4

Xiaohone Lu: Yes

Tom Koval: and perfect so you're asking for 4 workers what your hours are?

Xiaohone Lu: 9:30 to 9:30

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Tom Koval: 9:30 to 9:30 Monday through Saturday?

Xiaohone Lu: Sunday is closed only.

Tom Koval: Sunday as well, so 7 days a week, 12 hours a day, that's a lot of work for you.

Rich Berkowitz: I make a motion to approve the change of use and tenant & sign

Tom Koval: Second.

Don Roberts: All in favor? (All were in favor) Opposed (none were opposed) Motion Carried. You're all set ok, good luck.

Xiaohone Lu: Ok thank you.

Aroma Foot Spa – Change of Use/Tenant & Sign APPROVED. The Board approved the request to occupy the vacant space at 1602 Route 9 (rear) for a day spa. The Board also approved the replacement of the existing free-standing sign.

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

Duane Rabideau: Duane Rabideau from VanGuilder and Associates, here tonight representing Ponderosa Realty Incorporated, Allen and Darlene Brown before the Board for a proposed Lot line adjustment between their three parcels, The project is located at 243 Grooms road that's this one right here and this one is 239 A Grooms road, that's Ponderosa realty and this lot right here is 1506 Route 9 where Allen Brown is, basically what the proposal is to convey this portion of 234 Grooms road which is approximately 1,210 ft. from this lot to Ponderosa Realty and then the other proposal is to convey this triangular piece off from 1506 route 9 to 239A Grooms road that's approximately 2394 ft. so basically Ponderosa Realty is going to increase in size by 3604 sq. ft. and that is our proposal before the Board tonight

Don Roberts: Thank you, questions by the Board?

Rich Berkowitz: I make a motion to set a public hearing on June 24th

Mike Ziobrowski: Second

Don Roberts: All in favor? (All were in favor) Opposed (none were opposed) Motion Carried. See you on the 24th.

Duane Rabideau: Ok thank you.

Ponderosa Realty & Brown Lot Line Adjustment, – Minor Subdivision (Lot Line Adjustment) (19.093) PUBLIC HEARING SET. Board received a presentation on a proposed Minor Subdivision (lot-line Adjustment) and set a Public Hearing for June 24, 2019.

19.083 **Al Arqam Center of Saratoga Community Center & Duplex, 185 Guideboard Road – Addition to Site Plan**

Gavin Villaume: Hello Gavin Villaume with environmental Design Im here with Ashar from Al Arqam. I guess we will just start off with a quick description of the property as it sits today, most of you are very familiar with it, this project was in front of the Planning Board about 2 years ago where they made some minor modifications to the existing structure on the property and also installed a small playground in the back of the lot so the property sits on guild board road , we've got two full access driveways providing access in and out of the property, currently the building sits right here in the center, the building again is used as their main prayer center, what we would be proposing for this new project is extending the parking around the back of the property and providing access to two new buildings one of them being a community center and the second being a two family residential structure. The property is about 3.2 acres in size, we are in a C-1 Commercial zone. We've prepared this concept sketch based on some of the existing conditions on the property as well as making sure we meet the appropriate setbacks for buildings and structures. There is a small shed over in this vicinity that would need to be relocated so that way we can provide the access needed to get to the back of the parcel. We realize this project will go in front of the County for review this is just a conceptual design which will in most cases be modified slightly. Stormwater management now is in this general vicinity we would propose to expand the stormwater management area in here and perhaps have 2 small stormwater collection areas towards the rear of the parcel. We've also indicated some areas for future parking , at this time they would not need them but the prayer center grow in size and number of parishioners they would like to have some areas for some parking expansion we've kind of shown that here in between the two buildings and hopefully maybe in the back somewhere. Again right now we are just proposing the 30 parking spaces but the future would add another 26 spaces so it's a pretty significant increase in parking and we probably would not need it all at the same time so that's pretty much it.

Don Roberts: Now why do you feel you need a duplex?

Gavin Villaume: With a duplex the typical for a lot of parishes in upstate NY you have a person a leader in this case it's a prayer leader that would be staying there. The second unit would be a unit used by the property manager will oversee the maintenance of property, the security of the property and things like that, so we would have, it would be one building but essentially two families living there, the one would be the prayer leader, does he have a family, ok not sure how it works but they do have a family that stays there and then, (who is the property manager now do you have anyone yet)

Ashar: No I mean that's when we grow that's what the plan is to have someone right now , we all volunteer but as the community is growing we know we need to have someone there taking care of things while on the property so we want to have someone that is responsible for opening the mosque at various times because we keep our prayer place open a lot of the time but for security reasons we lock it so for example even for coming here today I got a call for someone saying is it open can I go there I give them the code I trusted him he was a traveler I said ok you can go in so I need someone to be there for maintaining and for opening and closing the mosque and maintaining the property and even on the inside as well inside and outside

Don Roberts: It's a commercial zone I can see the reason to have a prayer leader there but personally I have a problem with a duplex I just don't think a duplex fits there it's my own opinion.

Marcel Nadeau: Don I do as well I think most of the homes in that area are single family residents I don't know of any other duplexes in that area and I think that Board has been monitoring that to see, to keep it as a single

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Gavin Villaume: We can take a look to see if there is any other duplexes in the area again we can work with the architecture of the building to make it appear as if it is just a one family I don't know if that helps, put it on its own parcel maybe, I don't know.

Don Roberts: I think what you're hearing, we would like to see it be a one family not a duplex.

Gavin Vuillaume: Yep.

Don Roberts: Anyone else?

Rich Berkowitz: As far as the community center what kind of events would happen in the community center?

Ashar: Mainly, we have our holidays and that's when the congregation size becomes big and births and funerals, and the funeral prayers for that the congregation size becomes big and dinners and community dinners and things like that

Mike Ziobrowski: How many holidays?

Ashar: We usually have 2 holidays, but we also have a weekly holiday in terms of just like the Sabbath and Sunday we have our Friday congregation and that congregation sometimes becomes because it has happened many times because the school I off and all of the sudden the parents and the children want it to show up that day and that's when we need more room to accommodate more people and then the entire month of Ramadan which we just passed almost a month ago from 6th of May to 6th of June so that also that entire month you can consider that a holiday because the size of the congregation the entire month grows and on the entire month of Ramadan Saturdays and Sundays , Fridays and Saturdays because Mondays are school so usually people are coming on Fridays and Saturdays the congregation size is big but that's when we have to plan to get a bigger place that's what we plan to use the community center for.

Rich Berkowitz: Are there classrooms in there also?

Ashar: In the community center?

Rich Berkowitz: Yes

Ashar: No , not as of now but example in the Mosque itself we run a Saturday School that kind of thing and as of now we don't plan to have classrooms in there but more like partitions if need be if ever that happens but as of now the purpose is to use the big hall

Rich Berkowitz: Is it two story or one story?

Gavin Villaume: Right now we have it as two story

Tom Werner: What would the facade be for these buildings, for the community center and would there be rendering that could be provided once you get your arm on their materials.

Gavin Villaume: The next meeting we will definitely want to bring in some architectural renderings for both buildings, we can have those they are not ready yet but we can have something for the next meeting

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Marcel Nadeau: So what would the maximum number of people be there at one time?

Ashar: I mean in the community center you mean?

Marcel Nadeau: The location in general yea.

Ashar: Currently we have I think we have approval for 220 in the current building the old Stewarts building, and we do get up to 150, 120 people sometimes and what we do is when we are having these dinners we use the outside place we use the tent so we are thinking it might go up to 350 definitely it will go up.

Marcel Nadeau: 350 in both community centers?

Gavin Villaume: Both buildings

Ashar: Yea because at one time we will be using only one, we will move when winter is coming we move into the bigger building and on that day on that occasion you can expect the count going up to 350

Rich Berkowitz: Could both buildings be used at the same time?

Ashar: Definitely they can be used

Rich Berkowitz: So the 350 would be included in both

Ashar: But usually the function the way for example the mom is leading it usually you have to be in one place so and you have to have the partition in a particular way also

Rich Berkowitz: So you would have the prayer session in the Mosque and then move everything over to the community room

Ashar: Correct you might have the entire prayer session there, I mean that is the model we have seen most places they have this on that particular day that community center becomes the Mosque

Rich Berkowitz: Ok now how many parking spots do you have?

Ashar: Right now if im not wrong I think there is like 28 or 22

Gavin Vuillaume: Right now there is like 22 and then ultimately paved and parking now

Rich Berkowitz: So if you have up to 300 people

Gavin Vuillaume: They are going to need more parking and that's part of this project

Rich Berkowitz: That's 78 spots

Gavin Villaume: We have 75

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Rich Berkowitz: 75, spots

Gavin Villaume: I think 75 yea

Rich Berkowitz: How is that going to accommodate over 300 people?

Ashar: I am expecting I have seen this usually there are 4 or 5 people in a car usually it's not, its families so we are thinking most 60 cars

Rich Berkowitz: Has there been any parking issue as of yet as of now?

Ashar: No because we use the grass right now if ever that is the case that has happened a few times and on Fridays we use the grass , we have the permission to do that from the Town to use the grass area for parking and

Rich Berkowitz: No one has parked on 236 yet?

Ashar: No, no no in fact we have even talked to pirates a few times but it has never come to going there and actually using it, they have said we are more than welcome to host our parking if that need be but it has never come to going there and actually parking on any of the property or the road itself.

John Higgins: You are also showing a future building addition to the original building?

Gavin Villaume: Yea again that's just reserved in case they want to do something bigger with the existing building.

John Higgins: Well again your parking is going to be a problem I mean you have more and more buildings you're adding more and more capacity you still have to

Gavin Villaume: If there is a need for more parking there is a few more areas where we can add additional parking not a lot, the other thing is too it's not really efficiently marked on the front we could perhaps do some remarking in the way that that front area, if you look at that way that is, this area roughly in there basically in general here you could put parking up along this edge here

John Higgins: Isn't that your storm water retention over there?

Gavin Villaume: Storm water retention really only goes about to here , I think there is a pipe that goes , again we are going to reshape that whole storm basin but I do think there is potential to get a few more spaces in the front but not a lot granted not a lot

Don Roberts: On Friday afternoons there is a parking problem, ok I see it alright they are not parked on Guideboard road yet but they are parked on the entrances so there is no room so you definitely need more parking

Gavin Villaume: We are going to get as much parking as we can.

Rich Berkowitz: Also Gavin where is the shed going to be re-located to?

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Gavin Villaume: Almost where it is now, it just kind of in the way the way it sits there, you can see it lightly dashed where that roadway is going to come in, we're just kind of turn it so that way we can get in to from that vicinity

Rich Berkowitz: Should that shed be incorporated into one of the other buildings, I don't know what's in that shed

Ashar: While you were saying that it came to my mind that it is quite possible that if the community center becomes a reality one day we might not need the shed, but again

Rich Berkowitz: Because that could theoretically open up more parking

Gavin Villaume: Yup sure

Don Roberts: Anyone else? Okay we will refer this to Clough Harbor Associates for review, Saratoga County Planning Board and the fire district ok Paul, Ok thank you very much.

Gavin Villaume: Ok thank you.

Al Arqam Center of Saratoga Community Center & Duplex, – Addition to Site Plan TABLED/REFERRED TO AGENCIES. Board received a presentation for an 8,000 SF community center and two-family home on the existing property at 185 Guideboard Road. The request was tabled and referred to agencies for review.

19.041 421 Flex Park, Route 146- Addition to Site Plan

Jason Dell: Good evening my name is Jason Dell im an engineer with Lansing Engineering here on behalf of the applicant Mr. Earl for the 421 Flex Park amendment to the site plan. This project was most recently before the Board a couple months back for recommendation back to the Town Board for a modification to the PDD to include a small property up in front, that modification to the PDD was approved by the Town Board so we are back before you folks this evening to request an approval for the minor site plan modifications. The last time this project was before this Board for the site plan if you recall in the central portion of the site there was a larger approximately 66,000 sq. ft. building that building has been broken into two buildings one 25,000 sq. ft. and the other one at 20,000 sq. ft. The building in the back here was previously a little over 10,000 sq. ft. now that is approximately 25,000 sq. ft. so overall the plan is still very , very similar to what was originally approved however we are back before the Board requesting the modification to the site plan for the buildings in the center as well as along route 146 where as you recall that previously for a different project that was before this board was a two story building totaling 15,000 sq. ft. however that is going to be a two tiered building now extending back into the park and have a total sq. footage of 30,000 sq. ft. So water storm and sewer will all be provided for the project and pretty much in the same manner as was before, we have submitted detailed site plans that have been reviewed by CHA we have addressed all of their comments to date, we also provided an updated traffic analysis that was requested by this Board at the pdd recommendation stage so we are here this evening to request an approval of site plan modifications.

Don Roberts: Thank you Jason, questions by the Board?

John Higgins: With the front building, two buildings which of the parking lots are going to be built along with those buildings?

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Jason Dell: Currently their going to be cutting through and down into Parkford Drive first to get both access points available to the park and Scott which building is it that you're looking to construct first? So the front building here or the middle building the 25,000 sq. ft. building and the associated parking necessary for that building will be constructed first or as part of the first step of construction, if you recall this building is already in this is 15,000 sq. ft. so the road comes up and the parking area is in for this building in this area so that would pro grade off to the north and occupy that 25,000 sq. ft. area.

John Higgins: You are looking at a lot of shared parking between these buildings I understand that, that one building is what you are planning on now, but my question is when your building that building which parking are you going to designate for that building just in case Scott decides not to build the rest of the buildings I want to make sure there is enough parking for that one building.

Jason Dell: I understand your question, each one of these buildings can pretty much stand on its own however we will make sure that each one has the required number of stalls, we actually have quite a significant overage in parking right now to accommodate any potential future occupants that are there we are required to have 280 stalls and the current plan before you has about 350 stalls and that includes an area that we have set aside along this area for truck parking so those are about 30 foot long stalls themselves so there is ample parking out there to accommodate whatever Scott brings in.

John Higgins: You still didn't answer my question, are you going to designate a certain area that you are going to build parking when you build that building?

Jason Dell: Yes if that building goes in here it will need the parking in here to be constructed to accommodate that building, if this building comes in over here it will need a portion of this parking area to accommodate this building subsequent buildings , each will need their own parking spaces

John Higgins: I think I for one would like to see when you come back and you show us the building that you are going to build also show us where the parking is going to be designated to that building, is that an unreasonable question?

Rich Berkowitz: Jason, you're going to pave all the way up to the edge of that building aren't you?

Jason Dell: For this building yes we would need to.

John Higgins: that's all going to be paved?

Rich Berkowitz: Up to the edge of that building I would assume

Jason Dell: Yes, it all works together the drainage, the utilities

Rich Berkowitz: Then you are going to have dirt running into the pavement, you can't have that anyway

Don Roberts: So as you build each building the parking is going to go with it

Jason Dell: That's correct

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Paul Marlow: Jason are you asking for approval on building 1 in addition to 3 & 4 right now or just 3 & 4?

Jason Dell: The way that we've disused it is that the site plan application that is before you folks and the site plan application fee is for these two buildings first in the center this building has already been constructed however to give you folks a complete application we've shown everything that we intend to build, all of the stormwater is integral with the whole site so we needed to show that engineering so for right now the site plan application is for these two buildings and as Mr. Earl gets a tenant for the other buildings we'd have to come back before this Board to update you on what is coming in obviously pay the application fee but the engineering end of things will be done and will have been reviewed by CHA.

Don Roberts: Like phases, in phases.

Jason Dell: That's correct

Don Roberts: So you want two buildings tonight?

Jason Dell: That's correct

Rich Berkowitz: These two buildings will be built concurrently or will you build that one first and that one second depending on the tenant? So you will build one as the tenant comes and then the other

Scott Earl: You can't plan one without the other

Rich Berkowitz: Ok

Tom Werner: Jason you mentioned an updated trip generation was completed by CME is that for the whole site or just for these buildings?

Jason Dell: That is for the whole site

Tom Werner: The entire site and for that entire site it's going to be less than 100 trips?

Jason Dell: That's correct

Tom Werner: And that's based upon, you know what the uses are going to be for all of these buildings?

Jason Dell: That is correct, it was all based upon the ITE manual we did submit that it should be part of the record but I know it was reviewed by Joe and I don't think Joe had any comments on that correct?

Joe Romano: No, you're all set

Tom Werner: But yet your providing 356 spaces, you've got 356 parking spaces that are going to be provided?

Jason Dell: That's correct.

Tom Werner: But they arrive, so the nature of the businesses is that they are going to arrive randomly in the morning so that you are not going to have a 100 to trip that factor

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Jason Dell: Yea I mean that would be discussed as the additional tenants came in on a tenant by tenant basis if we need to update that study at that point in time if it was warranted we certainly would do that but for the current proposal that is before this Board

Tom Werner: Total of less than 100

Jason Dell: That's correct

Don Roberts: So Joe all of your comments have been addressed? Paul we are all set?

Rich Berkowitz: So we are basically decreasing the size of the building by 20,000 sq. ft. your decreasing the use of the whole space, the whole parcel.

Scott Earl: We didn't change the parcel

Rich Berkowitz: Exactly, I'll make a motion to approve the change of the site plan

Mike Ziobrowski: I'll second

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

Jason Dell: Thank you.

421 Flex Park, Route 146 – Addition to Site Plan APPROVED. Board received a presentation and approved the site plan to construct two new flex space buildings (Building 3= 25,000 SF & Building 4= 20,000 SF) at the 421 Flex Park.

19.041 CM Fine Arts, 1 Executive Park Drive – Change of Use/Tenant & Sign

Collette McCombe: Hello good evening everyone thank you for having me back I am Collette McCombe representing my school CM Fine Arts, we are a local fine arts school in the Town of Halfmoon I have been happily directing the school here for 10 years I was recently here to update our signs and you all were very helpful in that thank you for guiding me through it. We are a music, dance, art and acting, we found out on May 1st that we needed to move our space and Im ecstatic to say that it looks like we can stay in Halfmoon, I did not want to have to leave Im so glad that I think we can do it. So the space here is wonderful because it was actually previously used by a school it was Saratoga Academy and we love that we can just move in and start doing what we need to do. I think it's your turn

Don Roberts: So it's going to be the same use but different location?

Collette McCombe: Yes

Don Roberts: Same number of employees?

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Collette McCombe: Oh I don't have employees I have teachers we have teaching staff and they are not , the way they kind of have their own students and they put a portion of money in so I don't think they are technically employees.

Don Roberts: To me they are employees that's alright.

Rich Berkowitz: How many teachers?

Collette McCombe: We have a dozen teachers they are great people I love them

Rich Berkowitz: So they are not all there at the same time?

Collette McCombe: No they are actually not all there at the same time but if they were the other thing that is exciting about this for us is the potential for growth so we don't need all the space that we are taking yet but it comes with so much extra space we are looking to bring on more teachers and it's going to be really exciting, our main hours of operation because im sure the parking lot thing is going to come up so , our main hours of operation are when kids get out of school and when parents get off of work and when adults get off of work so I believe there is 50 parking spaces that go around the building, we are also open on weekends the building next to us is our land lord and they have I think 35 parking spaces , no im sorry they have 55 more parking spaces I think it should all be on the paperwork that we submitted but they close around the time when we get busy and they have invited us to use their parking as well

Don Roberts: Did you say how many students you have did you say that yet or no?

Collette McCombe: At one given time, perhaps 15, but let's say we are doing a special workshop we could have up to 30 students

Don Roberts: Ok,

John Higgins: Are they all getting there or are they all transported by individual cars or do you have busses also?

Collette McCombe: No busses although the parents would really love that , every parent feel like they have a taxi cab sign on their car, a lot of the children are dropped off and the parents really enjoy that time when they can drop their kids off then do a range of different activities and then they come back to pick them up but if we are doing a music recital or something those are on the weekends when also the landlord is not open so they said we are welcome to use their parking also for a special event like a piano recital. I try to keep the piano recitals very short and I will do as many as we need to we never have more than 15 unique performers at a time because we want to keep them special and short that way a student can play more than one piece and the parents aren't going to be overburdened by the amount of time.

Tom Koval: Your signs are staying pretty much the same that exist?

Collette McCombe: I am so sad to say that when I was just here not too long ago for the updating of the signs I have to get new signs, the visual appearance yes is the same but the place where we purchased the last round from they sure do love me because here I am needing to do it again. It's just a matter of a few inches differential which is why we have to get new ones but we are using the same exact sign face as what Saratoga Academy had there

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and Physical Therapy Associates , were putting our sign over what they had, so I think it's , you do have the dimensions up there

Mike Ziobrowski: Is it LED lit or no?

Collette McCombe: No, it's not, for route 9 the smaller one you can see on the bottom left where it says Halfmoon Executive Park that one is lit and we are simply putting ours in the slot with everyone else.

Don Roberts: Now we have received a letter from the owners supporting this application that is in the file

Collette McCombe: The owner is super nice by the way we are really very appreciative of them helping us get into this space, there was a bit of confusion but we are good.

Don Roberts: Oh that's good, anyone else?

Mike Ziobrowski: I would like to make a motion to approve the change of use tenant.

Marcel Nadeau: Ill second it.

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

Mike Ziobrowski: I would like to make a motion to approve the sign

Marcel Nadeau: Ill second it.

Don Roberts: All in favor? (All were in favor) Opposed (none were opposed) Motion Carried, you're all set.

Collette McCombe: Thank you so much and again we are really happy to be in Halfmoon.

Don Roberts: Glad to have you good luck

CM Fine Arts, Change of Use/Tenant & Sign (19.089 & 19.090) APPROVED. The Board approved the request to occupy 17 Executive Park Drive for theater, dance, Music and fine arts training and education. The Board also approved the replacement of the existing free-standing sign and the installation of a new wall-mounted sign.

Old Business:

18.145

JGS Recycling, 392 Hudson River Road – Site Plan

Mike Bianchino: Good evening Mr. Chairman my name is Mike Bianchino with Lansing Engineering Im here representing JGS Recycling and Hauling requesting consideration for site plan approval at the site 392 Hudson River road. The parcel is located on the North West quadrant of the intersection of Hudson River road and Myrtle Lane. The site is zoned M-1 manufacturing, Myrtle Lane is a Town road. The applicant purchased a property and received approval from the Planning Board for a change of use back in August 2017 to operate his RGS recycling business based on a concept plan that was submitted with that application, since then he has been operating the site , been working with the building department to get some issues cleaned up. The original concept site plan did

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show a potential future car port to be located here, when the applicant started to investigate the site he realized that there was an old sub surface tank that was in that location for their septic system and he realized he would need to find a different location, he decided to put the carport in this location and he went out and purchased a pre-fab carport unit, he did not realize at the time that he needed a building permit. When he was told he needed a building permit he was also told that in order to put the car port there he would need site plan approval. At that point we did make an application for site plan approval which was denied by the Planning Board because of the pre-existing nature of this parcel, there were a number of area variances that were required, we did make application to the Zoning Board for a number of area variances related basically to the lot size the frontage the setbacks of the pre-existing buildings on the site. On June 3rd the Zoning Board granted approval for all of the area variances and so as a result we're here tonight back in front of the Planning Board to request a site plan approval basically I think the site plan approval is related to the car port which is located as I said in this location. Im here to answer any questions

Don Roberts: Thank you Mike, any questions by the Board?

Marcel Nadeau: It says that the garage will be used for storage what are they storing?

Mike Bianchino: Its various, I think there are some photos Paul are there photos, it's basically just

Marcel Nadeau: Any chemicals? So you said they would be storing chemicals

Mike Bianchino: Not chemicals, no they do recycling of refrigeration units, refrigerators and so on all that equipment is stored in the back they take the freon out and there registered haulers, I think at this point he was just putting things in the garage when he took the photo, but it's basically his original objective was to store his equipment in a garage as I presented for the use permit

Don Roberts: There is no outside storage

Mike Bianchino: No the outside storage as you recall from the use permit there is storage in the back behind the fence line, they've got an area here for laydown storage of the recycled refrigerators and air conditioners and so on after they have taken the freon and the recyclable material out of it so any storage is behind the fence line and the buildings

Don Roberts: So it's all enclosed

Mike Bianchino: Yes it is

Tom Koval: I went by there last Thursday there was a giant pile of tin out front during the day

Mike Bianchino: Out front during the day , I know when we presented it originally I know what he said was during the day we will have the garage doors open they will have roll offs out in front and there supposed to bring the roll offs back behind the...

Tom Koval: This was just piled on the ground

Mike Bianchino: Ok and again, he has been trying to stay and work with him and make sure that he keeps the site clean I don't believe there has been any complaints from the neighbors or the Building Department at this point

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but I'll certainly make him aware of the fact that the original use permit did indicate that the entire front of the site would be cleared at the end of the by end of the business day.

Tom Koval: It's a public road I mean...

Mike Bianchino: Well he is not putting it in the road, but he' putting it...

Tom Koval: It was damn close the other day, I just don't want to see it growing, if you go to Kellman's it's the same situation their stuff is stacked in that city street every day and then they move it but in the meantime all of the neighbors are dealing with it, I don't want these neighbors behind him dealing with this or every time I go by I'll just have code issue another ticket.

Don Roberts: Isn't it all supposed to be in the enclosed area? And if it's not in the enclosed area he can be ticketed right Paul.

Paul Marlow: Yea if they are violating their site plan then they will get a notice of violation and if they don't fix it then they usually get tickets.

Don Roberts: Make them aware of that

Mike Bianchino: Right, oh yea, absolutely

John Higgins: And also when the initial approval he said he was going to keep the piles below the level of the fence

Mike Bianchino: Right and behind this building which is a 24 foot high building

John Higgins: Im talking about up on the road because he had a pile up on the road behind the fence but it was

Mike Bianchino: Above the fence-line

John Higgins: above the fence line, I will bring that to his attention

Don Roberts: I don't think he wants tickets

Mike Bianchino: Oh absolutely he's been trying to work with the building department and I'll make sure that he is aware of it

Rich Berkowitz: I'll make a motion to approve the site plan

Mike Ziobrowski: I'll second it

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

Mike Bianchino: Thank you very much

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JGS Recycling – Addition to Site Plan APPROVED. Board received a presentation and approved a request to construct a 525 SF garage at the scrap recycling business.

19.080 Kenworth Northeast Group, Inc., 1 Rexford Way – Addition to Site Plan

Tom Pratico: Hi Im Tom Pratico with the Rexford Group and also Bast Hatfield, we were in front of the Board at your last meeting for this project for this small addition to the existing united rental building which is now being turned into Kenworth I think we answered all of the questions, we are just waiting for Cloughs review on the stormwater which I believe came back.

Don Roberts: Joe

Joe Romano: We took a look at the proposal, the area that they are doing the building expansion is already paved, so from a peak flow stand point they are not impacting stormwater.

Don Roberts: So we are good to go then right?

Marcel Nadeau: I'll make a negative declaration pursuant to SEQR

Rich Berkowitz: I'll second

Marcel Nadeau: I'll make a motion to approve the site plan

Rich Berkowitz: I'll second

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

Mike Bianchino: Thank you

Don Roberts: You're welcome

Kenworth Northeast Group, Inc., – Addition to Site Plan -APPROVED. Board received a presentation and approved a revised site plan for a 6,000 SF addition to the existing building at 1 Rexford Way.

19.056/19.057 GT Toyz, 1537 Route 9 – Addition Site Plan & Sign

Dan Hershberg: Mr. Chairman Dan Hershberg of Hershberg & Hershberg and with me is Greg Goldstein the applicant for the project. Since we were here last time we made some additions to the site plan, we added a 10 ft. high sound barrier starting there and going around to there, 10 foot high sound barrier which is meant to absorb the sound, we submitted a copy of the material we intend to use I don't know whether or not it was shared with the Board members I can give it to you folks you can pass this around its very effective for using it all the way up to airports, comes in four standard colors white, grey, tan and adobe, we weren't going to make it any color although the tan color is the one that is shown on all of our plans. We also propose to put a line of Junipers, Spartan Junipers are the ones that a columnar and high, this sound barrier is meant to be 5 foot off of the property line and in that 5 foot strip we will plant Junipers, these Junipers stay columnar so they don't spread out very much so 5 the foot is wide enough to handle them also based upon a comment from an adjoining neighbor that water was accumulating in this area over here sort of off our property, we added a catch basin at this point it is

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shown on sheet C-4 of our set, we show a catch basin at this point here the drainage works to catch all of the water from this area , drains it across the site to here and we rip rap that and goes down to the stream course. We also added some on the landscape plan we also added some shrubs along this area in here the question was raised as to how many do we need 125 vehicles in here and we did make a plan which shows the standard parking spots on the site so if we consider that I've got this plan here I don't know whether that just hasn't lined out we showed 104 standard parking spots on the site but a standard parking spot is 9 x 18 so if you've got motor cycles you can fit a lot more motorcycles in there and if you have a boat you can fit less in there so we think that 125 full vehicles is a reasonable amount to consider.

Don Roberts: Paul what is the size

Paul Marlow: Parking space size, code requirements are 10 x 20

Dan Hershberg: Yea ok , well we just , these are shown with a 20 strip in here I just said 9x 18 because that was the way this line was drawn in here so we can fit in 104 standard parking spots we believe, on the site but the standard vehicle parking spots should not be a judgement for the number of vehicles that are going to be here because a large amount of vehicles are going to be motorcycles which would fit on less space, we are willing to consider whatever the Board would approve. We also propose to relocate a sign from this point here.

Greg Goldstein: Boats also take up in most cases will take one and a half to two parking spaces so most of the motor sports will be stored indoors in display areas in front of the building, very few loose around the property, the rest of the property will be predominately automotive vehicles and boats and the 104 depicted normal spots it will be hard-pressed to ever see that many, because if you have a boat in that spot it's going to take 2 spots.

Don Roberts: I think we should actually delineate what going to where you know what I mean, boats go here, motorcycles go here, cars go here

Dan Hershberg: Actually on the plan that we submitted we actually specified some areas, parking display areas but again as Greg says a lot of the motor sports things will be inside the building on display so I'm not sure what it will do to

Greg Goldstein: You're are seasonality trends also going into Fall we are going to have less boats in stock and cars and at the opposite end when the spring comes.

Rich Berkowitz: But will you be doing more repairs in the winter time on boats?

Greg Goldstein: I don't believe so, most boat repairs are done as you store them or as you take them out, very few are done in wintertime.

Rich Berkowitz: Now how much of a percentage is your business going to be actually motorcycle and boat repair?

Greg Goldstein: The shop is very ,very small there is one automotive lift, two car wash bays for internal use only we are not going to solicit to the street other than our customers and the balance of the shop I believe the square footage is 2,200 sq. ft. for the shop so it's not very big

Rich Berkowitz: But you don't need a lift for motorcycles do you

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Greg Goldstein: Well you do, they are very small the lifts

Rich Berkowitz: Are they lifts for cars also or just motorcycles?

Greg Goldstein: The one lift is for a car and a motorcycle lifts that we can fit approximately 4 in there

Rich Berkowitz: Now my main concern is your expanding this site tremendously you're going from a country store with a lot of woods and a lot of trees you're going to clear cut everything you're going to go to a 120 unit lot you're going to do repairs you're going to have a lot of noise you have , Im just looking on the map here , you have 4 or 5 residents with pools right in their backyards which is going to butt up against that fence , now you need a fence that's your own doing because you're going to have a lot of noise going on

Greg Goldstein: I personally don't believe there's going to be excessive noise any more than what's happening on the highway

Rich Berkowitz: I live up the road from there , I live a half a mile from route 9 I can hear route 9 and I live behind DeVoe's so you've got DeVoe's, you've got the trees you have a couple duplexes you have another house then you have another house and I'm probably 4 houses in I can hear that so don't tell me I'm not going to hear noise, I'm not going to hear noise from you but I can hear noise from route 9 and the people behind you are going to hear a lot of noise , there is also a new house going up on the other side of plant road that they're going to hear noise, that barrier isn't going to make a difference because that noise is going to go over the barrier come back down go into that development.

Dan Hershberg: I would like to dispute that sound is a line of site situation

Rich Berkowitz: They'll still hear it

Dan Hershberg: If you can't see it from there you can't hear it

Rich Berkowitz: I don't believe that at all

Don Roberts: I don't believe that either

Dan Hershberg: If you disrupt it with a 10 foot high barrier and you have something that's located below it that sound is deflected

Rich Berkowitz: Sound goes all over doesn't it? It's circular

Greg Goldstein: The sound walls as proposed are the same sound walls that they use at the airport

Rich Berkowitz: I don't care what sound wall it is, if you live behind a highway with a sound wall you still hear the highway don't you? So there is your sound wall

Dan Hershberg: But it certainly depresses the levels

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Rich Berkowitz: And I understand it's a commercial zone but your just expanding this way too much for what I feel , you have these people they have lived there since the 70's , 80' and now you're coming in and your disrupting their lifestyle

Dan Hershberg: I believe we have some neighbors here

Rich Berkowitz: I have spoken to some neighbors also who have come to me voicing their concerns

John Higgins: How are you going to test the boats?

Greg Goldstein: How do you test boats?

John Higgins: No, I know how you test boats Im asking how you are going to test them

Greg Goldstein: It depends upon the boat itself, there's water tank testing and there is ear muff testing I can't imagine that we are going to be doing ear muff testing outside that's just not what you would do

John Higgins: Then how are you going to run a 100 horse outboard, how are you going to run it to make sure that its set for a customer to take?

Greg Goldstein: My intentions based on the conversations that we have had up to this point are to try to eliminate as much noise as possible would be water testing, water testing and a water tank.

John Higgins: ok you still even a water tank I've been at Albany marina when they were testing a unit in their tank down there and it's definitely you know 80, 90 decibels within 20, 30 feet so

Dan Hershberger: I can't comment on that

John Higgins: Well that's something that the neighbors are going to have to listen to that they haven't had to listen to in the past.

Dan Hershberger: Its encapsulated in a garage building ,the garage area is going to be air conditioned so the intention is to keep the doors closed and then we have the sound wall and then there are trees and bushes and woods in-between the neighbors I don't think it will be too loud

John Higgins: So you are only going to sell boats that are going to be small enough to put in the garage and close the door and test it in the building?

Dan Hershberger: Yes

Marcel Nadeau: So I understand there is no testing outside is what you're saying?

Dan Hershberger: Correct.

Tom Werner: What type of landscaping are you proposing along route 9 to soften the view?

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Greg Goldstein: On route 9 in the proposal there is the easement area which would be grassed and then I'm proposing hardscaped landscaping with some random bushes throughout it that we could use for a few motorsports displays on the hardscape.

Dan Hershberger: We have space in there, right in there where we can add some landscaping along route

Greg Goldstein: Right now that's hardscaping and we can certainly put some random small plantings and bushings I have no problem with that it would look good

Tom Werner: And also to the north side of your entrance there right at this truck display and the sign some area in there

Greg Goldstein: The south corner where the existing sign is also

Dan Hershberger: Well here we show, we show a half a dozen shrubs here, we are going to landscape this area here and this little area here and we are going to add some landscaping down to this end, we can add it all

Rich Berkowitz: Now when you do motorcycle sales do they take them for a test drive or do they rev them up in the parking lot?

Greg Goldstein: Every time I've ever bought a motorsport nobody test drives anything I've never seen a test drive

Rich Berkowitz: You've never seen anybody test drive a motorcycle

Mike Ziobrowski: I bought a BMW I test drove that thing before I took it home

Greg Goldstein: Seymour's does little to no test drives

Rich Berkowitz: I find that hard to believe and then you are going to have people revving up a motorcycle in the parking lots aren't you?

Greg Goldstein: I hope not

Rich Berkowitz: If I bought one I would, I'd see how the engine would work

Tom Koval: I do agree there is not a lot of test driving in motorcycles however are you going to be doing customizing in motorcycles, putting lights on them for people and that type of thing?

Greg Goldstein: It's not the plan the motor sport line that we are going to be carrying is going to be all Four Strokes and it's just not part of the planning, customization

Tom Koval: What Brand?

Greg Goldstein: Yamaha

Don Roberts: So getting back to the number of units what are you proposing total number of units?

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Greg Goldstein: In the event that they were all cars the parking lot will hold 104 however seasonally half of them will be boats which will take up two of those spots so I would tell you 50 cars and trucks and 50 boats is not going to fit on the property.

Don Roberts; ok

Dan Hershberg: I think because it's a mix of different type of vehicles again motorcycles and boats are entirely different regarding to the space they take up and if they are all automobiles we could give you a better count but

Don Roberts: Ok so we have got to come up with a number of units that's what we've got to do a number of units onsite

Tom Koval: Is your rock display area out in front behind the right of way?

Dan Hershberg: Yes

Don Roberts: Nothing is in the right of way

Dan Hershberg: Correct

Tom Werner: He is going to add some landscaping to that

Don Roberts: On his property

Tom Werner: Yes, have a hardscape area, trees, shrubs, whatever kind of soften the view of route 9

Tom Koval: in that elevated display area how high are you proposing that?

Greg Goldstein: I think it is stated on there, I think it was 2 or three feet higher than the parking lot

Dan Hershberg: I think it's like 2 ½ feet is the way we have it detailed

Tom Koval: It's not on one of those metal ramps or anything like that

Dan Hershberg: No, no metal ramp no clowns dancing around

John Higgins: We've done this with other applicants where we stage it and we start out at a certain level and then after a year or so if everything goes and you're operating as you've told us it's going to be then you come back in and we increase the number would you consider that?

Greg Goldstein: I depends upon what the numbers are, I'm currently operating down the street at 1516 and I came in originally for 80 vehicles and I was approved for 30 and it doesn't work, I'm actually in the process of coming back this Board to ask for more, 30, we sell more than that a month. It's almost impossible to do business.

Don Roberts: That's the way that I think we should do this is phase it in

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Tom Koval: What about these signs now?

Don Roberts: Let's do the phasing part first here, the number of units first and get that out of the way, your end goal is

Greg Goldstein: For units? If we say 50 cars and trucks, 25 boats and the motor sports are going to be predominately indoors, there is 1,2,3,4, there are 6 or 7 display spots outside of the building for motor sports.

Dan Hershberg: If we said 50, 25 for boats

Greg Goldstein: 60 for cars and trucks because right now we really need to get to

Dan Hershberg: 60, 25 and a half a dozen motor cycles, so you're about 80, 81, and 82

Don Roberts: 82

Dan Hershberg: Outside plus whatever he has inside units, inside units not to count

Don Roberts: Yea we are worried about the outside part, your saying 82 is what you want in the end?

Greg Goldstein: We can start with that

Don Roberts: Start with that?

Greg Goldstein: That was the phasing wasn't it?

Don Roberts: No we want the number ...

Greg Goldstein: Oh end all number

Lyn Murphy: So you need your initial number not your end number

Greg Goldstein: The truck number really needs to be somewhere around 60, boats are going to start up slow so if that number was 15 or 20 I could probably live with that, and again motor sports if we say between the display pads what have you out front and frontage if there is a dozen outside the rest will be inside

Rich Berkowitz: Can I just say something, you have 96 spots is that correct?

Greg Goldstein: There are 104 based on that measurement

Rich Berkowitz: 104 spots you have 10 full time employees 2 part time employees, there is 11 spots you need spots for your customers

Greg Goldstein: There are 5 customer spots along the south side of the building designated as customer spots with a handicapped area

Rich Berkowitz: So now we are up to 16 spots I'm including employees, customer spots,

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Greg Goldstein: The entire fenced area where the employees would park that is not parking at all im not counting it at all

Rich Berkowitz: Where are the employees parking?

Greg Goldstein: The fenced area, there is no counting of this spot in here at all

Rich Berkowitz: What's going on in that fenced area besides employee parking

Greg Goldstein: Most motorsports until you put them together and or sell them or boxed and stacked

Rich Berkowitz: Where are they put together back there?

Greg Goldstein: Inside the shop

Rich Berkowitz: So the box are transported inside the shop, that's outside storage now

Tom Koval: Are you going to do what Seymour's does and stack the un-built units outside?

Marcel Nadeau: If you go by Seymour's you see the stack outside

Tom Koval: You're going to stack the un-built units outside?

Greg Goldstein: That would be the intention yes

Tom Koval: You didn't put anything in here for outside storage

Dan Hershberg: Well this has been labeled storage area all along

Paul Marlow: I have a good question are you going to be selling snow mobiles and four wheelers or utv's?

Greg Goldstein: On an off road motorsports, motorcycles, snowmobiles, ATV's, UTV's, yes

Tom Koval: Then I have another question, what about trailers, are you going to sell trailers like Seymour's does. Select trailers?

Greg Goldstein: The only trailers that will be sold will complement the product, we will sell snow mobile trailers, ATV trailers, UTV trailers, boat trailers

Tom Koval: You will be selling trailers as well?

Greg Goldstein: Yes

Tom Koval: So now your opening a whole another can of worms, those trailers are taking up parking spots, if we approve x amount of boats x amount of trucks you also have to include x amount of trailers then you have to talk to us about the outside storage designated area, which we don't approve of anywhere

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Rich Berkowitz: I don't think we are prepared, im not prepared to vote because we don't have enough information and I would also like to hear what the neighbors think, I would recommend a public information meeting on our next meeting, this will give you time to decide on what kind of units you want, how many units you need instead of just sitting up here and guessing and us negotiating without really knowing anything.

Mike Ziobrowski: June 24th do you think that would be too tight to get a notice out?

Greg Goldstein: I thought we came back with that with the 104 parking spaces?

Rich Berkowitz: Well this is a different type of application

Tom Koval: You're not clarifying what you need, you told us ten minutes ago you would be storing your own assembled units outside, which we don't allow so you'll be getting tickets constantly for that, you just told me your also going to be selling snowmobile trailers, and ATV trailers which is the first that that's come up so you don't have a complete application for us to vote on.

Paul Marlow: I think there is a little confusion across the board for everybody about what's going to be there and what's not going to be there it might be beneficial for you guys to meet with Rich and Don and I and hash out what exactly what is going to be on the site and try to come up with exact numbers, because it doesn't sound like they are ready to vote based on what you've told them tonight, so rather them continue to just go around with this it just might be better for all of us to sit down in a room and work out numbers and locations and then come back at the next meeting with everything clarified.

Mike Ziobrowski: I think we should put out a public notice as well.

Rich Berkowitz: I think we should call a public notice also

Paul Marlow: Well we can certainly do that we did obviously send out site plan notifications

Rich Berkowitz: To who?

Paul Marlow: To the same people that would get a public hearing notice

Rich Berkowitz: How about do an expanded one because that noise is going to go all over into another neighborhood?

Marcel Nadeau: We can have a public information meeting.

Tom Koval: We sent out site plans but we didn't give the public a chance to speak

Paul Marlow: We sent out site plan notifications and we tell people if they have comments to submit them to us, obviously as you guys got letters we did get some from adjacent property owners which the applicant was given and responded to....

Don Roberts: I think the members are asking for a public information meeting I really do

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Paul Marlow: If you guys want to do it

Rich Berkowitz: Also with expanded notice there is another development back there I can't remember the name of it behind Cardin, they should be notified also because they are directly behind that.

Marcel Nadeau: How many units you might have that might be stored outside for your packaging to disassemble and assemble, where are you going to put those? Your saying they are stacked outside like Seymour has they are stacked outside, we don't allow outside storage so how many units were you intending to have outside and where now are you going to put them?

Greg Goldstein: That also happens seasonally because you buy your product one time a year so you'll notice that Seymour's right now they

Marcel Nadeau: You're not answering my question, we don't allow outside storage ok so if you have 15 units come in on Monday where are you going to put them?

Greg Goldstein: Well based on what you're saying I either have to build a building or store them indoors.

Marcel Nadeau: And can you do that?

Greg Goldstein: I believe so

Don Roberts: I believe at this point first step meet with Paul , Rich and me and go over something that we can present reasonably understandable public information meeting , that way everyone knows what's being proposed, because right now it's a little confusing alright, so I think Paul you can set that up for us?

Paul Marlow: So we can send you guys an email tomorrow obviously before you come to the meeting just know your end game number and if you are going to do outside storage like Seymour's does where they have the snow mobiles in the crates and they stack them on top of each other have an idea of how many you would like to do whether it be for snow mobiles 4-wheelers whatever and kind of where you think you want to do it and we will work through that

Tom Koval: We don't allow that

Marcel Nadeau: So that's what you are going to have to figure out

Paul Marlow: Yea we are going to have to figure that out

Rich Berkowitz: Also I would figure out a way to do your repairs indoors with doors closed, especially the motorcycles and powerboats.

Don Roberts: And also Joe we are going to request that you review the landscape plan, alright, ok

Dan Hershberger: We can submit the new landscape plan showing the stuff on there.

Don Roberts: Ok that would be good, thank you. Alright so Paul will get a hold of you and we will get something going here alright. Ok thank you.

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

John Higgin: I'll second it.

Don Roberts: All in favor? (All were in favor) Opposed (none were opposed) Motion Carried, thank you good night.