

**MINUTES MEETING
Town of Halfmoon Planning Board
March 11, 2019**

Those present at the March 11, 2019 Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
John Higgins
Tom Koval
Richard Berkowitz
Thomas Werner- absent
Mike Ziobrowski

Planning Board Alternates:

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:

John Wasielewski
Jeremy Connors

Town Engineer / CHA:

Joe Romano

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

Rich Berkowitz made a motion to approve the Minutes from February 25th. Mike Ziobrowski Seconded. Motion Carried.

Public Hearings

19.012 Creekview Estates Residential Planned Development District (PDD), Upper Newtown Road -Major Subdivision

John Higgins recused himself.

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

John Higgins: Don Im out on this one.

Don Roberts: John Higgins recuses himself, is someone here representing, there we go.

Joel Bianchi: Good evening Joe Bianchi with MJ Engineering Im here to present the Creekview Estates subdivision. The Board saw this presentation last month so I will be as brief as possible but highlight some of the changes that occurred since we last met. The parcels on Upper Newtown road, the applicant is Beacon Development the land owner is Dorothy Pingelski, the overall parcel is 96 acres, and the proposal is to subdivide and create a PDD on 56 of those acres for 70 residential lots. So the Board did see this concept before so to give you a highlight the blue area is the area of the mother parcel that is not intended for development that will be retained by the Pingelski's and then everything I would say to the right of that blue is all of the development showing the 70 lots and the arrangement of the road , the yellow area is all of the open space that is going to be created for the development that is going to be created for the development that is going to be created and operated by the HOA. The Board did have a question because there are cultural resources on the project that little orange dot if I can get it right there that's an area where there was some cultural resources found, we are dealing with state offices of parks and recreation, it's going to be a avoidance area we are going to put a fence around it no grading no nothing so there is no impacts related to that.

Mike Ziobrowski: What is it they are doing?

Joel Bianchi: There were Indian artifacts found there, Indian arrowheads so we are staying away from it that is the customary easiest path forward with SHPPO on that. We did some background studies regarding wetlands, cultural resources , there are no wetlands impacts with this subdivision for infrastructure it will be Town water where we are going to connect to water mains up on Upper Newtown road , the sewer will be offered to the County Sewer district, we are running it out the back there is a count proposed pump station here running a force main up to the back of a gravity manhole in Swatling Falls here, we submitted to the County Sewer District for review and approval of what we are proposing , stormwater on site all of the storm sewer inside the road we are going to offer to the Town along with the road bed, all the stormwater areas would be conveyed to the HOA for their responsibility , there is a storm water basin there , there is another storm water basin back there, there is one up here and then one over here. One item that we did talk about last time is the trail network that we originally proposed and this trail network would connect to Swatling Falls next door so to give the Board some brief recap this is part of a network that is being installed as part of Swatling Falls. This orange is pretty much and existing trail network that already exists and then all of these magentas are the new networks that we are going to propose, this dead- ends at a parking area where there is a mail kiosk but it will also be open for trail users, there is a parking area down here, you have a continuous connection between this trail network. Following our meeting on February 11th with this Board we did meet with Rich Harris some members of the Town Trails Committee and discuss some additional items to add, so what we added to based out of that discussion was we added a paved asphalt path from the parking area on top of Newtown Road and then all along our project frontage we offered a 15 foot wide easement that could be utilized for a potential multi use trail. We did have a discussion or email dialogue over the past week I believe we've agreed in principal on those improvements , however I know members from the trails committee are here this evening and they may be able to speak better to that, so with that any questions from the Board or the public ?

Don Roberts: Thank you Joe, at this time we will open the Public Hearing, if anyone would like to speak please come up and say your name and address and any comment you may have for the record, that being said would anyone like to speak?

John Mitchell: John Mitchell 6 Belden Court Joe Im not sure why the other trail

Joel Bianchi: Why I turned it green?

John Mitchell: No the green up to the other ... the

Joel Bianchi: Oh I didn't show that your right my bad, yes there is, so to explain, and I did not show it that's a good catch there is actually an access road from the pump station that parallels the force main so we would connect this trail over up so it actually gets to the road over there, I neglected to show that you are correct.

Don Roberts: Ok thank you.

John Mitchell: that's the only substantial point

Don Roberts: Ok thank you, anyone else? (No comments) If no one else wishes to speak we will close the Public Hearing, comments by the Board members? Rich, is everyone all set?

Richard Harris: Yea, I mean the main comments from the last meeting were with the trails committee and issues related to that, I know Joe has done engineering and review and didn't know if there was any remaining comments from this Board or from the public for Joe in engineering to take a look at with that though we have all the other necessary reviews and approvals, we sent things out to different departments and we are satisfied.

Don Roberts: Ok, thank you, Joe how about you are you all set pretty much?

Joe Romano: Yea I've taken a look at their latest response the majority of our comments have been addressed there may be some minor technical comments that we've got to work through nothing that is going to change the lay out or location of lots or anything like that

Don Roberts: So if we do a preliminary approval we will do it contingent on your comments?

Joe Romano: that would be fine.

Rich Berkowitz: I make a motion to grant preliminary approval subject to Clough Harbors comments.

Marcel Nadeau: I second

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

Joe Bianchi: Thank you

Don Roberts: You're welcome

PRELIMINARY APPROVAL. The Board held a Public Hearing and subsequently granted preliminary subdivision approval for the 70 lot subdivision conditioned on CHA sign off.

New Business:

19.028

Capital District Youth for Christ, 1544 Route 9 – Sign

Emma VanVorst: Hello Im Emma VanVorst with A. J. Signs representing Capital District Youth for Christ. We are proposing to install 3 single sided directional signs , the first you'll see in the middle is going to be 56 x 73 the copy will read The Edge Halfmoon as well as Youth for Christ and the two on the side will be 36 x 48 and they will read The Edge Halfmoon and the Edge Halfmoon and Youth for Christ they will be made out of 0-80 aluminum with a 1 inch tubular sub frame and they are going to be installed on 6x6 pressure treated posts embedded in concrete.

Don Roberts: Ok now where are they being installed?

Emma VanVorst: I don't know if you have that in front of you there is a map, as you pull into the property its substantially off the road so as you pull in people are a little confused kind of where they are supposed to go so the first sign, do you have this map , so if you looking at this map the location is going to be at the fork in the road a lot of times they say the issue is people stop at that first little house which I think is a residential house so there has been issues with people knocking on that door thinking that's the youth for Christ if they haven't been there before. That's going to be the big sign in the middle that you see it will just tell people kind of they need to keep going cause it's going to be past that house and as you pull in and approach the building the first sign is going to go , it's going to be The Edge Halfmoon and Youth for Christ , the 48 x 36 that has both names, it's

going to go right in the main entrance under the canopy it will tell people you either have to go up and around for The Edge or up and over for youth for Christ. The third sign is going to go right in front of The Edge Halfmoon, there is not any signage there right now leading to that door and since both doors are on the side of the building it gets confusing, the center main entrance door kind of leads to the lobby.

Don Roberts: So there is really nothing up by route 9 at all?

Emma VanVorst: No so it kind of helps a little bit to not have some big huge sign there but a little bit of directional signage

Don Roberts: Ok, alright these signs meet with the Towns ordinance

Tom Koval: I make a motion to approve

Rich Berkowitz: I second

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

Emma VanVorst: Thank you.

Don Roberts: You're welcome.

APPROVED. Board approved three new free-standing/monument signs for Capital District Youth for Christ at 1544 Route 9.

19.023 T-Mobile Co-Location, Site #415470, 15 Route 236 – Telecommunications Co-Location

This item was removed per the applicant's request.

19.024/19.025 Electronic Coating Technologies, 15 Solar Dr. – Change of Use/Tenant & Sign

Brian Heinz: Hi Im Brian Heinz representing Electronic Coating, so we are a basically a conformal coating service, our customers are a small businesses that have circuit boards and basically they send us their parts within a weeks timeframe we put our protective coating on it and ship it back to them, we also do other items like potting and encapsulation, still sort of the same aspect of prolonging circuits life, we do a lot of work out of Pennsylvania and out of New England areas and hopefully with a new facility be able to increase our sales to expand.

Don Roberts: That's it?

Brian Heinz: Yea

Don Roberts: Questions by the Board?

Rich Berkowitz: How do you receive your deliveries?

Brian Heinz: We have a loading dock on the left hand side of the building, it's all small package

Rich Berkowitz: So no tractor trailers?

Brian Heinz: Nope we have never received, we do receive a palette but I mean that's the biggest think that we really get, nothing that would ever have a tractor trailer being stored with endless amounts of work, 95 % of our stuff is all delivered UPS, FedEx one box two box stuff.

Tom Koval: just for the record are any of the chemicals hazardous, or just small amounts?

Brian Heinz: Small amounts exactly, any of our flammable liquids or materials we have two flam cabinets so they are stored properly, but I would say 60% of our materials are not flammable.

Tom Koval: No obnoxious odors being admitted into the neighborhood?

Brian Heinz: No everything is properly used with our exhaust fans on top of the building

Tom Koval: It's a UV Cure system as you said?

Rich Berkowitz: Everything meets Federal and State guidelines?

Brian Heinz: Definitely yes.

Don Roberts: You have a sign as well right?

Brian Heinz: Yes we do, the picture behind you it's a mostly made of PVC and other vinyl it's just going to be about 20 ft. wide and 40 inches high. Just our logo of our company just to kind of show that that's where we are it will be right on the face of our building.

Don Roberts: Ok

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

Mike Ziobrowski: Second

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

Don Roberts: How about the sign?

Rich Berkowitz: I make a motion to approve the sign

Tom Koval: With the sign just clarify its 40 inches x 20 inches not 40 ft. by 20ft

Brian Heinz: 20 feet by 40 inches it is a 20 ft.

Tom Koval: I'm sorry 20 foot, I thought you said 40 feet at first

Brian Heinz: I did, she, the way the woman from fast signs she did it backwards on me, yes sorry

Don Roberts: A motion for the sign?

Mike Ziobrowski: I second the sign

Don Roberts: Ok we have a motion for a second for the sign, all in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, all set

Brian Heinz: Thank you, you guys mentioned before to check with the fire code fire department when we would be able to move in?

Don Roberts: Paul will take care of you there. Ok

Brian Heinz: Ok, thank you.

APPROVED. Board approved Change of Use/Tenant & Sign requests to allow Electronic Coating Technologies to occupy 19,000 SF at 15 Solar Drive, and construct a new wall-mounted sign.

19.034 Synergy Park Drive, Route 9 – Minor Subdivision (Lot Line Adjustment)

Duane Rabideau: Ok Duane Rabideau from Van Guilder Associates here representing Kinns Road LLC before the Board tonight for a proposed lot line adjustment between Synergy Park Drive, which is a private road, and lot 6, Synergy Park or Synergy Technology Park – Phase 1. The location of the proposed lot line adjustment is on the west side of Route 9 just across from the Stewart’s that’s just north of Kinns Road. The overall Synergy Technology Park – Phase 1 was approved in 2013. Now the majority of the park is within the Town of Clifton Park with a small portion of the project in the Town of Halfmoon. That’s why we’re here tonight. The proposal is to relocate Synergy Park Drive to intersect Route 9 farther south. Basically, what we have here is this is Synergy Park Drive where it’s approved now. That is a private road and lot, the existing lot 6 is this area right here. What we’re proposing to do is to move this portion of Synergy Park Drive so it intersects Route 9 here and then lot 6 will now be this configuration right here. So basically, it’s a better setup for expansion across the Dwas Kill and then this will a 90 degree bend here, so the road, this part will be eliminated and be part of the new lot 6. The applicant has the same application before the Town of Clifton Park Planning Department for signatures and review. For revised storm water management plan, they are ready to sign off on this lot line adjustment as an administrative action and basically just waiting for this Board’s review of the project and potential approval. The applicant has received a New York State DOT curb cut for the new Synergy Park entrance onto Route 9 and since Malta, the Synergy Technology Park is in the Town of Clifton Park they have basically taken the lead on the site design for majority, if not all of the project and that is our proposal tonight.

Donald Roberts: Thank you Dwayne. Comments by the Board.

Marcel Nadeau: I make a motion to set a Public Hearing March 25th.

Donald Roberts: Can I have a second.

Mike Ziobrowski: I’ll second.

Donald Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried. See ya the 25th.

Duane Rabideau: Thank you.

Donald Roberts: Next item.

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for March 25, 2019 on the proposed lot-line adjustment for the Synergy Park development project.

19.026 Hudson River Road Self Storage Facility, 423 Hudson River Rd – Change of Use/Tenant

Don Roberts: They are not here we will come back to them at the end.

19.031 Milczarek Subdivision, 12 English Rd. – Minor Subdivision

Gavin Villaume: Good evening Gavin Villaume Im representing John Milczarek , with this project it’s just a simple two lot subdivision the existing parcel is on the corner of English road and Ushers road , it’s an older farm stead the property sits , the buildings sit very close to the intersection, the main parcel is actually scattered as you can see in the inset on the left hand corner so essentially we are closing to just subdivide the house off of the parent parcel and I’ll just quickly show you that, we’ve got the two property lines that would subdivide this parcel out , again this existing parcel sits within the LIC commercial industrial zone with that zoning district the

minimum lot size is 1.3 acres which we're at 1.29 showing for the parcel and there is really no other changes, there are no improvements to the parcel other than the subdivision and hopefully again really just for tax purposes.

Don Roberts: Comments by the Board? Paul we are going to have to refer this to the County Planning Board right, and we will have to schedule a public hearing for next meeting.

Rich Berkowitz: I make a motion to schedule a public hearing for the 22nd

Don Roberts: Can I have a second?

Marcel Nadeau: I second

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

Gavin Villaume: Thanks

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for March 25, 2019 on the proposed two lot subdivision at 12 English Road.

Old Business:

18.188 Eastpointe Homes/formerly Woodloch Residential (Inglewood PDD Amendment), Cemetery Road – PDD Amendment Recommendation

Jason Dell: Good evening, my name is Jason Dell, I'm an Engineer with Lansing Engineering here on behalf of the applicant for the Eastpointe Homes project we were before the Board with this project a couple weeks ago I've heard a lot of the Board's concerns. Just a quick recap. The project consists of about 5 parcels for a total of 7.86 acres, the applicant is looking to have the Inglewood PDD amended to include those parcels so that the parcels could then be further subdivided into 42 single family lots and the goal for this project would be to create a denser type community that would then marketable to empty nesters, seniors, as well as possible first-time homebuyers but for the most part, the product itself would lend itself to seniors and folks looking to downsize. So, we're back this evening. We did hear the Board's concerns last time. We also had a meeting last week to discuss it further. The applicant does strongly feel that this type of product in this area, as well as in Halfmoon in general, is a needed commodity. There is a need and a want out there for smaller homes in tightknit communities that have walkability to potential, not potential but the future commercial development that's gonna be coming in the very near future. So we appreciate the fact that you folks allowed me to table this last meeting to further discuss it. However, we're back before this evening with the same number of units.

Donald Roberts: So no change in density at all?

Jason Dell: No sir.

Donald Roberts: Thank you. Comments by the Board.

Tom Koval: Jason, just to clarify. What again did they propose from the sidewalks? Internally, and along Cemetery Road?

Jason Dell: The plan that you currently have, the sidewalks come in and there's a sidewalk around the center portion of the site, a question came up last week and I believe John mentioned it at the pre-meet if the sidewalks could be extended around the outside and I don't see that as being an issue. Externally the sidewalk starts down at the intersection of Old Route 146 and extends up Cemetery to the opposite end of the project site so about 1,900feet I believe is the length of that sidewalk to where it stops, and this is the downhill slide here it goes down and then there's the retaining wall that's right here along the road.

Tom Koval: Since it's a continuous sidewalk all the way from Lawrence circle, proposed Lawrence Circle to the north side of this?

Jason Dell: That's correct. The details of that would have to be worked out with CHA, the Highway Department and this Board once weather's permitting and we can get out there and walk it to see which side, which makes the most sense ya know what would be in the way. What we would have to do in order to make that happen. But Scott has committed to putting that sidewalk in.

John Higgins: Who's gonna take care of snow removal on that sidewalk? Your homeowners association?

Jason Dell: The homeowners association inside the project would take care of those sidewalks.

John Higgins: How about the ones on Cemetery Road?

Jason Dell: I believe that'd have to be the Town.

John Higgins: Thank you.

Tom Koval: And these are proposed 1,200 sq. ft.

Jason Dell: 1,200-1,400 sq. ft. ranges.

Richard Berkowitz: I personally think it's still too dense as we discussed last time.

John Higgins: Yeah, I agree with Rich. The density is way beyond what we would like to see on that spot, plus the traffic already on Cemetery Road is something that has to be considered.

Tom Koval: I disagree with the traffic, I don't think this is going to add to the, from what your target market is i don't think this is gonna add to the peak hours traffic that seems to be the problem on that road. The density is a little high especially being what we already approved the other side from. I had expressed interest in a no cut area last time between Inglewood and this project being it's a large tree property. That was, was that something that you mentioned you'd talk to Scott about.

Jason Dell: I talked briefly with him today about along the southern side. If a tree line were to be left there or put in, Scott didn't have a problem with that.

Donald Roberts: I think the density's too high also, as we said before, I think it should be the same density as the adjoining PDD.

Mike Ziobrowski: I believe it's based on principle. If we're looking at three units per acre that was agreed to for Woodloch and now we're going to 5.3 by, to piggyback off a PDD I don't think by principle that you could do that. I think the density is too high is what I'm saying.

Donald Roberts: Now, the applicant's looking for a recommendation back to the Town Board, so it's up to us. Either a positive or a negative recommendation.

Richard Berkowitz: I'll make a motion to have a negative recommendation back for this PDD back to the Town Board.

John Higgins: I'll second it.

Donald Roberts: Ok, can I have a motion to second for a negative recommendation, all in favor? (All were in favor except Tom Koval) Opposed? (Tom Koval) Motion Carried.

Jason Dell: Thank you.

NEGATIVE RECOMMENDATION. The Board heard a presentation for the proposed amendment to the Inglewood PDD to allow construction of a 42 unit residential development and subsequently issued a Negative Recommendation back to the Town Board.

18.194 Betts Farm Residential PDD, Betts Lane - Major Subdivision

Gavin Vuillaume: Ok. Good evening again, Gavin Villaume with Environmental Design. This project was last in front of the Board, I believe back in December where we presented the detailed plans for the Betts Farm PDD. At that meeting we received several comments from the Planning Board, I believe after that the Board decided to refer it over to Clough Harbor so Clough Harbor subsequently prepared a review letter dated December 21st, we received that letter and have responded back to the comments from Clough Harbor for tonight's meeting I won't get into all the technical issues, but we essentially addressed all their issues. We can talk to Joel a little bit about some of those comments if you like, I'll just quickly point out some of the main, I guess would be, physical changes that would have been made due to some of those comments and due to some of the feedback that we got from the Planning Board back in December. So really the biggest change that you'll see with this from what we had last presented would be the phasing of the project along with the improvements along Betts Lane, we are still looking at a five phased project, the first phase, I'll quickly just highlight for you, you can kinda of see in the center of the project. Originally we did included this connection over to Hayner Road, but due to the numerous improvements that we're making on Betts Lane we're just going to use that, Betts Lane, as the main entrance, or only entrance for phase 1 at the beginning of the project. As far as Betts Lane goes, as you all know, we are redoing the entire length of the road as part of the approvals for the PDD we had committed to a sidewalk on the north side of Betts Lane so there will be a sidewalk that would connect all the way out from 236 to the beginning of the project, from there , there will be, you can kind of see it up in here, another 6' wide asphalt sidewalk or trail that ultimately gets into the roadway system of the proposed subdivision then it kind of comes across here, goes back in towards the rear of the parcel and ultimately goes all the way in back of the project out toward the McDonald creek where it would terminate for some future connections. That's essentially stayed the same, we've modified it a little bit, and some of the storm water management areas. I'll quickly highlight those. There's one in the back area that we are proposing in the vicinity of the bike trail, for phase 1, we've got another small area here that would be a storm water management area and another one next to the turnaround. A lot of the comments from Joe Romano's letter and Clough Harbor, CHA was essentially related to storm water management so we've modified those plans to address some of those concerns. All the storm water management areas will be owned and maintained by the homeowners association so that's another nice feature about this PDD is that the Town will not need to maintain those storm water management areas. Other than that the unit count is still the same, we're at 201 units, again, the breakdown, I can give it to you if you need it, but essentially it's a mixture of single family and two family, mainly, I believe in phases 1 and 4 and 5, I believe, 2 and 3 would be this one and this one here. 2 and 3 are all single family homes.

Donald Roberts: That's it.

Gavin Vuillaume: Yup.

Donald Roberts: Comments by the Board.

John Higgins: Let me ask the same question I asked previously on the other job. Who's gonna maintain the sidewalk along Betts Lane? Is that gonna be in the homeowners association?

Gavin Villaume: Betts Lane would be the Town's internal of the subdivision would be maintained by the homeowner's association.

John Higgins: Ok. So, the Town has to assume responsibility.

Gavin Villaume: The Town would be maintaining the Betts Lane sidewalk. We did speak to the Highway Superintendent about that and went over the details, he's ok with the curbing and the way the sidewalk's been orientated.

John Higgins: Ok. Thank you.

Donald Roberts: And we have to make sure that the HOA is aware of that arrangement.

Gavin Villaume: Yeah.

Donald Roberts: Because we've had problems in other developments.

Gavin Villaume: Right.

Donald Roberts: Ok? I don't want that to happen again.

Gavin Villaume: Yep, yeah, so I guess we would be requesting a Public Hearing for the next meeting.

Donald Roberts: We'll go the first one in April, we'll go to. April 8th.

Gavin Vuillaume: That's fine.

Donald Roberts: Because we've got a couple on the next one already. So, we need to give notice and all.

Marcel Nadeau: I make a motion to set the public hearing April 8, 2019

Mike Ziobrowski: I'll second.

Donald Roberts: All in favor? (All were in favor)Opposed (none were opposed) Motion Carried. See ya then.

Gavin Villaume: Thank you.

PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for April 8, 2019 for a 201 residential subdivision located off Betts Lane, consistent with the Betts Farm Residential Planned Development District (PDD).

19.026 Hudson River Road Self Storage Facility, 423 Hudson River Rd – Change of Use/Tenant

Donald Roberts: Ok, going back, is anyone here from Hudson River Road Self Storage Facility? 423 Hudson River Road – Change of Use Tenant. Ok.

Nick Costa: Good evening, Nick Costa, I apologize for being a few minutes late. Yes, I'm here tonight to represent Mr. Cilento who owns the facility and has built 7 out of the 8 buildings and we're here tonight to request the Board to, on a temporary basis, request the use of that 8th building to be, the pad is already installed to be used on a temporary basis for the purposes of parking vehicles, he is, Mr. Cilento, is intending on building the building right now. He has built about 200 units and he has about 90 that are occupied, he feels that it'll take him most of this year to fill it to about 70-75% and then next year he will order the building and put up the 8th building and obviously the parking would go away at that time, Ok?

Donald Roberts: Ok. Comments by the Board.

Tom Koval: The reason this even came up is we were adamant on most of our self-storage places that there be no outdoor storage. It doesn't look good, especially when there's so much up front so visible from

Hudson River Road. Personally, I don't feel as though in good conscious I could allow you to have outside storage when we're telling every, all, and we've approved several self-storage properties in the Town as of late for us to allow this is would be setting a bad precedent. Not only did you put units on the pad but you also put a boat right out in front of the pad it seems to have been a little bit of a, every time we give you a little approval they do a little more, the U-Haul trucks, ya know. It's been an ongoing thing.

Nick Costa: Understood.

Tom Koval: Personally, I will not approve the outside storage on this.

Nick Costa: Even on a temporary basis?

Tom Koval: Even on a temporary basis because once one of the other self-storage places sees that all there, then we're going to have a nonstop, now, they are trailers so they're all gonna be going away real soon.

Nick Costa: That's right. There, there on a seasonal basis.

Tom Koval: So what's gonna happen is if we deny this, you're gonna get a letter in a week or so saying you have 30 days to get them out of there which is when everybody takes their trailers home and just don't bring them back in my opinion.

Donald Roberts: Anyone else?

Marcel Nadeau: I would agree as well as the self-storage outside storage, I am very consistent with that and I feel that we don't wanna change it now.

Nick Costa: Ok, thank you.

Rich Berkowitz: I agree also.

Donald Roberts: Ok, we need a motion.

Tom Koval: I make a motion to deny.

Donald Roberts: They've got a motion for a denial on this application. Got a second.

Marcel Nadeau: I'll second.

Donald Roberts: Motion the second, all in favor? (All were in favor) Opposed? (None were opposed) Motion carried. Application denied.

Nick Costa: Thank you.

Donald Roberts: Thank you.

DENIED. The Board heard and subsequently denied a request to allow temporary outside storage at the existing self-storage facility located at 423 Hudson River Road.

Mike Ziobrowski: I'd like to make a motion to adjourn.

John Higgins: I'll second it.

Donald Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion carried, thank you. Good night.