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**MINUTES MEETING  
Town of Halfmoon Planning Board  
May 28, 2019**

**Those present at the May 28, 2019 Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman-absent  
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

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison:**

John Wasielewski  
Jeremy Connors – absent

**Town Engineer / CHA:**

Joe Romano

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

**Marcel Nadeau:** Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from May 13th?

**Mike Ziobrowski:** I make a motion to approve.

**Marcel Nadeau:** Can I have a second?

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**Tom Koval:** Ill second it

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Public Hearing(s):**

**19.073**                    **Manupella/ Belkevich Subdivision, 130 Canal Road – Minor Subdivision (lot line adjustment)**

**Gregory Manupella:** Hello, Gregory Manupella 130 Canal road, Clifton Park, Halfmoon, trying to subdivide the property as a probate in 2004. Exact lines is what is drawn up and submitted back in 2004.

**Marcel Nadeau:** Any questions from the Public? Would anyone like to speak? Seeing no wishes to speak Ill close the Public Hearing. Any questions from the Board?

**Rich Berkowitz:** I make a motion of negative declaration on SEQR.

**Tom Koval:** I'll second

**Marcel Nadeau:** All those in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Rich Berkowitz:** I make a motion to approve the minor subdivision.

**Tom Koval:** I'll second

**Marcel Nadeau:** All those in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Gregory Manupella:** Thank you.

*Manupella/Belkevich Subdivision, – Minor Subdivision*

**APPROVED.** *The Board held a Public Hearing and approved a Minor Subdivision (lot line adjustment) at 130 Canal Road.*

**19.053**                    **Lot 2 Subdivision, Shops of Halfmoon – Minor Subdivision.**

**Marcel Nadeau:** Would anyone like the notice read? (No comments)

**Duane Rabideau:** Duane Rabideau from VanGuilder and Associates representing Bruce Tanksi before the Board for a proposed 2 lot subdivision. The proposed subdivision is located within the Shops of Halfmoon Plaza, the proposal is to subdivide lot #2 into two commercial lots. Right now lot #2 consists of this area right here, down and around like that, so that's all lot #2. The proposal is to create a new commercial lot, lot #3 which is this lot right here, that's approximately 1.2 acres then the remaining portion of lot #2 would now consist of this up through like that and that would consist of 2.7 acres, the reason for the subdivision is to better market the site for prospective buyers, the appropriate cross easements will be in place and that is our proposal before the Board tonight.

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**Marcel Nadeau:** Would anyone from the public wish to speak? (No comments) Ok Ill close the public hearing, Board members?

**Rich Berkowitz:** There is nothing on that area right now is there?

**Duane Rabideau:** That's correct it's vacant.

**John Higgins:** Duane there is going to be some cross easements required for access?

**Duane Rabideau:** That's correct, Rich Anderson is working on I believe but Lyn has some.

**Lyn Murphy:** Yes the original subdivision that was done, they have done and filed those easements, those documents I have received draft easements to review I made some changes and sent them back to Mr. Anderson, we are waiting, I would ask the Board respectfully to put a condition that those easement be filed within 30 days of any approval should this Board choose to provide one.

**John Higgins:** Ok, thank you.

**Mike Ziobrowski:** I would like to make a motion for a negative declaration of SEQR.

**John Higgins:** Ill second it.

**Marcel Nadeau:** All those in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Mike Ziobrowski:** Also make a motion to approve the application provided there is a 30 day filing for the easements.

**Lyn Murphy:** They have to file the easement within 30 days of the approval.

**John Higgins:** Ill second that.

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Duane Rabideau:** Ok, thank you.

***Lot 2 Subdivision, Shops of Halfmoon – Minor Subdivision***

***APPROVED. The Board held a Public Hearing and approved a Minor Subdivision for Lot 2 of the Shops of Halfmoon with a condition requiring the filing of access easements.***

### **New Business:**

**19.078**

### **Unique Outfitters, 6 Enterprise Ave – Change of Use /Tenant**

**Steve Springer:** Hi my name is Steve Springer and I own the Building, what these folks are is they are a little business that started out of their basement, I think they have 2 employees , one of them is their daughter and they needed some office space, so we had some extra office space so we rented it to them. They are on a month to month lease, well month to month rental so it's not even a long term lease but that's what they are doing there.

they sell clothing online, and they have a , its finished office space , what they have is a little area where they display the clothing and that sort of thing and it's an online business, they have a little bit of inventory , our guys , we have a fairly significant business there so our guys will receive things for them. They use the post office to mail everything in those pre- packaged , those pre sized post office boxes, so that's long and short of what they do.

**Marcel Nadeau:** So is there retail, customers can come to the retail operation or it's strictly online?

**Steve Springer:** No they don't have any it's all online, everything is on the internet.

**Tom Koval:** So will they be using part of your existing showroom?

**Steve Springer:** No they don't use anything, if you take a look at the building the lower section of it they are downstairs in the lower section and you know they really, they use our bathrooms they use...

**Tom Koval:** The only reason I ask is you said they had a display I thought maybe, the last time I saw your place your showroom was getting remodeled there

**Steve Springer:** We still have the showroom but they have a room that's probably 12 x 14 it was a former office and they actually have a camera set up in there and they show what the clothing looks like, yea so It's an online, I gotta tell you I really don't understand the business in a sense of the way it really operates but they do a show everyday on face book or something , I don't really know how it works to be honest but it's a small business and they are trying to , well they needed some good space , they moved out of their basement so this was a big move for them , and they are still trying to find their feet , so I just hope they are successful you know.

**Tom Koval:** No sign or anything on the building?

**Steve Springer:** No as I say no customers ever come there everything gets mailed , mail comes and we actually we have the post office come to our operation everyday anyway, UPS is there in and out all day and most everything they get delivered is all UPS packages or something, but it's not a ... they use our cafeteria , we share restrooms, the offices are always open our offices are always open to them so it's not a high traffic high volume sort of a thing but the folks are making a living at if so I wish them well

**Rich Berkowitz:** Do they do any manufacturing, any silk screening, anything like that for this production?

**Steve Springer:** No they have a line I think it is called Lu La Rue, maybe somebody knows what that is but apparently it's pretty well known and so they do a lot of that, other than that I've got to tell you it's a new business you know, I mean Im used to brick and mortar and having parts that we sell so it's a little bit different from that but.

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

**Rich Berkowitz:** I'll second

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried. Thank you.

**Steve Springer:** Thank you.

*Unique Outfitters, – Change of Use/Tenant*

**APPROVED.** *The Board approved the request to occupy vacant space at 6 Enterprise Ave for a clothing business office and warehouse/distribution center.*

**19.079**

**Sump Pump Geeks, 1604 Route 9- Change of Use/Tenant**

**Tom Koval** *recused himself.*

**Greg Bombard:** How you doing Im Greg Bombard with Kinetic Basement Solutions home of the Sump Pump Geeks and we are looking to put a Sump Pump Geek retail store in the garage over there at 1604 route 9, which is in front of the Trick Shot Billiard Plaza , we are just taking the bottom portion of the garage which is basically so people can come in and anybody like a do it yourselfer can come in and buy a sump pump, dehumidifier anything related to the basement, but it is just going to be a little show room and then we will be running our service department out of there. Right now we are real small , we only have a couple of vans and basically it would be just housing our showroom that's it , our guys take the vans home at night so there's really we don't need much parking or anything because we have one office girl there for the day while the hours we're open and that's it.

**Marcel Nadeau:** Questions from the Board?

**Mike Ziobrowski:** With only 4 parking spaces and you have three part time and one full time, will there ever be a full staff so that there are no available parking spaces?

**Greg Bombard:** No because its only for our service department and its only if we need to stop in and grab a pump or something to reload the vans but the vans already stocked so they are already on the road and that's if we have service otherwise if we are doing jobs for basements then nothing is being done out of that place that location this is just basically so someone can come in and instead of going to Home Depot or Lowes and not talking to anyone that has any information or idea about a sump pump they can come see us and actually see the pumps get information have us install it or we can help them.

**Mike Ziobrowski:** Do you plan to have any outdoor storage?

**Greg Bombard:** No

**Mike Ziobrowski:** Ok

**John Higgins:** You mentioned that you're only using part of the garage or are you using the entire garage?

**Greg Bombard:** Just using the bottom portion, it has a bathroom it has a , it's all separate from the top floor I don't know what Timmy is doing with that , he is renting that out to someone it's not part of our , of what we are taking over.

**John Higgins:** Rich they are only using part of the garage area are we aware of that?

**Richard Harris:** What do you mean? Well they will have to come back for another tenant if they want to rent the rest of it.

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**John Higgins:** Ok, that's just what I wanted to confirm.

**Richard Harris:** We haven't heard of another tenant going in.

**Greg Bombard:** No I think he was going to put his office up there but he may rent it out he made it so if he ever wanted to rent it he could or if we ever wanted to take it over we could but for right now we are just taking just the garage part.

**Marcel Nadeau:** You would have nothing stored outside?

**Greg Bombard:** Nope nothing.

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

**Mike Ziobrowski:** I'll second

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried. Just a note Tom Koval recused himself on that.

*Sump Pump Geeks – Change of Use/Tenant*

*APPROVED. The Board approved the request to occupy vacant space at 1604 Route 9 for a retail sump pump store.*

**19.081/19.082      Johnson Plumbing and Heating, 1466 Route 9- Change of Use/Tenant & Sign**

**Anthony Johnson:** My name is Anthony Johnson, we are looking for occupancy and signage permit for 1466 State Route 9, for a second service center for our current business.

**Marcel Nadeau:** Can you explain the business?

**Anthony Johnson:** It's a 24 hour plumbing, heating and air conditioning service center.

**Mike Ziobrowski:** How many full time employees do you plan to have working in the facility?

**Anthony Johnson:** Three

**John Higgins:** And everything will be inside the building? Nothing will be stored outside, no materials or used furnaces or anything like that, you dispose of them?

**Anthony Johnson:** No, everything will be disposed of.

**John Higgins:** Thank you.

**Tom Koval:** Are you going to have a tin dumpster on site for the old units?

**Anthony Johnson:** Yea

**John Higgins:** Where is that going to be located?

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**Anthony Johnson:** Yea it will be in the rear of the building, there is a roll off there and there, it would be next to the door that is on the right hand side of the back of the building, in the grass area.

**John Higgins:** Ok it's not going to affect parking?

**Anthony Johnson:** No, no, no.

**Tom Werner:** What kind of truck traffic would you expect in terms of delivery of materials?

**Anthony Johnson:** We usually get deliveries maybe twice a week for deliveries for our systems and equipment.

**Tom Koval:** They are usually not tractor trailers

**Anthony Johnson:** Yea tractor trailers

**Tom Koval:** Just a straight truck.

**Mike Ziobrowski:** Are your signs both backlit so they light up?

**Anthony Johnson:** No they are not lit

**Mike Ziobrowski:** Ok

**Marcel Nadeau:** You stated 24 hour operation but your only open 7:30 to 4:30?

**Anthony Johnson:** 7:30 to 4:30 is normal business hours but then we do have 24 hour service for sure.

**Tom Koval:** That's just a call in?

**Anthony Johnson:** Yep if we have a call we send a technician out.

**John Higgins:** Are you going to be parking any of the service vehicles at the site?

**Anthony Johnson:** We may in the front.

**Tom Koval:** How many service vehicles do you have?

**Anthony Johnson:** Right now we have six

**Tom Koval:** Six , I would suggest no more than two of the company trucks out in front you can still get your advertising but you are not interfering with the neighboring businesses and then you still have room out in front for the personal cars.

**Richard Harris:** Yea you've been made aware regarding past parking problems, are you aware?

**Anthony Johnson:** Yes

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**Tom Koval:** It's a tight parking lot to get in and out of.

**Anthony Johnson:** It is

**Tom Koval:** A couple trucks out front people will notice them and then you keep everything else out back.

**Anthony Johnson:** Typically our technicians take our vehicles home when they are on call so they don't have to come to the office with the 24 hour emergency service unless they need a part that's not on the trucks.

**Tom Koval:** I make a motion to approve the change of tenant and signs, contingent on no outside storage that's fine that's all.

**John Higgins:** And only two vehicles parked

**Tom Koval:** I don't think we really need to make that as long as he said it makes sense it's no different than any other service company the guys are taking the home they are not going to be there anyway, long term.

**Richard Harris:** Do you want to just clarify that you're ok though with the dumpster that he mentioned as long as it is in the rear of the building?

**Tom Koval:** Yea there is plenty of room Im fine with the dumpster.

**Richard Harris:** Ok

**Tom Koval:** Just that we don't want old furnaces , water heaters on the ground , he is bringing something back don't say It's for parts put it on the ground there is no outside storage it's in the dumpster or its inside the building

**Anthony Johnson:** Completely understandable.

**Marcel Nadeau:** Can I have a motion and a second?

**Mike Ziobrowski:** Second

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Anthony Johnson:** Thank you.

**Johnson Plumbing & Heating – Change of Use/Tenant& Sign.**

**APPROVED. The Board approved the request to occupy the vacant space at 1466 Route 9 for a plumbing and heating service shop with the condition that there shall be no outside storage. The Board also approved the replacement of the existing free-standing sign and the installation of a new wall-mounted sign.**

**19.084/ 19.086      Kaplan Ear, Nose & Throat, 1524 Route 9 – Change of Tenant/Use & Sign**



**Robert Kaplan:** Good evening my name is Robert Kaplan I plan on renovating the interior of what used to be a jewelry store at 1524 route 9, from a jewelry store to a medical office with two exam rooms, an ADA compliant rest room, waiting area in the Morrison Dental Air building. Nothing to the exterior of the building only interior.

**Marcel Nadeau:** What are the hours? 9 to 5?

**Roberts Kaplan:** It's going to be variable, depending on the OR schedule things like that it won't go past 5 won't open before 9.

**Mike Ziobrowski:** Are you going to use this as operating space?

**Robert Kaplan:** Oh no, no, just for examination, consultation. Surgeries and operations will be done at either Northway Surgery Center or Saratoga Hospital.

**Mike Ziobrowski:** Ok

**Tom Koval:** With your signs you're putting in your replacing panels in the new big sign and you're also under the existing sign your putting a panel?

**Roberts Kaplan:** Right there is also a plaquered for the jewelry store just below Mother Theresa's Academy and the Morrison Dental Care and I'll be in between and there is a plaquered for the executive park and my name will be listed.

**Tom Koval:** Nothing on the building?

**Robert Kaplan:** Only on the door

**Tom Koval:** I make a motion to approve the change of tenant as well as the signs.

**Rich Berkowitz:** Ill second that.

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Robert Kaplan:** Can I ask what do I do now?

**Lyn Murphy:** I think what he means is what he needs to do next.

**Richard Harris:** Get in contact with the Building Department I believe with some of the renovations, have you actually put in the building permit application?

**Robert Kaplan:** Yes

**Richard Harris:** They'll clarify it , I thought they were talking to me about that , they will obviously have to approve the building permit and then there will be a fire inspection for when you're up and running after the building permit.

**Robert Kaplan:** Got it. Thank you for your time.

**Marcel Nadeau:** thank you.

*Kaplan Ear, Nose & Throat, 1524 Route 9 – Change of Use/Tenant & Sign (19.086 & 19.084)*

*APPROVED. The Board approved the request to occupy the vacant space at 1524 Route 9 for an ear, nose and throat medical office and to replace the existing free-standing/monument signs*

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

**Duane Rabideau:** Duane Rabideau from VanGuilder and Associates representing Scott Kislowski, before the Board for a proposed lot line adjustment between two parcels of land he owns located at 1878 route 9. Right now parcel A is this configuration here from here up around here like that long and narrow that's parcel A, then parcel B is this parcel right here along route 9 with the existing house and improvements on it. The proposal is to adjust the property lines so that the two parcel A will now be this configuration right here , this line through here , the northerly portion of it be 2 acres right there and then parcel B would be this parcel here for the single family residential house and that will be 1.15 acres in size. The reconfigured lots meet all the spatial requirements of the light industrial commercial zone, and that is our proposal before the Board.

**Marcel Nadeau;** Duane where is Stewart's in relation to this area?

**Duane Rabideau:** Stewarts is just south of that, it's probably about halfway between Stewarts and Roberts Lane on the west side of route 9

**John Higgins:** Duane this is the house that burned down a few years ago and they rebuilt it.

**Duane Rabideau:** That I'm not aware of, oh yea it was it was.

**John Higgins:** Yea the old house that burned down. I thought so.

**Rich Berkowitz:** I make a motion to set a public hearing on June 24<sup>th</sup>

**Tom Werner:** Ill Second that

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

*Kislowski Subdivision – Minor Subdivision (Lot Line Adjustment),*

*PUBLIC HEARING SET. Board received a presentation on a proposed Minor Subdivision (lot-line adjustment) and set a Public Hearing for June 24, 2019.*

**19.088                      Dish Network, 13 Solar Drive – Telecommunications C-Location**

**Allen Hinkley:** Hello my name is Allen Hinkley and I represent Network Building and Consulting, I will be representing for this application Dish Network and American Tower who own the tower in question. Dish network is proposing to install three antennae's and some related radio boxes behind the antennae's at a height of 137 feet on the tower. They will be installing I believe its two cabinets stacked on a 5x 7 platform , freestanding platform

within the compound, that's basically the installation as I said the site is unmanned there will be no additional personnel there except when they do the construction, construction will probably take less than 30 day to install it. And as I said before everything is located within the existing fenced compound of the tower and they don't increase the heights of the tower at all or the width or anything like that.

**Marcel Nadeau:** Any questions from the Board?

**Tom Koval:** Declare a negative dec on SEQR

**Rich Berkowitz:** I'll second

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Tom Koval:** I make a motion to approve the additional antennae.

**Rich Berkowitz:** I'll second

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Allen Hinkley:** Just one question how long for a building permit for that, can you guys give me an idea?

**Paul Marlow:** Usually we tell people about a week or so depending on the work load but I would talk to Dave Milkiewicz and the Building Department he will get you a better idea of that

**Allen Hinkley:** Ok, thank you.

*Dish Network – Telecommunications Co-Location*

*APPROVED. Board approved the application to allow co-location equipment on the existing tower.*

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

**Ed Esposito:** Good evening I'm Ed from Monarch Design we have Tom Pratico here from Bast Hatfield. This is a Rexford Associates project, there is two elements and I understand that truck staging area is definitely off the map that was shown at that pie shaped area at the front of the site so we are just looking this evening to get these folks going. The twenty year lease from United Rental we are three months short of that I understand so they require another tenant and low and behold we have ken worth there is an existing low eve on the former United Rental building that is going to simply move out so there is gutter and downspouts and all of that would be rebuilt new to the limit where it says 237.50 so that's the new low eve of the required storage addition for Kenworth so the gutters and downspouts would all re-connect to the same drainage network. I know that Rich had asked well what about the drainage so Bast is going to box cut that existing pavement area and have that's highlighted in yellow the proposed 30 feet wide by 200 foot area to accommodate the new tenant. When it first came to me it looked like a change of tenant for Kenworth from United Rental but they are requiring this change to the site plan all the elements to the existing site plan is 2010. There is a lower yard there is a staging area so to answer Rich's question , what about the drainage it's an envelope in a defined area of less than .2 acres where silt fence that is going to be put up erosion and sediment controls will be installed around that perimeter especially at the top slope so no run off is going down to the existing stabilized system all that was done years ago and its living and be well it's perfectly in order and working so Bass is going to insert this new building in addition to accommodate the new

change of tenant and which is very important they are bringing in their own employees and staff and they do require the addition there is some modification around the front where the curbing will bend around right there , but all the ADA parking is essentially the same , pavement is the same they're just going to shim that parking that 1-240 contour is going to come up to the new line of the door pads , the line of the overhead doors from the former United Rental will move out therefore , and the pavement will be shimmed , but that's it it's a very localized concentrated area of work to get the new tenant there, and I understand there is some questions that Tom could answer about what had happened if you need to know about the United Rental move and how they were lucky to get Kenworth but never the less the key part at this point is getting this tenant in this building is to get to the site approval and building approval permits so if you have any questions.

**Marcel Nadeau:** Board any questions?

**Tom Koval:** So you're adding 6,000 sq. ft. more of garage space?

**Ed Esposito:** Yes

**Rich Berkowitz:** What are you going to do about truck parking?

**Tom Pratico:** The truck parking is going to be along the back here after, this parking map doesn't show it but back here there is some space and then the whole lower yard that's down here that United Rental now parks there, there's scissors lifts and that pre- exists, that's where we will be parking the tractors, the trucks they sell

**Rich Berkowitz:** Ok

**Mike Ziobrowski:** So theoretically your outside storage would just be tractor trailers?

**Tom Pratico:** Right we are replacing lifts that are out there now, not with trailers, the horses, the tractors.

**Mike Ziobrowski:** Tractors, Ok

**John Higgins:** But you're having trucks coming in there for service how are you going to have a route around the back of.

**Tom Pratico:** Right so the reason this addition does not go all the way out to the back of the building here is because when the trucks come around here it would have been a little too tight if that was the corner right there so it works very nicely we have tested this with our Bast Hatfield rigging going around the building so there is no problem there is an existing little outside storage shed we had here that we came to the Board for we added to the site I don't know seven or eight years ago and that's coming down so that's going to get replaced with just some striping here right now and that will allow again for better access for the trucks to get through.

**Marcel Nadeau:** Rich you said the County is looking at it?

**Richard Harris:** Yea it was on the County's agenda last week and they had no concern regarding any County wide impact, they did have a comment and I think you addressed it that while the addition is displacing an existing impervious surface they ask that the Town take a look at, or the applicant answer the issue of how does that building affect drainage patterns on the ground, will it somehow impact the rate of run-off that type of thing.

**Ed Esposito:** And the answer is no , on the SP1 on the enlarged plan we walked you through the original SWPPP there was a lot more cubic footage than just what was required , there was about 600 cu ft. I think roughly 9,154 or something cu. Ft. volume and we did that through a series of 3 foot manifold pipes a dissipater and that was a very elaborate system down below it is unaffected by the addition, the additional roof, the 6,000 sq. ft. yes but it's still the same pipe drainage that would have fallen on the pavement which all goes to the same monitoring system, we are confident there is no impact to that lower tier. At Bast we do have a set of erosion controls planned , our silt fence for every inlet is protected so no brown water is leaving that area and its basically an insertion of that one highlighted area in that one specific area.

**Marcel Nadeau:** Ok, we will have Clough Harbor review it and set you up on the agenda for

**Richard Harris:** Yea I expect a quick turnaround I just talked to Joe he gave the SWPPP reviews for that drainage question.

**Marcel Nadeau:** We will have the County's back, oh you already have that.

**Rich Berkowitz:** I know they need to look at it.

**Lyn Murphy:** So we are referring it to Clough, and you are coming back on June 10<sup>th</sup>.

**Richard Harris:** Yes. That's our plan yes.

**Tom Pratico:** Is there any way you can conditionally approve this?

**Lyn Murphy:** I don't think that's the ... No we cannot, and it has more to do with the location of your neighbors than it does with anything you guys are proposing.

**Tom Pratico:** The only reason Im asking is because we are trying to get to a lease with Kenworth and in lining up all the ducks here this is the first duck.

**Lyn Murphy:** It's a statutory requirement until we heard back from the County we can't go forward so it's just a timing thing so by June 10<sup>th</sup> you should be all set and if the Kenworth attorney wants to talk to me I would be more than happy to explain to them what's going on.

**Tom Pratico:** Do we have any sense of time.

**Lyn Murphy:** June 10<sup>th</sup> yea

**Richard Harris:** June 10<sup>th</sup> is our earliest date to vote

**Tom Pratico:** So we will be back here June 10<sup>th</sup>

**Lyn Murphy:** Correct, you should be all set the Board hasn't expressed any concerns so unless something new comes up from the review.

**Tom Pratico:** Ok, very good. Thank you.

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***Kenworth Northeast Group, Inc. – Addition to Site Plan***

***TABLED/REFERRED TO AGENCIES. Board received a presentation for a 6,000 SF addition to the existing building at 1 Rexford Way. The request was tabled and referred to agencies for review.***

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

**Rich Berkowitz:** I'll second it.

**Marcel Nadeau:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried. Meeting Adjourned.