

Town of Halfmoon Planning Board

October 22, 2007 Minutes

Those present at the October 22, 2007 Planning Board meeting were:

Planning Board Members: Steve Watts – Chairman
Don Roberts – Vice Chairman
Rich Berkowitz
Marcel Nadeau
Tom Ruchlicki
John Higgins
John Ouimet

Alternate

Planning Board Members: Jerry Leonard

Senior Planner: Jeff Williams

Town Attorney: Lyn Murphy

Town Board Liaisons: Walt Polak

CHA Representative: Mike Bianchino

Mr. Watts opened the October 22, 2007 Planning Board Meeting at 7:01 pm. Mr. Watts asked the Planning Board Members if they have reviewed the October 9, 2007 Planning Board Minutes. Mr. Roberts made a motion to approve the October 9, 2007 Planning Board Minutes. Mr. Ouimet seconded. Motion carried.

Public Hearings:

07.094 PH Golba Subdivision, 13 Harris Road – Minor Subdivision

Mr. Watts opened the Public Hearing at 7:02 pm. Mr. Watts asked if anyone would like to have the public notice read. No one responded. Mr. Fred Metzger, Jr., of Frederick J. Metzger N.Y.S.L.L.S., stated the following: I am here representing Mrs. Golba and her sister Connie Woskov. The proposal is for a minor subdivision on the corner of Harris Road and Middletown Road. The applicants wish to create 1.51-acre parcel with an existing residential dwelling located on the 6.91-acre parcel. The action will create a 5.4-acre vacant parcel, which would front along Middletown Road. The parcel is zoned Residential (R-1) and all the zoning requirements would be met. There is septic in the rear of the parcel and there is Town water available. Mr. Watts asked if anyone from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:04 pm. Mr. Higgins asked if the present property line goes on an angle as shown on the plans. Mr. Metzger stated yes. Mr. Higgins asked what the dotted line represents on the plans. Mr. Metzger stated that is land that had been previously conveyed.

Mr. Nadeau stated there would be no significant impact to the environment per SEQR. Mr. Nadeau made a motion to approve the Golba Minor Subdivision. Mr. Berkowitz seconded. Motion carried.

07.102 PH Dudek Subdivision, 151 Brookwood Road – Major Subdivision

Mr. Watts opened the Public Hearing at 7:05 pm. Mr. Watts asked if anyone would like to have the public notice read. No one responded. Mr. Greg Bold was before the Board to represent Mrs. Barbara Dudek for a 1-lot subdivision. Mr. Bold stated the following: Mrs. Dudek wishes to subdivide her 7.92-acre parcel. The newly created 1.0-acre parcel would front on Button Road. The new lot would be conveyed to Mr. & Mrs. Rosbozom for the construction of a single-family home. The new lot would meet all the required minimum setbacks for the Residential (R-1) zone. The 1.0-acre parcel would have public water and a private septic system. Mr. Watts asked if anyone from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:06 pm. Mr. Nadeau asked Mrs. Murphy to explain the overlap on the parcel. Mrs. Murphy stated the following: A review of the map shows that a description from the deed is different than what has been filed. The deed description is a little different than what was actually conveyed. So this is going to be an issue if these people were ever to have a disagreement. Mr. Bold stated as the deed gets drawn up for this new parcel Mrs. Dudek and Mr. and Mrs. Riberdy will take care of that. Mrs. Murphy stated when the new deed is filed that will rectify the confusion.

Mr. Nadeau stated there would be no significant impact to the environment per SEQR. Mr. Nadeau made a motion to approve the Dudek Major Subdivision. Mr. Ruchlicki seconded. Motion carried.

07.103 PH Mielewski Subdivision, 108 Woodin Road – Minor Subdivision

Mr. Watts opened the Public Hearing at 7:07 pm. Mr. Watts asked if anyone would like to have the public notice read. No one responded. Mr. Lynn Sipperly, of L. Sipperly and Associates, stated the following: This proposal is for a 2-lot subdivision on the Mielewski property located at 108 Woodin Road. The property is 1.20-acres and has 365 FT of frontage on Woodin Road. The plan is to divide the property into 2-lots. Lot A would contain the existing home of Mr. Mielewski and Lot B is proposed for a new home. There is water and sewer service to the existing home and to the property and Lot B would also be serviced by these two utilities. Lot A would have 32,278 SF of area and Lot B would have 20,067 SF of area. Lot A would have 165 SF of frontage and the newly created lot would have 140 FT of frontage both fronting on Woodin Road. The 2-lots would meet the Residential (R-1) zoning requirements. Mr. Watts asked if anyone from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:09 pm.

Mr. Nadeau stated there would be no significant impact to the environment per SEQR. Mr. Nadeau made a motion to approve the Mielewski Minor Subdivision. Mr. Berkowitz seconded. Motion carried.

Discussion: Saratoga County Sewer District No. 1 – Wastewater Treatment Plant Expansion

Mr. Watts stated the following: The Saratoga County Sewer District No. 1 (SCSD#1) is providing the information to us but as a Planning Board, we do not have the authority to approve or disapprove such an expansion. They are providing us with this information so we could be made aware and the public could be made aware of what the proposals are here. Ms. Mary Beth Bianconi, of Delaware Engineering, P.C., stated the following: We were hired by the

SCSD#1 to assist in the expansion of the Wastewater Treatment Plant. With me tonight are: Mr. Ed Hernandez, who is the project manager and also the Senior Engineer for the project, Mr. Jim DiPasquale, Executive Director of the SCSD#1 and Mr. Jim Bold, member of the Town Board of the Town of Halfmoon and a member of the Sewer Commission. We have provided the Board with a packet of information. The treatment plant is currently at or near capacity at the facility in light of proposed projects. In addition to that, we looked at the potential of the developments to force the need to expand the sewer plant and also to look at upgrades for now and for the future. We are looking at expanding the plant from its existing capacity of 21.3 million gallon per day (MGD) to approximately 43 MGD. Again, we are looking down the road trying to think wisely about future development, future roads and future regulatory requirements. The packet contains the existing site, which is located near the Jack Byrne Auto Dealership. The colors on the plan represent things that were proposed. A lot of it has things that would not be seen from the road and could only be seen by a helicopter or if you were actually on the site. There are some new primary clarifiers proposed, aeration basins, final clarifiers, some addition blowers that would support those facilities, a backup generator, yard piping and new visitor parking. We are hoping to do some entrance landscaping and a sign improvement. In addition to that we are looking at maximizing the existing space on the site and hopefully to construct a new building in the rear for a new maintenance garage and reconstructing the laboratory space. The new building would be approximately 132 SF x 55 SF and it would replicate an existing building currently on the site. This project would be subject to a number of permits; a SPEDES permit for both stormwater discharges as well as from modification of the existing discharge to the river and an article 24 wetlands permit due to DEC wetlands on the site. We are also going to be doing a modification to the Title 5 air current for this facility for the incinerator that is on site for the additional run time hours. We will be coordinating with the State's Historic Preservation Office (SHPO) to determine if there would be any impacts to the cultural resources in the area. The SCSD declared itself as the lead agency for a type 1 review of this action pursuant to SEQRA. They have submitted a Full Environmental Assessment Form. The SCSD is one of the largest sewer districts in the state with coverage up to Milton, over into Ballston Spa and Clifton Park. Mr. Nadeau asked what type of odor control is in place for the new plant. Mr. Hernandez stated the following: We are going to be rehabilitating an existing odor control system and we will be expanding it to encompass all the new facilities as well. We are looking at tackling odor from 3 approaches. We are going to put up some odor detectors that will give us an alarm if there is an issue. This is one part of the big picture. We are going to be setting up a more comprehensive operation maintenance program to the existing system and we are going to be installing new facilities as well. We understand that this is a major issue here and we are trying to address it as best we can. Mr. Nadeau asked what the time frame was for the new plant. Mr. Hernandez stated we are looking at bidding some time in the late winter/early spring with construction in the 2008/2009 and to be completed around the end of 2009. Mr. Berkowitz asked if the chip plant actually goes through, how much capacity would that take up of the new expansion. Mr. Hernandez stated it depends; the chip plant itself I believe is right around 3 MGD waste and the future chip plants would take additional. We also looked at the growth of additional secondary facilities that would be there to assist. Ms. Bianconi stated it would be 3 MGD for AMD and there would be a potential of 10 MGD as they grow. Mr. Hernandez stated the following: The existing plant is at 21.3 MGD. We had 18 MGD this summer and we have about 5 MGD of capacity that has already been allocated for various projects in the County. We are actually over capacity now. Mr. Higgins asked if the existing facilities for septic tank pump trucks would be changed because I have been at the site and sometimes when they are unloading there is some odors.

Mr. Hernandez stated we are putting in a quick-connect system where the truck would pull up, connect the hose and then the waste goes through a screening process when it is brought into the building where we are adding an odor control and we would be rehabbing that area. Mr. Higgins asked if the trucks would dump into an open manhole. Mr. Hernandez stated no, it will not. Mr. Watts asked if anyone from the public had any questions. No one responded. Mr. Watts stated the following: We appreciate you coming in and talking with us and thanked Ms. Bianconi and Mr. Hernandez for their presentation. In the Town we always had a very good working relationships with Mr. DiPasquale, Mr. Bold and the Board Sewer Commissioners. We see this as a plus for the County with the economic growth in the area. We are looking forward to this expansion and anything the Town can do we would be glad to work with you.

New Business:

07.096 NB Faulkner/Lane Subdivision, 145 Fellows Road – Minor Subdivision

Mr. Gil VanGuilder, of Gilbert VanGuilder & Associates, stated the following: Mr. Kevin Faulkner owns 3-acres of land close to the intersection of Fellows Road and Route 236. During the preparation of the survey it was recognized that the deed that dates back many years didn't cover the physical occupation that has always gone with this house. We are proposing a lot line adjustment with the property of Martha Lane Estate, which was the basis for title for this property, which is to extend the property line south to a fence that has been historically the limit of maintenance for this property. This would involve 1,141 SF of land being conveyed from the Martha Lane Estate to Mr. Faulkner. Mr. Faulkner is also requesting permission to subdivide the property. The front part of his property with the existing residence is located in the Commercial C-1 zone and the rear of the property is located in the Residential (R-1) zone. There is an existing on-site well and septic system. The existing lot is proposed to be 85,346 SF and the new lot would be approximately 56,000 SF. Mr. Faulkner is proposing to construct a residence for himself and possibly go for a site plan approval to operate his business on the property in the front. Mr. Faulkner does realize that he would have to go through site plan approval to conduct this business. Mr. Nadeau asked if the proposed entrance would cause a sight distance issue. Mr. VanGuilder stated the proposed entrance would branch off of the existing driveway and I will verify that there is adequate sight distance prior to the public hearing. Mr. Nadeau asked if this would be a shared access. Mr. VanGuilder stated yes. Mr. Higgins asked Mr. VanGuilder to show on the plans any neighboring wells and septs prior to the public hearing. Mr. VanGuilder stated yes I will.

Mr. Roberts made a motion to set a Public Hearing for the November 13, 2007 Planning Board Meeting. Mr. Ouimet seconded. Motion carried.

07.099 NB Wilber National Bank, 1683 Route 9 (St. John Plaza) – Site Plan/Change of Tenant

Mr. Tom Pratico, of the Rexford Group, stated the following: We are before the Board to discuss the St. John Plaza on Route 9 in Halfmoon. Presently in front of the plaza there is a pad building that now houses Troy Mattress. When we built the plaza, the building was designed and built for a bank but at the time there were no banks that wanted to expand in that area. Now we have a local bank that would like to come into this building and we want to expand the building for a drive-thru and a drive around lane, which are shown on the drawing. After the expansion we would like to move the mattress people to a smaller space which we would have 2,000 SF left in the rear building. Mr. Higgins asked if there would be 3 drive-thru lanes because the plans only show 2. Mr. Pratico stated there are 2 lanes under the canopy and the third lane would be outside of the canopy and we have submitted a revised drawing. Mr.

Higgins asked if the third lane would be a drive-thru lane. Mr. Pratico stated there would be a teller in that lane also. Mr. Berkowitz stated the following: The original plan shows a future connection to the Aldi's site. So what are the plans to improve circulation with the bank and everything else? Mr. Pratico stated the following: We were willing to do this when Aldi's came, but at the last minute Aldi's wanted a check for \$250,000 from us to use our land and we couldn't do that. However, the option is still there, we have shown this because we would still like to make that connection and that is the most logical point to make it. If the Town had some jurisdiction over Aldi's to do that, we would do it. Mr. Watts stated this is a great point and we will look at this. Mr. Bianchino stated the following: I have had this conversation with Mr. Williams. We should put this in to the property line and we could work on the other side. Mr. Watts asked if there was work that would have to be done on the other side. Mr. Williams stated there is a strip of land. Mr. Pratico stated the following: There would be 4 to 5 employees in the bank. The traffic would probably be the same as the mattress company but there could be a touch more. Mr. Berkowitz asked if the mattress people would keep the signs that they put up in the windows. Mr. Pratico stated the mattress people will not put any signs in the windows as per the Town and currently they do not have signs in their windows. Mr. Watts asked if there is enough parking at the plaza now that Tailgator's is in the plaza and they have been doing very well with their business and Tai Kwan Do is also very busy. Mr. Pratico stated the following: We have not had any issues with the parking. Also, there is parking up front where no one parks where Rainbow Direct used to display the playground equipment. This area is still open even when Tai Kwan Do has a tournament and Tailgator's is open. Mr. Bianchino stated the following: The only thing that I question is the way the arrow is shown on the plans. Is this intended to be a one-way? Mr. Pratico stated no, it is wide enough to be a two-way. Mr. Watts stated we will refer this to CHA for their review relative to the traffic issues on the site and the flow with the bank coming in there. This item was tabled and referred to CHA for their review.

07.100 NB RMFD Mattress, 1683 Route 9 (St. John Plaza) – Change of Tenant

Mr. Tom Pratico, of the Rexford Group, stated the following: RMFD Mattress has bought out the Resnick's Mattress chain. They wish to re-locate from the separate building that is being proposed for the Wilber National Bank. They would relocate into a 2,511 SF storefront in the plaza's main building. This space would be the last vacant space in the plaza. Mr. Roberts stated Resnick's had a big truck parked out front and asked if the new company would have a truck parked out front. Mr. Pratico stated no, they do not do that anymore. Mr. Higgins asked if there was a rear access to this site as far as deliveries and inventories. Mr. Pratico stated there is a rear access. Mr. Higgins stated the truck that was parked out front was rolling advertising at that site consistently and we don't want that to happen again. Mr. Pratico stated yes we understand and there will be no more trucks like that.

Mr. Roberts made a motion to approve the change of tenant application for RMFD Mattress. Mr. Nadeau seconded. Motion carried.

07.104 NB Napa Auto Parts, 1663 Route 9 – Change of Tenant

Mr. Elliot Friend, of Genuine Auto Parts Co., stated the following: We are requesting a change of tenant application for a new ownership for the existing Napa Auto Parts store located at 1663 Route 9. Mr. Watts asked if there would be any changes in the business operation. Mr. Friend stated the following: None whatsoever; it would still be a Napa store with the same platform and procedures. The change is for a change of ownership only. Mr. Roberts asked if they would advertise as being located in Halfmoon. Mr. Friend stated absolutely; we already have

this in our notes for our advertising plans. Mr. Higgins asked if there would be any plan changes to the building. Mr. Friend state there would be no changes and if we do, we would come before the Board.

Mr. Roberts made a motion to approve the change of tenant application for Napa Auto Parts. Mr. Ruchlicki seconded. Motion carried.

07.106 NB Lavender Fields Florist, Inc., 1704 Route 9 (Shoppes of Halfmoon) – Change of Tenant

This item was tabled, as the applicant was not present.

07.107 NB Star Barber Shop, 1704 Route 9 (Shoppes of Halfmoon) – Change of Tenant

This item was tabled, as the applicant was not present.

07.108 NB Halfmoon Jewelers.com, 1686 Route 9 - Sign

Mr. Art Curto, the applicant, stated the following: I represent Halfmoon Jewelers and we are proposing a sign application for the business located at 1686 Route 9. The sign would be conducive to the signage in the immediate area. The proposed sign would be 48 SF and two-sided. The total height of the sign would be 15 FT 9 inches. The sign would conform to the square footage of the building. This freestanding sign would be placed on the south side of the proposed driveway. Mr. Roberts asked if the 15 FT sign would be at a lower elevation on the site. Mr. Curto stated the following: Yes, that particular location dips down about 5 FT off the road. When you take into account the height of the sign, it probably would be 4 FT or so underneath the sign. Mr. Roberts asked how the sign would be lit. Mr. Curto stated the sign would be internally lit. Mr. Roberts asked if there would be any neon. Mr. Curto stated there would be internal neon but it would not be exposed. Mr. Roberts stated normally this site would be too high but because it would be placed in the dip, it will be okay.

Mr. Roberts made a motion to approve the sign application for Halfmoon Jewelers.com contingent upon the sign is not placed in the State right-of-way and the sign will have no exposed neon. Mr. Nadeau seconded. Motion carried.

07.109 NB Always in Style, 1603 Route 9 (Towne Center Plaza) – Change of Tenant & Sign

Mr. Scott Beaudoin, the applicant, stated the following: I would like to utilize 900 SF of space in the Towne Center Plaza to operate a clothing store. I do not plan to make any interior changes. I would be bringing in fixtures and I am proposing to replace the existing storefront sign, which is 2 FT x 4 FT, one-sided and internally lit. The clothing store would sell used men's, women's and kids clothing. For about a year and a half I have been selling clothing on-line on E-bay. We specialize in career wear with men's suits, shirts and pants. It would be like a high-end thrift store with all name brand clothing. I would not allow or receive used clothing to be dropped off or accepted through donations. I would hand select all the items in the store. I have been trying to branch out more into new clothing. Right now there would be about 30% new clothing and 70% used clothing and eventually I would like to bring the business to all new clothing. Mr. Watts asked if someone could come into the store and offer to sell him their used clothing. Mr. Beaudoin stated the following: I don't really want to do that right now. We currently buy from other outlets. Mr. Watts asked if they buy used clothing from outlets. Mr. Beaudoin stated the following: Yes. I don't know what I will be doing in six months but for right now I have close to 7,000 articles and I don't plan on buying anything for a while. Mr.

Watts asked if items would be dropped off outside of the store. Mr. Beaudoin stated no, everything that I have I have purchased myself. Mr. Berkowitz asked Mr. Beaudoin if he would do alterations at the store. Mr. Beaudoin stated no. Mr. Watts asked the applicant to please advertise the business as being located in Halfmoon. Mr. Beaudoin stated yes.

Mr. Roberts made a motion to approve the change of tenant and sign application for Always in Style. Mr. Ouimet seconded. Motion carried.

07.110 NB Pro Cycles, LLC, 1512 Route 9 (Savemore Beverage) – Change of Tenant & Sign

Mr. Jim Romeo, the applicant, stated the following: I am the owner of Pro Cycles, which is presently located at 1624 Route 9 in the Lee's Plaza. I would like to move my business 1.2-miles south on Route 9 into the former Quiznos. This location is a much brighter, newer and cleaner facility. I think this location will suit us for my next 5-year goal in which we would move more into the retail business and less on the service end. I also have submitted a new sign application, which would be an improvement over the sign that I currently have in Lee's Plaza. One of my biggest issues was my current sign because it is very difficult to see because I am sharing the signage space with other tenants at the plaza. The sign application proposal is for a wall-mounted storefront sign. I would replace the Quiznos sign that would have the same dimensions and it would be internally lit. I would also replace the Quiznos pylon panel sign with the same dimensions that is currently used by Savemore Beverage. Mr. Nadeau asked if the applicant would be doing service work at the new location. Mr. Romeo stated yes I would. Mr. Nadeau asked if they use a dynamometer. Mr. Romeo stated no, I don't have a dynamometer and I have no plans for one because it could be a noise issue and they are prohibited and right now I can't find a way to get around that. A dynamometer is a moneymaker but it is noisy and it is very difficult to abate the noise. Mr. Higgins asked if there would be any outside storage. Mr. Romeo stated no, the only thing that I am going to be using is a trailer for about 2 to 3 weeks while I am moving and as soon as I am done with the trailer for my temporary storage, I will be done with it. Mr. Higgins stated I know there is an area out behind the facility and asked if they would test motorcycles in that area. Mr. Romeo stated the following: The only testing that I do is that I do New York State Inspections and part of the inspection requires a road test. This does not have to be on the highway but you have to ride the motorcycle as part of the inspection process. What I do now is I go around the building and do a lap run to test the brakes. I'll be doing the same thing here. I imagine I won't be cutting across the front of that building because there is too much traffic at that location. Where I am now I don't have to deal with the traffic at the plaza. I will have to drive up and down and make a U-Turn. Mr. Higgins asked if any of the customers would be testing the motorcycles. Mr. Romeo stated I am the only one that tests the motorcycles. Mr. Higgins stated okay, because we are worried about the neighbors, the noise and things like that. Mr. Romeo stated I will run motorcycles at times. Mr. Watts asked if Mr. Romeo had any problems with this at his current site. Mr. Romeo stated no, I never had a problem and I am not aware of any complaints from anybody. Mr. Berkowitz asked if they sold motorcycles. Mr. Romeo stated no, I don't sell motorcycles but I do sell parts and accessories, clothing, helmets and boots. Mr. Watts asked if there would be motorcycles for sale out along Rt. 9 with for sale signs on them. Mr. Romeo stated no, I don't sell new motorcycles but occasionally I do have used ones. Mr. Watts asked if the used motorcycles would be for sale inside. Mr. Romeo stated the following: Along the building there are no parking signs and during the day I would park my customer's bikes out there so that I can have the shop open so I don't have to climb over the top of everything but at night everything is put away. As part of my insurance policy I can't leave anything outside. Mr.

Roberts asked if the proposed signage was replacing the existing Quiznos sign. Mr. Romeo stated yes. Mr. Roberts asked if there would be any exposed neon. Mr. Romeo stated no. Mr. Higgins asked if Mr. Romeo had a NYS Dealers license. Mr. Romeo stated the following: No, I do not have a retail dealer's license nor a wholesale license. I am a registered repair shop and certified for inspections. Mr. Watts stated the area you are proposing to store the motorcycles says "no parking" and why does it say "no parking"? Mr. Romeo stated the following: There are parking spaces across from that area along side the building that are automobile parking spaces that are facing Lewis Henry. Against the building there is a wide area that says "no parking". Mr. Watts asked if that was a fire lane. Mr. Romeo stated not that I am aware of. Mr. Williams stated this information should be in the Savemore Beverage file. Mr. Polak asked if this was a delivery area. Mr. Romeo stated no, there is no delivery access. Mr. Berkowitz stated that the "no-parking" area is there so people do not back up into the internal drive area. Mr. Watts stated I want to make sure there was no fire lane issue. Mr. Romeo stated there is more than enough parking at the site and I can place those motorcycles in the parking area. Mr. Berkowitz asked where the garage door would be placed. Mr. Romeo stated on the side to the rear of the building. Mr. Watts asked if Greg Stevens from the Building Department looked at the garage door. Mr. Romeo stated yes, I believe so. Mr. Watts asked Mr. Romeo to please advertise as Pro Cycles of Halfmoon and a building permit would have to be obtained. Mr. Romeo stated okay.

Mr. Roberts made a motion to approve the change of tenant application and sign application for Pro Cycles, LLC contingent upon there will be no outside storage of material. Mr. Higgins seconded. Motion carried.

Old Business:

07.093 OB

**Grace Fellowship Church, 1 Enterprise Ave. – Commercial Site
Plan/Amendment to PDD**

Mr. Bill Minchin, stated the following: I am representing the Grace Fellowship Church. The proposal is for a conversion of the Saab Building. This would be a satellite location for the Grace Fellowship Church. CHA has issued their findings and ABD Engineering has responded to CHA's comment letter. There were two outstanding issues that I would like to respond to regarding the number of parking spaces and the size of the parking spaces. There are 153 existing parking spaces. The way we have designed the site is that we are proposing 232 parking spaces, which I believe is twice the Town's requirement. We track our attendance and parking on a weekly basis at our existing Colonie location and this is what we based the parking on. We are assuming that the dynamics of this site would be similar. There are a couple of things that we think are significant to the increase in parking that may not be immediately apparent. One of those is there is a good number of people that attend on Sunday morning service, one at 9:00 AM and another at 11:00 AM. We plan on doing the same thing at this site where the services would overlap and the people will stay for both services. Some people come to attend one service and then volunteer in some capacity during the other service. We also offer a number of classes on Sunday mornings such as our Sunday morning membership class, get acquainted at Grace Fellowship class and a financial counseling class. To make these classes more convenient for people we try to offer the classes on Sunday morning during one of the services. Someone might come to one of those classes or to volunteer and then stay for the other service. We have a significant number of people that volunteer for directing traffic, greeting people, ushering and teaching the children's classes. There are also several families, like my own, who will drive in 2 separate cars for various reasons. Mr. Watts read CHA's letter dated October 22, 2007 "The applicant continues to request additional parking space

beyond what is required by the Code. Given the fact that it appears the requested spaces can be provided within the approximate limits of the existing pavement, with only a minor increase in impervious surface, it could be a financial hardship to the owner if they are required to tear up existing paved surface now and have to replace it in the future if membership increases at the anticipated rate". Mr. Higgins stated the Town's standard 10 FT x 20 FT parking space is being altered for this application due to the fact that it is a weekly type of function and not a daily function and these parking spaces would basically be used for the services. Mrs. Murphy asked if the Board stated that this application would not have any environmental impact making a recommendation for the Town Board when they proceed with SEQR. Mr. Watts stated yes. Mr. Higgins made a motion to grant a positive recommendation to the Town Board for the Grace Fellowship Church with a recommendation of a Neg. Dec. per SEQR. Mr. Roberts seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the October 22, 2007 Planning Board Meeting at 7:57 pm. Mr. Roberts seconded. Motion carried.

Respectfully submitted,
Milly Pascuzzi,
Planning Board Secretary