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**MINUTES MEETING
Town of Halfmoon Planning Board
November 25, 2019**

Those present at the November 25, 2019 Planning Board meeting were:

Planning Board Members:

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

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

Town Engineer / CHA:

Joe Romano

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

Don Roberts: Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the past meeting? Charlie Lucia and Brendan Nielsen abstained from voting.

Rich Berkowitz: I make a motion to approve the minutes.

Tom Koval: Ill second.

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

Public Hearing(s):

19.174 Bast Hatfield Lot Line Adjustment, 5 & 6 Rexford Way – Minor Subdivision.

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

Duane Rabideau: Duane Rabideau from Van Guilder Associates here tonight to represent the applicant Kings Crossing LLC before the Board for a proposed lot line adjustment between Lot D and Lot E of the Bast Hatfield commercial park. Lot D is this lot right here, it goes down like that and this is Lot E. The two lots are located at 5 & 6 Rexford Way, the proposal is to annex approximately 28,000 square feet of Lot E, this section right here annex this piece to Lot D which is 5 Rexford Way. The Lot E would decrease in size from 1.72 acres to 1.08 acres, lot D would increase in size from 5.41 acres to 6.05 acres. There are not new improvements proposed. At the last meeting the Planning Board requested additional information about this proposal, lot D is, are the owners are Kings Crossing LLC and lot E is where the Stinner Pump Company is, the owner is Timothy Weir. The reason for the proposed lot line adjustment is to, this piece that is gonna be annexed to this parcel here has no planned area right here, basically, these people here cannot access it because of pretty intense wetland crossing, so, it makes more sense, an opportunity for them to annex this piece, this piece with a very minor crossing of the wetlands. The wetland complex raps around like this, that's the reason for the proposed lot line adjustment, and that's our request before the Board tonight.

Donald Roberts: Thank you Duane, we'll open the Public Hearing at this time would anyone from the public like to speak? (No comments) Seeing no one would like to speak, we'll close the Public Hearing. Tom.

Tom Koval: Duane, is there a proposed or a potential expansion on the other site is that what they're?

Duane Rabideau: No, this is just for future, there's an opportunity to pick it up now so they feel they can get it now and there's nothing proposed at this point in time.

Tom Koval: So that, it's currently, the pump company currently, it's part of their lot?

Duane Rabideau: That is correct.

Tom Koval: And the other lot is Kings Crossing?

Duane Rabideau: Yeah. Kings Crossing LLC.

Tom Koval: Is that a Bast Hatfield subsidiary.

Duane Rabideau: I believe so, yes.

Tom Koval: Okay so do you just want to add more plan to their existing?

Duane Rabideau: That is correct.

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Tom Koval: Ok.

Donald Roberts: Anyone else?

Tom Koval: I think I'll make a negative dec on SEQR

Donald Roberts: Can I have a motion for negative Dec on SEQR, Can I have a second?

Richard Berkowicz: I'll second.

Donald Roberts: All in favor.

All: Aye.

Donald Roberts: Opposed. Motion carried.

Tom Koval: I would like to make a positive recommendation on the minor subdivision.

Tom Werner: I'll second that.

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

Duane Rabideau: Ok. Thank you.

Donald Roberts: You're welcome.

Bast Hatfield Lot Line Adjustment - Minor Subdivision

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved the request for a lot line adjustment between 5 & 6 Rexford Way.

New Business:

19.181 Rollin Smoke BBQ, 222 Guideboard Road – Change of Use/Tenant

Rob Carmel: How we doing. Do you just ask me questions?

Donald Roberts: Name and address and what you want to do.

Rob Carvelle: My name is Rob Carmel. My wife and I, we own Rollin Smoke Handcrafted Barbeque. We're located out of Voorheesville right now and we're looking to open up a family style restaurant at 222 Guideboard Road.

Donald Roberts: Hours of operation.

Rob Carvelle: It'll probably be 11:00-8:00 or 9:00 at night. We're expecting, lunch crowd and then I had lot of takeout deliveries, some dine in service around dinner time.

Donald Roberts: Seven days a week?

Rob Carvelle: Probably 6.

Donald Roberts: 6 and how many employees?

Rob Carvelle: 6-8.

Donald Roberts: Comments by the Board?

Richard Harris: This plaza historically did not get built with parking spaces to accommodate today's parking standards when it was originally built, so it would on paper not meet the Town Board town code guidelines for parking spaces, but in the past what you've done when the ice cream place was approved a couple of years ago for deliveries, you included a restriction that deliveries shall not be made from the front. We've still witnessed delivery trucks be parked in the front, taking up usually parking spaces. Obviously, it's not in the businesses interest for that to happen so I know you probably would not condone that, but I would encourage employee parking to be in the rear there is some space to this lot that isn't part of the gas station and also deliveries to come in on the side or rear for the truck to park to not block the isle or the parking spaces.

Rob Carvelle: Having visited the sites a few times and trying to map everything out in my head already, for the convenience of the other two businesses in that strip mall, it wouldn't make sense to have our deliveries, our walking coolers right downstairs so we'll have the deliveries for our food come in through the downstairs so we're not blocking the parking lot. As far as delivery, I do like a Uber Eats, so, you call somebody, they come, they pick-up the food and they just bring it out to the customer, so there's not really a need for a full time or part-time delivery person to have, to be utilizing a parking spot.

Donald Roberts: Now, when do you expect your deliveries to take place to the site?

Rob Carvelle: That's gonna have to depend on when US Foods makes their deliveries to that location, I haven't found that information out.

Donald Roberts: That's our concern at that, your, the trucks coming in don't block the parking area for everyone else.

Rob Carvelle: Right, it would be around the back side, in between the gas station and the plaza.

Donald Roberts: So, we should be alright

Rob Carvelle: I would request early morning because obviously I wanna be there early in the morning firing up the smoker and everything else, start prepping the food so I would want my food there fresh in the mornings, therefore, it's not, ya know, showing up a lunchtime when we're trying to do lunch business.

Donald Roberts: Thank you. Anyone else?

Richard Berkowicz: I make a motion to approve the Change of Use and Tenant, you have a sign?

Rob Carvel: Not at this time.

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Donald Roberts: Thank you. If you have a sign, you gotta come back, you know that right?

Rob Carvelle: Yes, correct.

Donald Roberts: Ok, we'll get a motion and a second. One more questions, you're gonna have ribs, right?

Rob Carvelle: Yes, sir.

Donald Roberts: Ok, good.

Rob Carvelle: Award winning.

Donald Roberts: I'll see ya there.

Richard Harris: Maybe for the sign application, maybe we have a testing. Oh, sorry, our attorney won't allow that. A little taste sample.

Rob Carvelle: I'll bring samples in.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.
For advertisement, you're in the Town of Halfmoon, right!

Rob Carvelle: Yes.

Donald Roberts: Ok, good. Thank you.

Rob Carvelle: Very good. Thank you very much.

Donald Roberts: Good luck.

Rob Carvelle: Thank you.

Rollin Smoke BBQ - Change of Use/Tenant

APPROVED. Board approved the use of tenant space at 222 Guideboard Road for a BBQ restaurant.

19.186 Rugani Family Chiropractic, 1515 Route 9 – Sign

Silvio Rugani: Silvio Rugani, owner of Rugani Family Chiropractic, at 1515 route 9, I'm just looking to change the faces of the existing signs that are there, that's it

Don Roberts: Do we have a rendering? Oh there it is.

Silvio Rugani: Nothing's changing. The structure's exactly the same.

Donald Roberts: It meets Town Code.

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Richard Berkowicz: I'll make a motion to approve the sign.

Tom Koval: I'll second.

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

Rugani: Thank you.

Rugani Family Chiropractic- Sign

APPROVED. Board approved the request to replace the sign panels on the existing free-standing/monument sign and wall-mounted sign.

19.188 J. Dunn Group LLC. 518 Hudson River Road – Change of Use/Tenant

Curt Nussbaum: How ya doing. Curt Nussbaum with J Dunn Group, this is my partner Jeff.

Donald Roberts: Ok, what do you want to do?

Curt Nussbaum: We're, we just recently acquired a building at 518 Hudson River Road and we're just looking to, a special use obviously for the property because we have a, the use that's on there now, that was there, it was for a mulch business

Tom Koval: I don't think it's technically a specialty.

Donald Roberts: No, no, that's a different term as far as this Board goes.

Curt Nussbaum: Sorry.

Donald Roberts: You don't want s special use if you don't need one. Just a change of use and tenant.

Lyn Murphy: You're changing use.

Donald Roberts: So, you're gonna be storing?

Curt Nussbaum: Basically, in the morning like the two guys that would pick up a truck and leave their cars there and go about their day, we really don't, we're not open to the public, we really don't, we wouldn't really be operating out of there, it'd be more or less.

Tom Werner: How many vehicles or how many trucks and/or other excavating equipment can you identify at this time that might be stored there?

Jeff Dunn: They're mostly on site, so we don't really have to, we don't bring them back to the shop unless.

Curt Nussbaum: Worst case, 5. 5 to 7,

Jeff Dunn: 2 trucks.

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Tom Koval: The large part of your

Jeff Dunn: Yea he subdivided then we bought off the subdivided and he still occupies the north part of the lot

Tom Koval: So you're only taking a part of this property?

Curt Nussbaum: Yeah, we only took like, basically where the barn is, straight back.

Tom Koval: So, you're in the rear side of the barn?

Curt Nussbaum: Yeah.

Tom Koval: What's it, Home Town Sales?

Curt Nussbaum: Yeah. Home Town Sales.

Tom Koval: So, you'd have the front.

Curt Nussbaum: He owns, currently he still is. He owns up basically where it looks like there is concrete he owns all of that property.

Tom Koval: Your taking....

Curt Nussbaum: He subdivided like, right here, so he still occupies pretty much all this, and he still has stuff here. We would just basically would park, like behind this hedge row. It was crusher run but it's all overgrown now. So it kinda like

Tom Koval: Change of season for equipment storage?

Curt Nussbaum: Yeah, pretty much

Donald Roberts: And you won't even see the equipment from the road.

Curt Nussbaum: No.

Curt Nussbaum: There wouldn't be any traffic, maybe once a day.

John Higgins: Was there a subdivision?

Richard Harris: No. I think he just means for these purposes, there was no formal subdivision

John Higgins: okay you are not buying you are just leasing it?

Curt Nussbaum: We bought it, we bought this part, whatever it is 7 ½ acres.

Lyn Murphy: Did you have a closing?

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Curt Nussbaum: Yea August

Richard Harris: So the portion that he's occupying is he leasing it from you now?

Curt Nussbaum: No it was subdivided.

John Higgins: Well your access is through his property

Jeff Dunn: No, it's through ours we own to the road, we own the building.

Curt Nussbaum: He has his own separate road now.

Jeff Dunn: Yea we own the building, we own this silo.

John Higgins: So you own the building and this silo?

Curt Nussbaum: Yes

John Higgins: Where he has all his junk parked out

Curt Nussbaum: Yea he still has all his stuff there.

Jeff Dunn: We are going through it trying to

John Higgins: Well number one that his approval was no storage in front of the building

Lyn Murphy: So we are trying to talk about we have no record of a subdivision coming before us for this lot so we are trying to figure out how it is that you subdivided it without coming before the Board that subdivides it?

Jeff Dunn: We just bought it off of him.

Curt Nussbaum: He said it is two different parcels.

Richard Harris: I'll go check

Lyn Murphy: It's possible that they were always two separate parcels and he owned both of them

Curt Nussbaum: I think he subdivided those 5 years ago, it could have been longer, and he had it for what 10 years?

Lyn Murphy: Could I ask the Board to table this

Rich Berkowitz: I make a motion to table this.

Tom Koval: Ill second

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion carried. We will table this until we find out the information and get back to you at the end of the meeting if not sooner alright. Thank you.

19.178/19.187 Fairways of Halfmoon Pro Shop, 17 Johnson Road – Addition to Site Plan & Special Use Permit

Mike Bianchino: Thank you Mr. Chairman, my name is Mike Bianchino, I'm here representing Fairway of Halfmoon LLC for an application for a new pro shop building at the Fairways of Halfmoon public golf course. This is an overall map of the area, the project site encompasses about 1.7 acre portion of the 152 acre property located at 17 Johnson Road. It's between Pruyn Hill Road and Raylinsky Lane, tax map number is 261191.1. The property is currently zoned AR, cultural residential with a special use permit for the golf club and its accessory uses. The surrounding land uses in the area include residential, commercial, the rail yard to the north, agricultural, public school and some wooded areas, public schools I should say and some wooded areas. The existing land uses at the Fairways of Halfmoon, public golf course include the 18 hole public golf course. The accessory operations and maintenance uses plus the clubhouse building. The clubhouse building itself includes a restaurant, banquet facility, the Brew Pub and a very small pro shop. The proposed conditions include the construction of a new standalone 3,300 square foot pro shop building located in the general area of the existing putting green which is here. The existing gazebo structure would remain. What we've shown here is a realignment of the proposed parking lot to make the lot more efficient, we'd pick up about 20 additional parking spaces in that area and the layout is more efficient for parking use. The existing pro shop is about 636 square feet of space, which is located here at the end of the existing building and that 636 square feet is really too small for a public golf course with the amount of play that the Fairways sees on an annual basis. The new pro shop is proposed to improve the overall golf operations and service for the customers, including golf merchandising and golfer check-ins. The golf cart staging area, which currently is behind the existing building, will be relocated to this area over here behind the new pro shop. This area would, the carts would be eliminated from that area back there. The practice putting green at this point would be just pushed back farther to the north, closer to the first T area. Overall, the site will have a total 200 parking spaces. The existing site still has green space with the golf course well over 90%. The elevated deck that's located along the back of the building will also be extended slightly towards the pro shop area and behind the existing pro shop for a couple of reasons, one is to just neaten up that back area and provide a little bit of screening for there's some existing HVAC material or equipment in that area. The overall objective at this area by removing the, the carts and everything is to provide an aesthetic improvement along this rear area as you come off the golf course there's a, behind the existing banquet facility, that area has been dressed up with some nice paving areas and some seeding areas and I think the intent here is to try to improve the aesthetics along the back so that the view coming off the golf course is improved. It's not quite so, so, such a maintenance area the way it looks now. There are wetlands on the 152 acre parcel but we are, there are none in the area of the proposed pro shop and we're not proposing any impacts to the existing wetlands. The emergency service access that was originally requested as part of the last application is going to be maintained within this area here. That access provides adequate width, an area for emergency vehicles to be able to get back along the rear of the, of the facility as was requested by the fire department. Generally speaking, the concept does comply with the town's bulk regulations and the zoning code. Water will be provided for the, for the facility using the existing connection to the Town of Halfmoon water system. Adequate capacity does exist for the expansion. Sanitary sewer will, will be a connection to the Saratoga County Sewer District using the onsite service. Storm water will be managed onsite through the use of multiple green infrastructure and runoff reduction practices and the storm

water management system will continue to be owned, operated and maintained by Fairways LLC. That's really the project, we're here to answer any questions. We wanted to present this for the Board's consideration and answer any questions, request a referral to CHA for review. Our next steps after this would be to provide additional information as requested, address any concept level comments presented by the Board or by CHA or by staff and then ultimately request the Planning Board to schedule a Public Hearing for the special use permit. So I'm here to answer any questions.

Donald Roberts: Now, your application has a conference room there, right.

Mike Bianchino: The, the existing 600 square foot pro shop, which is again fairly small for its use would be converted into a small meeting room for use with the rest of the facility.

Donald Roberts: Thank you, questions by the Board?

Tom Koval: Mike, the pro shop's not gonna be annexed in as far as for the Brew Pub, it's gonna be held as a separate meeting room?

Mike Bianchino: Correct. I means it's connected by a hallway, but the room would be just converted into a meeting room.

Tom Koval: Right.

Richard Berkowicz: So, you're just talking a pro shop: balls, gloves, some equipment.

Mike Bianchino: Equipment, merchandise, right.

Richard Berkowicz: and basically administrative

Mike Bianchino: and basically make it more efficient for people to get in and out, pay, get their carts, etc.

Tom Koval: 3300 square feet it's, its sales.

Mike Bianchino: Yeah. I mean, it's basically

Tom Koval: It's just your regular pro shop.

Mike Bianchino: Right. I mean to compare it, the number of rounds played here are at least equal to or more than Saratoga Spa if you've ever been to Saratoga Spa and Saratoga Spa's pro shop is about 3,200 square feet.

Tom Koval: And the parking is definitely more efficient than it is currently.

Richard Berkowicz: Will it be open during the winter for sales?

Mike Bianchino: Pro shop be open during the winter for sales? No.

Donald Roberts: Any other questions? I'm gonna refer this to Clough Harbor, Saratoga County Planning Board, Fire Districts and we'll get back to you alright?

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Mike Bianchino: Great. Thanks very much.

Donald Roberts: And thank you, thank you.

Donald Roberts: Moving on, no, going back to the J Dunn Group.

19.188 J. Dunn Group LLC. 518 Hudson River Road – Change of Use/Tenant

Lyn Murphy: So, Rich pulled the tax parcel map and it shows that these are separate parcels. They've been separate parcels since prior to 2003, it looks like, so, I'm not sure if he had one deed that had both parcels on it or if, like, I thought he, he had two deeds and just sold them the one so here's a map if you want to look at it. But they are separate parcels.

Tom Koval: Yeah, let's clarify a few things. Where your entrance is gonna be and all that.

Donald Roberts: Thank you.

Tom Koval: The way I'm seeing is, which parcels are these first off

Curt Nussbaum: The larger one of the two.

Tom Koval: Then why don't you show me where you're gonna be entering your property, you're gonna utilize each driveway?

Jeff Dunn: Yeah, we'll utilize this one right here. It's already in.

Curt Nussbaum: Not changing driveway or anything, it's gonna be the same.

Tom Koval: So, you're using the driveway that's on his parcel so.....

Jeff Dunn: No. It's ours. We own this part. Shows you at the map. We own where the barn is. This whole part down here.

Tom Koval: So, he owns the next one up with no driveway?

Jeff Dunn: Yup, correct. There is a turnoff, like already there.

Tom Koval: Curb cut?

Jeff Dunn: Yeah. But I don't know, I can't speak for him. I don't know what he gonna

Tom Koval: No, I'm just trying to make sure that you're all set.

Jeff Dunn: Yup.

Donald Roberts: And you said the vehicles won't be visible from the highway.

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Curt Nussbaum: No, I plan keeping everything there's like a 50' hedgerow like right here we plan on keeping everything behind that.

Rich Berkowitz: You're parking everything mainly behind that hedgerow to park?

Curt Nussbaum: Yeah, that's more ample space for what we need.

Tom Koval: So, his intent, you really can speak for his intent but, you're intent is to have all his product and it's off your property on his property.

Curt Nussbaum: Yes.

Tom Koval: You're not letting him utilize it on your property.

Curt Nussbaum: Well, currently his stuff's still there, but...

John Higgins: When is going away? You see, it's illegal right now because his approval stated that he was not to put anything in front of the silo and it's been there for years.

Curt Nussbaum: I'll have to ask him.

Jeff Dunn: All the fencing and all that, yeah.

John Higgins: All that stuff.

Jeff Dunn: We're looking to get rid of that. Absolutely.

Joh Higgins: The block, everything that's out there is not on an approved location.

Jeff Dunn: All the gates

John Higgins: That's everything.

Jeff Dunn: Everything. Ok.

Donald Roberts: I guess the best thing is

Tom Koval: That's not our thing to do, we just can't have 2 tents on one piece of property as part of what we are doing for you

Curt Nussbaum: Technically, we own the property so

Donald Roberts: It's up to you guys to get his stuff off your property, that's what it comes down to.

Tom Koval: You guys need to come see us for having a tent on your property

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Curt Nussbaum: So a fence and all that stuff we could take down, it doesn't really

Tom Koval: Put it all on his side, get a dozer and push it all on his side.

Curt Nussbaum: That's fine.

Jeff Dunn: So the gates and all the

Lyn Murphy: That was not an actual suggestion or any kind of legal permission for you to do that.

Donald Roberts: But work with him and get his stuff off of there.

Jeff Dunn: Alright. So the gates and everything you want taken out of the front? Yup, you have like, there's like brick columns and stuff?

Tom Koval: Anything that has to do with his business.

Lyn Murphy: His storage has to be behind the silo

Jeff Dunn: Okay.

Tom Koval: If it has something to do with hometown sales, it should be on J Dunn's property or else you have to come for a separate shared tenant permit for that.

Jeff Dunn: Yeah, we don't want that.

Curt Nussbaum: No

Tom Koval: I don't know why you would after you bought the property.

John Higgins: Do we wanna make the approval stipulated that they remove that by a certain date?

Donald Roberts: I don't think we need, no we don't need, and that's up to them.

Tom Koval: They'll get fined for code violations if they don't

Donald Roberts: That's up to them and we, we don't need to overstep here. It's their responsibility.

Tom Koval: Right, I don't want to burden them with any additional

Lyn Murphy: Before you vote, you just need to vote to remove the garbage.

Donald Roberts: Oh yes, right, yeah, ok. Yes.

Richard Berkowicz: I make a motion to remove this table.

Tom Koval: I'll second it.

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Donald Roberts: All in favor.

All: Aye.

Richard Berkowicz: I make a motion to approve the change in use of tenant.

Tom Koval: I'll second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.
And Rich I want to thank you for researching this for us. Thank you, it cleared it up.

Jeff Dunn: Thank you.

J Dunn Group, LLC, – Change of Use/Tenant

APPROVED. Board approved the use of vacant space at 518 Hudson River Road for outside storage of land excavation and related equipment.

Old Business:

19.163

Twin Bridges Site Plan, 1626 Route 9 – Addition to Site Plan

Jason Dell: Good evening, my name is Jason Dell, I'm an Engineer with Lansing Engineering here on behalf of the applicant for the 1626 Route 9 site plan. We were here most recently a couple of weeks ago where you folks approved the lot line adjustment to allow us to move forward with this parking area and we're back before you this evening to request an approval of it. Twin Bridges is operating out of the facility and the applicant would like to construct a new garbage truck parking area in the back of the site. We're proposing approximately 25 parking stalls for garbage trucks. Now we did submit site plans to CHA for review. At this point in time, we have revised the plans in accordance with all of their comments, we've also actually added a couple of light poles in the back for some safety lighting for the drivers getting in and out of the trucks and we are here this evening to request an approval from the Board.

John Higgins: Is it 25 or 37?

Jason Dell: We did scale back the size of the trucks based upon the maneuverability, so we are proposing in the back there now, Mr. Higgins room for approximately 25 trucks.

John Higgins: Ok. Thank you because the write up said 37, that's why I asked, thank you.

Donald Roberts: Joe are you all set with this? Paul, the county signed off on this, right? Questions by the Board? Can I have a motion?

Tom Koval: I make a motion for a negative declaration pursuant to SEQR

Richard Berkowicz: I'll second.

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

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

Rich Berkowitz: I second

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

Jason Dell: Thank you.

Donald Roberts: You're welcome.

Twin Bridges Site Plan – Addition to Site Plan

APPROVED. Board approved a request to expand the existing parking lot for Twin Bridges at 1626 Route 9.

19.164

Oak Hill Office Building, 1638 Route 9 – Site Plan

Jason Dell: Jason Dell, Engineer with Lansing Engineering here on behalf of the applicant for the Oak Hill site plan. We're back before the Board this evening. We gotta give you an update where the project stands. We understand that this project can't be voted on yet because we're still waiting on County, but nonetheless we're here to give you an update on some of the more significant project site plan changes as well as just to address a couple of the comments that were out there from the Town designated Engineer. So, the project site is located at the corner of Oak Hill Drive and Route 9, the applicant is looking to construct a 10,000 square foot office building. It'll be a two-story office building with a footprint of about 5,000 square feet for a total of 10,000 square feet. There will be one access point onto the facility from Oak Hill Drive and internally there will be approximately 73 parking stalls, we are down from what we showed on the concept plan. I believe we had 80 parking stalls in the concept plans, we are down to 73 stalls and the reason for that, and we are now siting septic system along the western portion of the building. Originally we had intended to put that along the frontage of Oak Hill Drive, however, it better fit in this area and we still significantly exceed the minimum required parking for the building. Water will be supplied to the site by a municipal connection and storm water's gonna be managed in accordance with all requirements. We did submit detailed engineering plans to CHA and we did receive a go around of comments that we have responded to, back to CHA. One of which is the one I'd like to bring up, is the condition of Oak Hill Drive was one of Joe's comments and the applicant has agreed to work with John Pingelski, the Highway Superintendent, to take a look at Oak Hill Drive and to do whatever they agree to as necessary in order to improve that. Mr. Earl, when I brought the comment up to him and we talked about it, he acknowledged that Oak Hill does need to be addressed, but he doesn't just wanna blanketly say we need to do the first 150' of the road, whereas we, he thinks we need to look at the whole thing and do it right and that, that it would include John P's input and move forward obviously with CHA as well, so that one is still outstanding and we're gonna be working on that as we move forward. Another question in talking with Paul, one of the concerns by the local residents was the proximity of the septic system to an existing well that's located at, on 1-3 Oak Hill Drive, did take a look at where that well is located and we do exceed the 100' minimum requirement from that well, however, I also, we received input from Mr. Tironi from the Water Department that that residence is on municipal water. So, we still meet the 100' separation. We are still waiting on archeological report to come back. We did authorize the study, however, we're waiting on the results to come back from SHIPO on that as well. We did get talking to the archeologist. The end of field summary that he gave to me, they cleared the site, but nonetheless we're still waiting on the SHIPO

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signoff to address Joe's comment. So, we're here this evening to answer any further questions the Board may have right now on the site plan, but again, we're here just for an update moving forward.

Donald Roberts: Ok, now as you said, we can't vote tonight but Joe, are you all set?

Joe Romano: Well we have to work out details

Donald Roberts: Right, but other than that, we're ok?

Joe Romano: They made a new submission we need to review.

Donald Roberts: Ok, alright, ok. Questions by the Board? No, ok. I guess we're gonna wait until we hear back, right? Okay, thank you Jason.

Jason Dell: Thank you.

Oak Hill Office Building – Site Plan

TABLED/REFERRED TO AGENCIES. Board provided feedback on a revised plan for a new 10,000 SF office Building and referred it to various agencies for additional review.

Donald Roberts: Now, one note our next meeting is Monday December 9. That's gonna be our final meeting of the year so everyone knows. Alright.

Tom Koval: Party?

Donald Roberts: Sure.

Charlie Lucia: Motion to adjourn.

Tom Koval: I'll second it.

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