

**MINUTES MEETING
Town of Halfmoon Planning Board, 2017
September 25, 2017**

Those present at the September 25, 2017 Planning Board meeting were:

Planning Board Members: Don Roberts –Chairman
Marcel Nadeau- Vice Chairman - absent
Tom Ruchlicki
John Higgins
Tom Koval
Richard Berkowitz

Planning Board Alternates: Cory Custer - absent
Mike Ziobrowski
Thomas Werner

Director of Planning: Richard Harris
Planner: Paul Marlow

Town Attorney: Lyn Murphy
Deputy Town Attorney: Cathy Drobny

Town Board Liaison: John Wasielewski
Jeremy Connors

Chairman Don Roberts opened The Planning Board Meeting at 7:02 pm

Rich Berkowitz made a motion to Approve the August 28, 2017 Planning Board Minutes. Tom Koval seconded. Minutes Approved.

John Higgins and Tom Ruchlicki abstained from the Approval of the Minutes vote.

New Business:

17.186 DeVoe's Rainbow Orchards/ UHAUL, 1569 Route 9 - Sign

Joy Mein: Hi good evening, Joy Mein for DeVoe's Rainbow Orchards, as you can see there's my little sign.

Don Roberts: Any questions? (No comments)

Tom Koval made a motion to Approve DeVoe's Rainbow Orchards Sign application. Tom Koval seconded. Motion Carried.

Joy Mein: Thank you

17.187/17.188 Nancy Flint-Budde, CFP, 4 Halfmoon Executive Park Drive - Change of Use/Tenant & Sign

Brian Conley: Hi my name is Brian Conley I am the property manager for the building, change of tenancy was Corp Pay a company help with employment and now Nancy Flint is moving in a financial planning firm.

Don Roberts: How many employees?

Brian Conley: 3

Don Roberts: 3, hours of operation?

Brian Conley: 9 to 5, and usually 2 are there, and there's no construction being done at all for the space, they are taking it as is.

Don Roberts: Ok, any questions?

Rich Berkowitz made a motion to Approve Nancy Flint Budde's Chang of Use/ Tenant application. Tom Werner seconded. Motion Carried.

Mike Ziobrowski made a motion to Approve Nancy Flint Budde's Sign application. Rich Berkowitz seconded. Motion Carried.

17.198/17.199 Jazzy Kids Care, 1406C Route 9 - Change of Use/Tenant & Sign

Jazmin Brown: Hello, Jazmin Brown. 1406 C Route 9, Clifton Park NY 12065, so I'm opening a Day Care Center I'm hoping to get licensed for 76 children , but I want to start off now at the moment for just 12, and as you see that it would be located beside the subdivision of O2 Solutions and the parking lot half of the left side is the O2 Solutions parking lot and to the right side would be mine.

Don Roberts: Questions by the Board?

Rich Berkowitz: Could you explain the drop off and pick up procedures?

Jazmin Brown: Yes, so we have a 3 hour drop off and pick up allotted time so in the mornings its from 6, we open at 6 am and it will probably end around 9 to 9:30, so in the morning times what we are going to do to make sure there is not a conflict of any transportation we're going to make sure we get all assigned drop off times and make sure we schedule those to keep any conflict of over crowded parking.

Rich Berkowitz: So there are no school busses?

Jazmin Brown: No school busses.

Rich Berkowitz: And when you need to expand you will come back to the Board for the expansion?

Jazmin Brown: Correct, yes sir.

Rich Berkowitz made a motion to Approve Jazzy Kids Care Chang of Use/ Tenant application. Tom Koval seconded. Motion Carried.

Mike Ziobrowski: I believe that's contingent on the State Approval as well?

Rich Berkowitz: Yes.

Mike Ziobrowski: Ok,

Rich Berkowitz: I will make a motion to Approve the Sign as long as it is not in the State right of way.

Rich Berkowitz made a motion to Approve Nancy Flint Budde's Sign application Tom Ruchlicki seconded. Motion Carried.

Jazmin Brown: Thank you.

Don Roberts: You're welcome.

Lyn Murphy: Is that contingent on the reason I say that is that we can't make something contingent on the approval of the State agency, it goes without saying that if she doesn't get approval from the State agency she can't run it.

Mike Ziobrowski: Fair enough

17.200 Lands of Tibbetts, 46 Clamsteam Road - Minor Subdivision

Harold Berger: Good evening Harold Berger, representing Tom Tibbetts, he lives at 46 Clamsteam Road. Tom needs to have his sewage disposal system reconstructed, that's why I'm involved in this but in the mean time he is going to acquire additional property to give us enough room to do that, and in doing so he is going to add about 14,000 sq ft, this lot, he has owned the house for about 30 years and the lot is very small it's just under 17,000 sq ft so with the added property it's a 40 ft strip along two sides so this will render a lot that is in compliance with the R-1 zoning minimum sq footage of 30,000 sq ft so we are kind of killing two birds with one stone but there is, we are in the process of executing an agreement and of course we can't close on the property until this board approves it, but we are in the process of executing an agreement to do so all parties are in agreement on the description of the property, this is a recent survey done by VanGuilder and that's why we are here.

Don Roberts: Ok, thank you Harold, now as you know this needs County approval, and also we can't act till we get the County approval, so we also need a Public Hearing alright.

Harold Berger: Yes I'm aware of the Public Hearing, so when would you anticipate the County approval?

Don Roberts: It will be in October.

Paul Marlow: We can talk to the County and see about getting an MOU to get it done for the next meeting and the next meeting is not until the third Thursday of the month so you have to do this a month out, but we can talk to them about doing an MOU.

Don Roberts: So it would be our October 23rd meeting?

Paul Marlow: Yea but we can talk to the County see about doing an MOU before their next meeting; their next meeting is not until the third Thursday of the month so you would have to do this.

Don Roberts: So it would be our October 23rd meeting?

Paul Marlow: Yea we can schedule both hearing for the first thing in October and I will just talk to the County and see if we can get an MOU.

Don Roberts: Ok, before we go that far though any questions by the Board? (No comments)

Rich Berkowitz made a motion to schedule a Public Hearing for Lands of Tibbetts on October 12, 2017. Tom Koval seconded. Public Hearing set.

17.171 Powers Irish Pub, 130 Meyer Road - Change of Use/Tenant

John Higgins recused himself.

Bryah Gifford: Hi I'm Bryah Gifford of Powers Irish Pub, Peter Hoffman One Street Associates, the landlord of the property. We are here to try to add my other company Giffys Barbeque to the property to use as a commissary.

Don Roberts: It is going to be in the barn, barn building?

Bryah Gifford: It is in the new barn facility yes.

Don Roberts: Now are you conducting business there now or no?

Bryah Gifford: No.

Don Roberts: No, so you haven't had any weddings or anything there.

Bryah Gifford: No we are not using the property at all right now; Giffys is still located in its turn spot at the Clifton Park Driving Range and ice cream stand there.

Don Roberts: Ok, now there was a question about the ramp, the handicapped ramp, there's a question whether it's on your property or on Town right of way that needs to get resolved.

Bryah Gifford: Ok.

Mike Ziobrowski: I guess the other question is does that ramp meet ADA requirements? '

Peter Hoffman: Yes it does, it's a one inch per foot

Mike Ziobrowski: Ok

Peter Hoffman: Other than lacking hand rails and so on it , height wise and then it will go a lot further out eventually as we continue it but at the height its at , its one inch per foot.

Mike Ziobrowski: So, how high is the actual landing at this point in time off the ground?

Peter Hoffman: I dont know, it comes out 4 foot and then it starts to, starts to drop and the concrete slopes at one inch per foot.

Mike Ziobrowski: One inch per foot is code, yes

Peter Hoffman: But I dont know how high the existing elevation is of the barn.

Mike Ziobrowski: Ok, yes so I mean that is obviously something that needs to be taken into consideration when the Zoning looks at the plans, now do you have plans for the building?

Peter Hoffman: We do we have submitted plans to the Building Department and when we did the renovations and they felt we needed to go through Planning and Zoning for Change of Use.

Lyn Murphy: Just for clarification, the plans that were submitted for the building permit for the Building Department were just for to reface the building, you've installed a kitchen, water, fire suppression systems, so that's what is bringing us here so we did not have plans that showed what you actually did.

Peter Hoffman: Ok, well the basement, raising the building and siding the building, re-siding, re-roofing

Lynn Murphy: Right but you just need a different type of permit to do what you did which is why your here, which we are trying to fix.

Mike Ziobrowski: So Zoning will need it in actual architectural set of plans to scale

Peter Hoffman: Which we do have yes

Tom Koval: It's fit up drawings for the interior of the building.

Peter Hoffman: We do have that

Don Roberts: And again your proposed use is for prep for catering only that is your use, proposed use.

Bryah Gifford: For the moment we are just looking to use it for catering for prep and then we would come back again to see if we could do more , I mean eventually we would like to do more with it yes , but at the current moment it would be for Giffys prep and storage.

Don Roberts: Ok, and as you know , you have a pre existing non conforming use , and now your trying to expand that use so this Board has to deny you , you have to go to Zoning Board of Appeals just so you know that.

Lynn Murphy: I cannot give you legal advice on this or am I allowed to represent you in any way advise you what to do legally however every time you make a change your going to have to go over this three month process so you may want to consider that in your decision making.

Peter Hoffman: Right now the original concept was just to do it as it is , but as we got doing it I think Bryah was so pleased with the work and saw how nice it was , we do restorations up in Glens Falls , we do old buildings , buildings from the 1800's and its what my company does and I've owned this building its been in my family for 50 some years and I've owned it for personally for 5, and wanted to renovate it and Bryah needed a warehouse and a commissary to do his cooking so he still needs that and we have to kind of accomplish that first piece first so we haven't done any financing or any going forward to do potential down the line but we dont have concept drawings or anything at this point in time so we are not, we are not really prepared for that. If it does happen it will be a year down the line or so.

Lyn Murphy: Ok, you'll just have to come back for that.

Peter Hoffman: Absolutely

Tom Koval: I believe in your original site plan it showed your dumpsters and everything being between those two buildings and now they have been moved to the north end , they need to go back

where they are originally been called out for in your rendering , your dumpster needs to be moved inside fencing that was originally called for

Peter Hoffman: We moved it out of the way for the construction they were in the way so we moved them out of the way for that.

Tom Koval: Ok

Mike Ziobrowski: and I guess the other thing would be parking of the r the intended use of this building, it looks to me is it shared parking with the Powers Pub is that the intent as well?

Bryah Gifford: The intent again for Giffy's catering there will be as a commissary originally just have me and my dad and another guy prepping stuff, you know so the parking wont be a tremendous amount , going forward when we come back to do the next phase , once we get financing approval to do the next phase , obviously there would need to be more parking , we did already have a permit that was outstanding from 2003 to gravel that upper land of the property and we did do so, so we have almost double the amount of parking spaces for Powers as that permit was luckily hanging out there already so we were able to do that.

Don Roberts: So before we deny this does anyone have any other questions?

Tom Koval made a motion to Deny Power's Irish Pub Change of Use/Tenant application because of the expansion of a pre existing non conforming use, it was referred to the Zoning Board. Tom Werner seconded. Motion Carried.

Bryah Gifford: Perfect, thank you.

17.065 Stewart's Shop # 292, 2 Vosburgh Road - Site Plan

Steve Kinley: Good evening my name is Steve Kinley I'm a real estate representative with Stewarts Shops , I'm here tonight as they are looking to install an extra freezer thats 7'9" x 19'2" which is 149 sq ft , we are looking to upgrade our lighting on the site to LED lighting , we are also looking to install a 6' x 20' concrete pad with a pump and a 1000 gallon above ground tank for kerosene and we are also looking to install a propane exchange tank cage , I'll show you quickly on here , the kerosene is right up here on the northern portion of the site the freezer is right behind our store so visually you wont see anything from either road, the propane exchange is right here in the front.

Don Roberts: Ok, thank you

Steve Kinley: And the lighting is through out the site.

Tom Koval: Steve that 1000 gallon skid tank that's a double wall tank?

Steve Kinley: Yes, yup

Tom Werner: Will you have some type of buffer around it, fence what have you to screen the view of it, or will it just be a tank thats stuck there?

Steve Kinley: We have other ones that we leave them open I mean I can put some landscaping around it if you want, I mean from the road there is actually a burm here on the top with landscaping there, I mean the set back from the road is 50ft but I'm happy to put some landscaping or something like that there.

Tom Werner: Yea I think it would help to soften it, buffer it.

Steve Kinley: Ok, yea we could do some small bushes or something like that we would be happy to do something like that or is there something the engineer wants to recommend.

Tom Koval: 2 foot, 3 foot arborvitaes around it.

Tom Werner: Will there be some sort of a security fence around it the tank?

Steve Kinley: No it's an open tank.

Tom Werner: Open tank.

Steve Kinley: Yep.

Tom Koval: It has a free standing pump just like the gas pump right?

Steve Kinley: Right, correct yea its hard to see up here there's a pump right here but there's a pump right in front, right now we have one of these set up right now in Gansevoort, at our site there, if you want to go check it out were happy for you to do that, but right there in the front we have a U framed bottle right in front around it to protect it.

Rich Berkowitz: Do you have any protective areas around the propane exchange area, you need a bollard or anything to protect if anyone jumps the curb?

Steve Kinley: Sure we have done in the past. is we've done a bollard right at the parking space cause our stores have gotten hit before in the past so yea we are going to put a bollard right in the middle of that parking space right in front of it.

Don Roberts: Anyone else? (no comments).

Tom Koval made a motion to Approve Stewarts Shops Addition to Site Plan application. Rich Berkowitz seconded. Motion Carried.

Steve Kinley: Thank you.

Old Business:

16.031 Brookwood Farms Phase I, Brookwood & Devitt Roads - Major Subdivision

Brendan Ferguson: Hi my name is Brendan Ferguson from Environmental Design I'm here tonight with both Chris Marchone's, both are the owners of the property. I know its been a while since we've been in front of the Board with this , I will just give you a quick overview, its located on the outside of Brookwood road just west of the intersection of Devitt road , proposing 7 single family homes, 3 of them will be right on Brookwood road with two flag lots coming off of Brookwood as well as two flag lots coming off of Devitt road, there's also about 3.9 acres of land that will be transferred to a couple of the neighboring parcels. We are doing connections to Halfmoon water with individual water services, septic will be onsite, stormwater management was designed in accordance with New York State DEC regulations, and would manage on the individual sites as well. Since we were last here we've just got sign off from SHPPO saying there was no effect, and we also had a sight distance evaluation performed for all the proposed driveways none of them had any critical site distance issues.

Don Roberts: That's it?

Brendan Ferguson: That's it

Don Roberts: Comments by the Board?

Tom Koval: I think all of our concerns have been addressed on this project; the site distance on Devitt at the exit they just want you to check the foliage, make sure that's cut back, other than that I'm happy with it.

Tom Koval made a motion to Approve Brookwood Farms Major Subdivision application. Rich Berkowitz. seconded . Motion Carried.

14.129 Betts Farm PDD, Betts Lane & Hayner Road - PDD Recommendation

Gavin Villaume: Good evening everyone Gavin Villaume with Environmental Design here to present Betts Farm. Our PDD has been in front of the Board several times over the course of the last 2 years , we are really here just to give you more of an update and to respectfully request a public hearing for the project if you recall at our last meeting we presented some additional traffic information to the Board we have updated all of our numbers as far as the trip generation for the project and for some of the potential impacts to traffic , we also analyzed site distance and continued to look at other various impacts of the project but just focusing on the traffic a little bit tonight only because as a result of some of those studies the applicant Abele Builders along with Beacon Homes and Bruce Tanski entered into a Memorandum of Agreement in which traffic improvements would be identified and paid for through an agreement that they have all I think worked very hard to collectively get together with the Town obviously and that agreement has now been signed by all parties , the improvements a little bit more specifics on it is really just honing in on improvements over near Upper Newtown road, at the intersection with 146 Upper Newtown comes in there and right now its just a three way intersection and ultimately they are looking at putting in a stop light along with some lane improvements at that location, so that's the basics of the agreement, there is obviously a little bit more to it and its just that for tonight I just wanted to let the Board know that we were just recently participating that agreement.

Don Roberts: Questions by the Board?

Tom Koval: I still have the same concerns I've had right along with this project, we've increased the number of units the public benefit has increased, we originally going to use a piece of the property for school, now we are getting burdened with 4 more units, we are increasing the traffic tremendously onto Hayner road, I see that you proposed a turn lane on Hayner onto 236?

Gavin Vuillaume: Uh, no.

Tom Koval: I thought I saw that?

Gavin Villaume: No, nope that was not part of the improvements.

Tom Koval: The amount of traffic this is going to dump onto both Betts and Hayner is in my opinion excessive, regardless of anything else.

Gavin Vuillaume: Yea just to respond to that, I believe we did discuss a lot of that at our last meeting, a majority of the traffic, even though from what we originally proposed we are adding more towards Hayner but a majority of the traffic, probably over 60 or 80 percent of it I think is actually going out to Betts lane and we are making some pretty significant improvements to Betts lane because thats where we feel a lot of the traffic is going to be dumping out.

Tom Koval: Your making improvements to the road your not making improvements to the intersection which is the problem, I mean the road doesnt help you getting out onto 236 just gets you there faster, so thats not addressing the issue that I have is the increased number of units is the issue that I have and if your putting a road out onto Hayner road, people aren't going to go north to go south they are going to go down Hayner road that they are going to stack up on Hayner road, try to take a left hand turn onto 236 in a 45 mile an hour down hill zone, its too much traffic, there's not enough public benefit to this project for the increased density in my opinion and as it stands I'm apposed to this project as you've presented it to me.

Gavin Villaume: Ok

Don Roberts: Anyone else?

John Higgins: I also have concerns regarding density and as Tom said we have told the applicant numerous times that it's too much for the site, too much traffic for the two roads that we are looking at. Betts lane as Tom said you can improve it but you still have the problem with site distances at the end with the Hayner Barn and its just way too much for that site, I dont know how many times we've told the applicant that and apparently he is just not listening.

Don Roberts: I have to agree about the density part, I think it is too dense we have all said that before, anyone else?

Mike Ziobrowski: On a positive note I am glad that you are working on trying to develop a better traffic studies in the near future and you signed some sort of agreement that that will occur, we would like to know what that is, it means nothing unless it has some merit.

Gavin Villaume: The agreement itself?

Mike Ziobrowski: Yea

Gavin Villaume: I've got a copy of it if you would like to

Lynn Murphy: I can send the board a copy

Don Roberts: That would be better I think

Gavin Villaume: Ok, yea I dont want to get into too many specifics there's a lot of legal language in there that I would rather not specify on it for tonight.

Don Roberts: Thank you Lynn

Tom Werner: I have a question regarding the entrance off of Hayner is there anything you can do to improve the geometric to make it more of a right angle, instead of square?

Gavin Villaume: I think we have spoken to the adjoining land owners, they have at least talked to them right now the only thing we would have to do to improve it would be to possibly purchase additional land around that area so I know that they have talked to the adjacent land owners to possibly buy some additional land to make that improvement.

Tom Werner: How does the percentage of traffic break down?

Gavin Villaume: I think that was 20 % roughly that would be coming up, the project would come out of there and 80% goes towards Betts something like that.

Tom Koval: I dont agree with that at all.

Don Roberts: Well you're hearing the Boards opinion

Gavin Villaume: We again have done all our studies we feel that the density is appropriate for the project I think we do take obviously all these questions and concerns into affect and right now I think we just want to again develop the site as we are showing it and if we get less lots then you know thats possible , again if you remember some of the other projects that the Abele's have done, Sheldon Hills and the more recent one Glenn Meadows they're very successful projects that the break down of the units has changed a little bit so it's possible that some of these units may go to a different type of housing style but as far as the overall density again we feel that the 236 units is appropriate.

Tom Koval: We're not opposed to the quality of the construction what we are opposed to is the cumulative effect of all of these projects now coming into this one confined area, yes those projects were great but now there is 2,3, even 4 , 5 of them all dumping on that same quarter mile stretch of road and we have to address that and to approve this many units and this many 4 units properties on it it's gotten to the point where it's reached a critical mass and thats where my issue is with this.

Don Roberts: At this time I'd like to turn to our Town engineer Joe Romano

Joe Romano: I just wanted to say the parties assumed the Board does want to schedule a Public Hearing, prior to that I can do a summary letter in addition to Lyn sending the traffic agreement, I can do a summary of the process, how we have gotten to where we are and the improvements the applicant have agreed to make; just so the Board has a better understanding where we are at and the processes, as Gavin said there has been an tremendous amount of study that has gone on for a number of projects in this area.

Don Roberts: That would be a good idea thank you Joe, thank you, anyone else? Again we have to schedule a public information meeting I think we should do expanded notice we are going to have to go out a month right Rich?

Richard Harris: Yea it will be October 23rd will be 4 weeks out.

Rich Berkowitz made a motion to schedule a Public Hearing with expanded notice for October 23, 2017. Tom Werner seconded. Motion Carried. Public Hearing set.

Gavin Villaume: Ok, thank you.

17.140 Creekview Estates Residential Planned Development District , Upper Newtown Road PDD Recommendation

Joe Bianchi: Good evening Joe Bianchi with MJ Engineering I'm here with the developer Jeffrey Gabriel from Beacon. We were here in July presented the concept to the Planning Board and since then we haven't done anything, we're waiting on comments from the Town engineer, but we do know since we last appeared here the mentioned traffic agreement has been put in place so I think now we're positioned to request from the Board to set a public workshop on the planned development district.

Don Roberts: A public information meeting?

Joe Bianchi: Yes

Don Roberts: Comments by the Board? If we do this we are going to do expanded notice again, and we could have the same night?

Richard Harris: Yea because probably a lot will roll out from this versus Betts Farm and Betts Farm that was on just before us. So we talked at the pre-meeting about doing them together.

Joe Bianchi: Sure, yep

Tom Koval made a motion to set a Public Hearing with expanded notice for October 23, 2017. Richard Berkowitz seconded. Motion Carried. Public Hearing set.

Joe Bianchi: Thank you.

17.158 Graybar Electric Co. Inc., 2 Werner Road - Site Plan

John Montagne: Good evening everyone Graybar Electric , John Montagne from GPI here , we're here to go through hopefully final comments that we have from the review engineer , we have a few comments that we have from the Fire Chief that we want to just make sure that we address the Board tonight and there was a comment from a resident on 5 Werner road regarding the color of the building still so we want to make sure that we address that , other than that I think that all of our comments have been established so I guess the first thing to do is just , we did submit our drawings to Clough Harbor they did do their full review and Joe Romano had sent back a letter saying it satisfied those so if there are any questions on that part of the project?

Don Roberts: Anyone? Joe your all satisfied with it right? I would like to have Rich got an email from a resident, have Rich read that into the record.

Richard Harris: Yes I received an email from Kenneth and Laura Perrault, 5 Werner Road, September 25, 2017:

9/25/2017

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From: [REDACTED]
To: Richard Harris <rharris@townofhalfmoon.org>
Date: 9/25/2017 9:38 AM
Subject: Sep: 25 - Graybar comments.
Attachments: werner rd - old Saab dealership.JPG; werner rd - NYSEG.JPG; Graybar Allentown, PA.png; SOMA-Building-webThumb,4[1].png

Attachments - 4 pictures

September 25, 2017

Dear Town of Halfmoon Planning Board RE: Graybar -Werner Road warehouse - 2 Werner Rd

from Laura & Kenneth Perrault

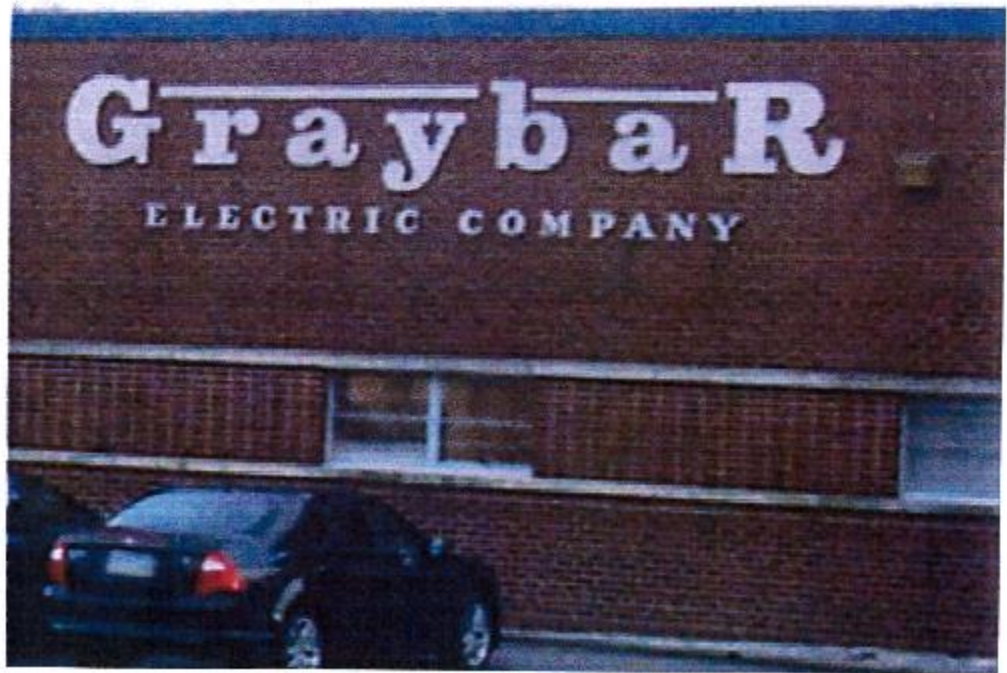
We live at 2 Werner Road and enter our residential road off Rt. 146 at Werner Rd in front of this proposal.

We object to the light beige colors that are proposed for this warehouse. The light colors on a 32-foot warehouse will be clearly visible, boxy and not a natural color compared to the woods surrounding our homes. The adjoining NYSEG & Grace Church buildings are dark brown, red brick & beige brick. (See photos). These 2 buildings present a more professional appearance and will not devalue our homes. I've sent 2 pictures of Graybar Electric buildings in red brick and dark brown that I obtained from their website.

All the adjoining buildings are in better quality materials such as brick or stone-like block (the brand new County Waste building on Rt 146 is also in quality brick). This is clearly visible to people entering & living on residential Werner Road, unlike if this warehouse were in the interior of the Light Industrial park. Please preserve our home and property values by requiring a quality building materials.

Sincerely, Kenneth & Laura Perrault, 5 Werner Road, Halfmoon, NY 12065 518-813-0630







Richard Harris: I have forwarded copies of the email and original copies of the photos attached

Don Roberts: Ok, thank you Rich.

John Montagne: So what I first like to do is I like to just identify that the color scheme that Graybar uses is a corporate color scheme and is an almond color and a brown stone brown and the reason they

use these colors for one thing is they want to get identity for that and I do have a board down at the front here that has that and I also have copies of the building rendering unfortunately I only have one copy of these that I can pass around , the colors that show up from a printer are a little bit off from the colors that you have here. Graybar does not want a flashy building, we are not looking for a blue roof and an orange siding, we are looking for a building that we feel fits in well with the character, because we have a deciduous forest around us there is not green leaves on it in the winter time so we have browns and grays and other things and feel that the color scheme is quite compatible with that. If you take a look at these colors as I pass them around and you can hold them up to the pictures that all the board members have, if you look at our browns and our almond color they are actually very similar to the brown and almond color thats on the Grace Church, the split face block is more of the almond and the brick is more the brown and the same with the NYSEG building. One of the concerns that I have as a architectural landscape architectural designer is that if we go with a red brick color thats actually more of a contrast than what this would be, I think you can see from the colors too that you know this is not a white building, this is the almond color and the brown color and I would be more than happy to pass these around to the Board again. And so respectfully we believe that the building itself will actually be a very esthetically pleasing building in the environment. Graybar uses an architectural IMP building envelope which is an insulated metal panel that has a coated surface on it that has a stucco finish to it. Its a high end building , they also do in a lot of cases, they pre-cast structure, it really depends on what the pricing would be in this market for that, they have branding for it and they have their signage and everything else that is compatible with that.

Don Roberts: I would jut like to add also that our Town does not have architectural standards so we cannot say you have to use this color, you have to use that color so.

Tom Koval: The way I'm reading the residents letters is they got on a website saw a red brick building and a gray building and didn't like it, but what your proposing is a brown and tan building which is kind of what they are asking for so I think their confusion is from the website of your existing buildings on other sites.

John Montagne: I will mention to that the one building the one from Pennsylvania is a very old building its one from the 60's and if you look on the side of that building its just white painted block its really rather not esthetic and then the other building is actually a leased building they dont own that one.

Mike Ziobrowski: These are very similar shades to Lowe's right now so

Tom Koval: I thought they were gray?

Mike Ziobrowski: No these are like taupe.

John Montagne: I honestly do not feel that the residents will be, once they see it I think they will be ok with it, its just that fear that its going to stand out and I believe its probably better than the red brick because that really would stand out.

Mike Ziobrowski: I agree.

Tom Werner: And I think your point being in the same color scheme as the church across the street is an important factor too, in my opinion.

Tom Koval: That's what they are asking for I think they were just confused by what they saw on the website, your website.

John Montagne: Ok.

Don Roberts: Rich, county is all set?

Richard Harris: Yes

Don Roberts: Fire

Richard Harris: I think your going to get some comments from the fire department.

John Montagne: Yea Paul did you get that other image can you just switch that real quick, its the last one, comments came up from the fire marshal he wanted a couple things, first he wanted to, he had asked why our driveway intersection here is not across from Enterprise drive here, and what we decided to do when were laying this out is we didnt want to come in here because that would make all of the circulation going in front of the building and cut off the parking lot, this entrance here gives us more than enough stacking for the volume we have and its directly across from the Grace Church so the nice thing is when the Grace Church driveway is active we wont be because that will be on the weekend and vice versa, he also asked if we can get a fire vehicle in here, his vehicle has a 35 ft radius, turning radius this was actually a 43 foot in anticipation that in the future they may get a bigger vehicle and so you can see very easily its in and out obviously thats because we're designing towards tractor trailer truck circulation to come into our warehouse, the other thing that he asked is the location of hydrants, there are actually 6 hydrants that are on every street around us, there is one right here, there is one here, there's one here, there is one up here, one here and there is one down here. Building code requires that you be within 400 ft of a hydrant, these circles that you see right here are 400 ft you see its like a spiro graph we have coverage from every one of those hydrants, so we did get a chance to talk to the chief today, explain this to him and I dont think he gave us response comments but we explained this, actually his biggest discussion with us was more about the intersection and traffic studies and issues of that nature.

Don Roberts: Any other comments by the Board?

Rich Berkowitz made a motion to Approve Graybar Electric Co. Site Plan application. Tom Koval seconded. Motion Carried.

John Montagne: I appreciate that very much thank you.

Tom Koval made a motion to Adjourn the Planning Board Meeting at 7:45 pm. Tom Ruchlicki seconded. Meeting Adjourned.