

2/12/18

**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
February 12, 2018**

Those present at the January 22, 2018 Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Ruchlicki
John Higgins
Tom Koval
Rich Berkowitz
Thomas Werner

Planning Board Alternates:

Mike Ziobrowski

Director of Planning:

Richard Harris

Planner:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny-absent

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 February 12, 2018 Planning Board Minutes. Tom Koval seconded. Minutes Approved.

New Business

The Home Depot Seasonal Use, 4 Halfmoon Crossing Blvd – Change of Use/Tenant (18.004)

John Grey: Hi uh, it's John Grey, Store Manager at the Halfmoon Home Depot here for our seasonal storage permit. Nothing's changed. It's the same as it's been for the last several years. We're just looking to put storage of seasonal mulch, stone, soil, and block in the designated storage areas around the building. I think we had a date on the application for March 1st through September 30.

Don Roberts: Paul, there's no issues from the last time, right? Questions by the board members.

2/12/18

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

Don Roberts: All in favor, opposed. Motion carried.

John Grey: Thank you, appreciate it.

Accord Automotive, 1514 Crescent Road – Change of Use/Tenant & Sign (18.005/18.006)

Imad Trkmani: Hello.

Don Roberts: Can I have your name please and what you plan on doing.

Imad Trkmani: We basically are gonna be doing the same thing as the previous owner did, which is a used car dealership. We're not gonna be changing anything.

Don Roberts: Still 25 vehicles on site?

Imad Trkmani: We're thinking maybe like 35, up to 35 cars at like a maximum number of cars that we are planning to have. I don't think we gonna have that many cars, but we just wanna be on the safe side. We're gonna have like smaller vehicles, we're not gonna have any big trucks or big SUV's. Mainly sedans

Don Roberts: In the past, we've had some issues there with over-abundance of vehicles. So we'd like to see it at 25, no more than 25.

Imad Trkmani: I believe that we were told that the previous owner was approved for 27 cars. The previous owner.

Tom Koval: We approved it for 25 because I was the one that actually made the motion to approve it at 25. And the reason we that is because of the layout of the lot and in the past, when there was more cars than that they tend to be parked on the roadway or in the back roadway and we have the other business that's also back there, the detail shop, so it created a congestion problem in that area. That's why we limited it to the 25 with the layout so

Don Roberts: Ok

Tom Koval: I know I'm personally pretty firm on that 25 number.

Don Roberts: Paul, you wanna add to that?

Paul Marlow: The last tenant, according to our notes, here was limited at 25.

Imad Trkmani: He was? Was he also mainly sedans or was, did he have big trucks or anything? Because a truck would take like twice the size of a small sedan.

Don Roberts: No, it was mostly sedans.

Tom Koval: Yea, we can't control what you put in there. Ya know, you could tell us sedans right now and then it'd be trucks. We can't, there's so many ways to split hairs on what's a truck, what's a sedan, what's an SUV. So that's why we limited it to

Imad Trkmani: Our line of business is mainly sedans. Like, that's what we concentrate on.

2/12/18

Tom Koval: Right and I appreciate that but

Imad Trkmani: We don't really deal with trucks at all, I mean; I hardly ever dealt with any trucks in the past. Mainly sedans. Sometimes SUV's but nothing else.

Don Roberts: I think what you're hearing is that we will not be comfortable with any more than 25 vehicles on site. I think that's that you're hearing tonight:

Imad Trkmani: Ok. That's fine.

Don Roberts: Is that Ok with you.

Imad Trkmani: That's ok.

Don Roberts: Questions by the Board?

John Higgins: And the parking is per this drawing.

Imad Trkmani: Yes.

John Higgins: In other words where the spots are

Imad Trkmani: The side lines, exactly.

Tom Koval: No parking on the roadways.

John Higgins: And ya know sufficient access to be able to get in and out of the site without affecting traffic.

Imad Trkmani: Yea, definitely.

Rich Berkowitz: I make a motion to approve the change of use of tenant contingent on there not being any more than 25 vehicles on site at one time.

Tom Ruchlicki: I'll second.

Don Roberts: All in favor, opposed. Motion carried. All set. Thank you.

Imad Trkmani: Thank you.

Halfmoon Village Site Plan Renewal, 2 Beach Road – Site Plan (18.008)

Brian Trunko: Brian Trunko, GPI, I'm here on behalf of John Montagne and couldn't make this meeting. We're looking to get a year extension on our site plan approval. We're still trying to meet some of the off road sewer requirements and working with the County and getting the plans developed and that.

Don Roberts: Any ... no problem with this, right?

Richard Harris: No, no they're not changing anything, so

Brian Trunko: Nope, no changes, we're just you had some delays

2/12/18

Don Roberts: As it was approved

Brian Trunko: Yup

Don Roberts: Questions by the Board.

Tom Koval: I make a motion to approve the renewal.

Rich Berkowitz: I'll second.

Don Roberts: All in favor, opposed. Motion approved.

NY Healthy Eats.com Food Trailer, 21 Corporate Drive – Change of Use/Tenant (18.013)

John Ricker: Hello, thank you very much basically, we had a nice year last year.

Don Roberts: and your name please.

John Ricker: Oh, I'm sorry, John Ricker. Basically, we had a good year last year the business increased over time. It's basically, we're asking for again exactly the same as last year. We're a little earlier than last year than last year so some of forms when we originally submitted were not, because of how the liability insurance and things have their times of when they start and stop. I have the latest copies of the three forms which were out of date now that I submitted to you and our health permit which I submitted today should be ready by the end of the month in which case I'll submit that also to you at the time that I get the proper paperwork.

Don Roberts: and there's no tables

John Ricker: No, no tables, no bathrooms, no outside advertisements. Exactly the same rules as last time. We have a trash can and we ...exactly the same as last year. Same menu, same everything. Same hours.

Don Roberts: Ok. Questions from the Board?

Rich Berkowitz: I make a motion to approve the Change of Use and Tenant.

Mike Ziobroski: Second.

Don Roberts: All in favor, opposed. Motion carried.

John Ricker: Thank you.

Don Roberts: You're welcome.

Don Roberts: Next item.

Jazzy Kids Care, Inc., 1406C Route 9 – Change of Use/Tenant (18.010)

Jasmine Brown: Hello, Jasmine Brown owner of Jazzy Kids Care. I'm here applying for a capacity increase. Right now we're only licensed to have up to 12 kids so I'm asking for the full amount at this time. We have now filled up the first classroom with the 12 students we're hoping to open the next classroom so I'm asking to get that granted.

2/12/18

Don Roberts: Questions from the Board.

Rich Berkowitz: How many students do you want now?

Jasmine Brown: I'm sorry.

Rich Berkowitz: How many students are you.....

Jasmine Brown: So when he came out he said we could have up to 60 in there.

Rich Berkowitz: Alright, so you're going to have up to; even though you have a license for 72 you want 60?

Jasmine Brown: No, that was the estimated amount.

Rich Berkowitz: Ok, so you want 60 now?

Jasmine Brown: Yes.

Rich Berkowitz: Ok

John Higgins: How are you going to handle the traffic?

Jasmine Brown: So far what we have going on right now, we've already have the 12 students and we haven't had any issues because we've done designated drop off times and we also now a carpool staff who will go outside and take the kid out of the car and bring him in the building to help with the traffic speed.

John Higgins: Yea, but you're quadrupling the number of students, so that means a corresponding amount of traffic and, I don't know I can just see that, ya know, especially in bad weather, you could have some real traffic problems getting kids in and out of there.

Jasmine Brown: Correct. And that's what the designated drop off times are for. So, for example, parents that have kids will get a designated time of 7:00, then we have 7:05, 7:10, and we will enforce that heavily so the traffic doesn't get build up. That parents stick to the drop off times.

John Higgins: And what happens if they can't make the drop off time due to weather? I mean if you have an ice or snow storm, ya know, I just have concerns. I think we mentioned that to you from day one.

Jasmine Brown: Correct. And once again, if one of those snowstorms do happen, we keep in frequent communications with the parents the day before because we follow the school's schedules as well, so we'll make sure to reinforce to them that they need to stick by that or if something changes to contact us so we can plan ahead of time accordingly to prevent this.

John Higgins: So if the schools have a 2 hour delay, you have a 2 hour delay?

Jasmine Brown: We run by Shen's, yes sir.

John Higgins: Ok.

Tom Koval: How late in the morning do you stagger your drop offs? How big of a span of time

2/12/18

Jasmine Brown: We open at 6:30 in the morning and right now our last drop offs at 9:30. So between 6:30 in the morning to 9:30...so between 6:30 in the morning until.....

Tom Koval: So it's a long span

Rich Berkowitz: You have 34 parking spots there?

Jasmine Brown: I have 18 of those.

Rich Berkowitz: Is there another tenant in the building?

Jasmine Brown: Yes, next door it's 02 Solutions.

Rich Berkowitz: What are their hours of operation?

Jasmine Brown: They are 8:00-5:00.

Rich Berkowitz: So is this a slight overlap?

Jasmine Brown: No because what we've noticed most of their customers come 10:00, 11:00. We don't really see any of their customers between 8:00-9:00 periods.

Rich Berkowitz: What do they do?

Jasmine Brown: Oxygen tanks.

Rich Berkowitz: So, they deliver a lot don't they?

Jasmine Brown: Deliver and sometimes it looks like the patients come and get it set up.

Rich Berkowitz: You switch back????

Jasmine Brown: Yea, but they don't have heavy traffic there.

Rich Berkowitz: Ok. And, how busy is the parking lot now. I can't imagine it being too busy.

Jasmine Brown: No, not with, we have 12 kids now and it's, because it's so sporadic, maybe one car every 30 minutes if that

Rich Berkowitz: With 02 Solutions I can't, they're not.

Jasmine Brown: No, not, then we see maybe 2-3 customers a day with them. And we also offer transportation at Jazzy Kids Care. So we pick up a lot of our students from their homes anyway.

Rich Berkowitz: Right now, you have 12 students and how many do you estimate, how quickly would you estimate the 60 students?

Jasmine Brown: Maybe after this summer. It's gonna take some time to get to 60.

Tom Koval: I'll make a motion to approve.

2/12/18

Rich Berkowitz: I'll second.

Don Roberts: All in favor, opposed. Motion carried.

Jasmine Brown: Thank you.

Don Roberts: Are you going to have a sign

Jasmine Brown: I already have a sign. I have one already.

Don Roberts: Oh, ok.

Richard Harris: We already approved it last year.

Don Roberts: Ok

Jasmine Brown: Thank you.

Don Roberts: Ok. Thank you.

Don Roberts: Next item.

Proctor – Sawyer Lot Line Adjustment, 30 Firehouse Road – Minor Subdivision (17.226)

Gerald Sawyer: Gerald Sawyer, owner. Kim Sawyer, owner.

Don Roberts: Go ahead, just explain briefly what you want to do.

Gerald Sawyer: We're purchasing the land behind us, we already went through a, had to get some variances and get them approved. We're pre-existing zoning, we don't have the frontage. The 50 foot setback and the 150 foot, but we did have a lot line adjustment, which was to bring our driveway onto our property which was currently partially on my wife's relative's property so we're purchasing the land in the back.

Don Roberts: Questions from the Board.

Rich Berkowitz: So, you're basically taking a non-conforming lot and making it conforming?

Gerald Sawyer: Absolutely.

John Higgins: More conforming.

Rich Berkowitz: More conforming.

Rich Berkowitz: I make a motion to set a public hearing for February 26.

Tom Ruchlicki: I'll second.

Don Roberts: All in favor, opposed. Motion carried.

Don Roberts: Thank you.

2/12/18

Kim Sawyer: Thanks.

Don Roberts: Next item.

Hometown Development LLC (Hometown Sales & RM Mangold, Inc.), 518 Hudson River Rd – Change of Use/Tenant & Signs (18.011 & 18.012)

Robert Mangold: I'm Robert Mangold, owner of Hometown. I've owned the property, I've been there with Hometown with an existing sign since 2006. I sold the building my construction company was in and I'm moving my office to the building I own for Hometown. And nothing's gonna change. Hours of operations, I think I did a little narrative for everybody, but.

Don Roberts: Well, just for the record explain what's gonna be going on on the site.

Robert Mangold: I'm gonna have telephone and fax. I'll have an office there. I'll just be running Hometown and RM Mangold from that location.

Don Roberts: Is there any outside storage of any kind, or?

Robert Mangold: I don't have outside storage there. I have some equipment, no storage but just my equipment.

Don Roberts: Like what kind

Robert Mangold: Like a van, a couple trailers, cargo trailers for tools and stuff like that. Some materials that are out back behind the shop. Just normal construction, small business stuff.

Don Roberts: Any other questions by the Board?

Rich Berkowitz: Do you store that behind the building or in front of the building?

Robert Mangold: Everything's...I got a silo it's behind the silo, behind the building. Actually, I have a tree line, there's a couple things behind the tree line so you can't really see anything. The silo next to the building

Rich Berkowitz: Yea

Robert Mangold: Right behind the silo, there's some stuff

Rich Berkowitz: Yea that's where you store everything?

Richard Harris: There's a laser pointer that should be up there.

Robert Mangold: Oh, right there, that's the silo and behind the silo there's some stuff there and back here there's material back there.

Rich Berkowitz: So you're not storing anything forward of the building or the silo

Robert Mangold: No. No storage there, no.

John Higgins: How about equipment for sale, because I've noticed that you've had stuff out there for sale

Robert Mangold: That's actually my motor home and my boat. I just store it there for winter.

2/12/18

John Higgins: No, it was a, I think, a loader or something or excavator. There was something out there last summer for sale.

Robert Mangold: We're going to sell equipment that could have been a skid-steer that we were trying to get rid of.

John Higgins: Ok. Now are you going to have any 20 or 40' ISO containers?

Robert Mangold: No, I don't have any containers.

John Higgins: No, no containers. And how many trailers.

Robert Mangold: I have a little pull behind utility

John Higgins: Not tractor trailers?

Robert Mangold: No, I don't have any....

John Higgins: Ok, when you talk about storing, we've had problems on that road before with people coming and telling us what they're gonna do and then doing something totally different. So that's why we ask so many questions so it's on the record for Code Enforcement.

Robert Mangold: I understand. I cleaned that place up since I bought it.

John Higgins: I'm very familiar with the site, yes. But, again, as Rich mentioned, if you can keep most of it behind the building as far as storage. And you were talking about material storage. What do you mean by material storage?

Robert Mangold: Like leftover siding or something like that that I can't fit in the shop. I have a cover with a tarp so it don't get ruined. It's alongside the building.

John Higgins: Ok, do you have a specific area and a size of the area where you're gonna put that stuff?

Robert Mangold: It's already been there for all these years, but behind the silo, right-right behind the silo, right in here.

John Higgins: Ok

Robert Mangold: I own both those lots. Those are both on my properties. All this is mine, there's two lots there.

John Higgins: Yea, but we're only talking about the lot that's highlighted right now.

Robert Mangold: In other words,

John Higgins: Or is the whole thing including the other lot on your application tonight?

Robert Mangold: Yea, it's all one piece of property. Same owner.

Richard Harris: That's a separate tax parcel.

2/12/18

Robert Mangold: Correct. Correct.

John Higgins: But we need to get guidelines for Code Enforcement as far as where you're gonna store the material, how much material's gonna be stored there and if we're talking about the highlighted site right now and if the materials only gonna be stored behind the silo.

Robert Mangold: That's where it is, right? That's where it's been, that's not gonna change. There might be material because I've been throwing some stuff out.

John Higgins: No, I understand, but again, we have to be very specific for Code Enforcement.

Robert Mangold: Ok.

Richard Harris: Maybe what parameters do you want the Board to approve this on in terms of storage areas. Basically, what you've said tonight, what you see there

Robert Mangold: Behind the silo

Richard Harris: Yep

Robert Mangold: Everything's existing. So, behind the silo and this back in here, there a tree line there and then right there is where my cargo trailer is and I have a utility, little red utility trailer and black utility trailer that you'd buy at Lowe's. Like I said, a cargo trailer with tools in it.

John Higgins: Ok, behind the building, what distance do you want as a storage area? 200 feet? We need to put something.

Robert Mangold: Sure.

John Higgins: We need to put something in the approval.

Robert Mangold: If I can get 200 feet, that's fine. Yea.

John Higgins: I'm asking you

Robert Mangold: Yea, there not gonna be anything back there, so 200 feet will be fine.

John Higgins: What, 200x200? Is that...I mean, it's 12 acres of property. That's a lot of storage

John Higgins: I mean, ya know the previous tenant had the mulch operation going in the back and that like tripled in size from what they were originally approved for so that's why we're trying to be very specific on the site.

Robert Mangold: Ok.

John Higgins: I mean, Don if you want to take it from here.

Don Roberts: You're, I mean, what size do you, I mean realistically what size do ya need. It sounds like you don't need 200 feet.

Robert Mangold: If I could get 200 x 200, I'll take 200x 200. I mean it's a 12 acre site.

2/12/18

Don Roberts: Alright, ok. It that's what you're requesting. Thanks to Joh's urging, I guess.

John Higgins: Well, no, I just want to be specific so that they know.

Richard Harris: I think what would be also helpful is that any storage occur beyond the front setback of the silo. The silo looks like it's the closest to the road. I think that would be important for future enforcement. I'm not sayin' anything goes on the other 11 acres, but at least in terms of nothing be stored between the road or between your property line with the right-of-way and the silo.

Tom Koval: That's, that's pretty much what we told the place right up the street up, Paris Landscaping. He was proposed a building and we requested that there be no storage in front of the building. Between the roadway and front of the building. So we're requesting the same of you. So, we're not looking at

Robert Mangold: The trailers, the materials and that sort of stuff.

Tom Koval: Yea, the motor home, the boat, the stuff you're storing,

Robert Mangold: Yea.

Tom Koval: Put it behind the building and it'll look neater and we would be happier with that. I would be happier with that. I can't speak for everyone.

Don Roberts: Anyone else?

Rich Berkowitz: I make a motion to approve the change of use and tenant with the condition that there's no storage forward of the building and the silo

Don Roberts: And the sign as well?

Rich Berkowitz: And the sign.

Don Roberts: And second.

Tom Koval: I'll second

Don Roberts: All in favor, opposed. Motion Carried.

Robert Mangold: Thank you.

Don Roberts: Next item.

421 Halfmoon Flex Park, 421 Route 146 – Minor Subdivision (Lot-Line Adjustment) & Commercial 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 421 Flex Park, lot line adjustment and site plan amendment. We were before the board here a few months back. Both the Town Board and the Planning where we modified the PPD and the property from, we had it switched over from the NYSITE PD over to the Hartford PD and modified the 421 Flex Park PDD to include that additional area and we're back before the Board this evening to go through the formal lot line adjustment for the project. If you recall, we had to adjust the lot lines between 4 Enterprise and the 421 Flex Park so the end result will be one consolidated lot up there consisting of just shy of 18 acres of about 17.99 acres. So that's the first part

2/12/18

that we're here for this evening is to request a, the Board set a public hearing so we can move that lot line adjustment along and then we're also here for the site plan modifications, and if you recall, the last time we were before the Board for this project for the site plan, we've got the 15,000 sq. ft. building down here which is currently constructed and occupied and we had a 44,000 sq. ft. building and that was right over in here. Well, due to the additional property that we were able to acquire, we are able to expand the site plan quite a bit as you can see up in front. We've now got a 10,800 sq. ft. Flex Building. This is a 70,000 sq. ft. Flex Building and we've got a 10,500 sq. ft. landscaping equipment and supply building located in the back. This building up front here is the 413 site plan and it's a separate site plan but we included it on the rendering here just to kind of show the relation of that building to everything else that's up there. So at this time, we do, there is a tenant identified for the landscaping equipment and supply building. However, the other two buildings here are shown conceptually right now. There are no tenants right now for these buildings, so we included them on the site plan just to be forthcoming with the Board and what the potential yields for that property back there. If you recall, we did something similar for the Harbor Freight's site plan in that we got the approval for the Harbor Freight, but yet the buildings in the back, or in this case, in the front we'd come back to the Board at a later date for the approval of those buildings. So, we're here this evening predominantly for the 10,500 sq. ft. landscaping supply and equipment building in the back. For that building, we will at this time look to access from Route 146 where we would come back to the site. The site will be entirely fenced in. We are proposing external storage of landscaping equipment and supplies. Parking for our facility here is included and is in accordance with all of the Town of Halfmoon requirements. Water and sewer will be run back to the building from the municipal and the county connections along Route 146 and storm water will be managed in accordance with all requirements. So we're here this evening to request the public hearing be set for the lot line adjustment as well as in the hopes of answering any questions you have to refer the project over to CHA.

Don Roberts: Thank you Jason. Where do you propose the outside storage? Can you point that out?

Jason Dell: We've got it shown the site plan here all around the outside here. You can see these are supposed to depict bins where they'd have equipment, mulch, stone I guess anything associated with landscaping, but the fencing would come around connecting to the front and around the entire facility.

Rich Berkowitz: Is that for retail also or just.....

Jason Dell: Yes.

Rich Berkowitz: So, it's going to be a retail store.

Jason Dell: Yes. For mostly for a supply company type deal.

Mike Ziobroski: Are these sprinkler buildings? Are you gonna have a fire hydrant somewhere so/or just access for the, ya know, a fire truck coming in there is really what I'm getting at.

Jason Dell: Yes, we ran an 8" water line up to about here for the first part of the project. That 8" water line would be extended to the back and hydrants would be included there yes.

Mike Ziobroski: Ok.

Jason Dell: There is a secondary point of access I should have pointed out that we are proposed for the original Park in the front here and that's still shown on this plan as well as on the 413 site plan as well.

Mike Ziobroski: So you have like a, at that point in time you'll have a main entrance in and exit if need be, a second point.

2/12/18

Jason Dell: The main entrance is here. This would be for emergency purposes only.

Mike Ziobroski: Ok

John Higgins: How 'bout the access over into Hartford?

Jason Dell: I don't show that right now Mr. Higgins. We don't have that property under control yet, right here. The applicant is diligently working to acquire those, there was actually two properties right here. There's a 1 acre parcel and then there's a larger 2.25 acre parcel here that he is actively pursuing with the goal of that being to extend a road down through here to Hartford. But, I didn't show that on the site plan because we do not have control of that and I would not have been able to provide an owner authorization.

John Higgins: Yea, no I understand that, my concern or my thought is where you showed the fence is gonna be right where the road is. Are you gonna end the fence before where the road would theoretically be?

Jason Dell: Yes. The rendering is a little deceiving here and that these are more tree shadows. That road would come straight through here. The fencing would end just shy of there so the road would be, freely flow out.

John Higgins: Thank you.

Rich Berkowitz: How much increased traffic do you expect this to be?

Jason Dell: The original traffic study that was done was for 59,000 sq. ft. total for the 44 and the 15.

Rich Berkowitz: There's no retail?

Jason Dell: No retail. This building is 15, this one is 10. We'd have to look at what that is as far as having the traffic assessment done by the Traffic Engineer. I don't have that answer off the top of my head.

Rich Berkowitz: In the front building, is that mostly retail or would it flex space?

Jason Dell: This building here.

Rich Berkowitz: No the front building.

Jason Dell: This is laid out right now strictly as Flex base.

John Higgins: Now, the proposed tenant for the back building, is that going to be 7 days a week?

Jason Dell: Yes.

Rich Berkowitz: In probably more summer than winter?

Jason Dell: I would imagine so, yes.

Don Roberts: Anyone else? Ok, at this time I would like to refer the concept plan to Clough Harbor Associates for review, the Fire Department and Saratoga County Planning Board and we also need a motion for a public hearing for the subdivision lot line adjust for next meeting.

Tom Koval: I make a motion to set a public hearing for the next meeting.

2/12/18

Don Roberts: For the next meeting?

John Higgins: I'll second it.

Don Roberts: All in favor, opposed. Motion Carried.

Jason Dell: Thank you.

Don Roberts: Thank you.

Don Roberts: Ok, under old business

Lands of Bombard Site Plan (Greg's Seasonal Service), 25 Lape Road – Site Plan (16.123)

Greg Bombard: How we doin', I'm Greg Bombard. I'm the owner of 25 Lape Road and I'm here for my business, Greg's Seasonal Service so that way I can, I got the approved for the use variance and then we had a walkthrough last week with Tom Nadeau and Mr. Marlow and I'm here tonight to hopefully be approved.

Don Roberts: Alright, thank you. Tom, you and Marcel visited the site, do you have any comments?

Tom Koval: Yes, we did go to the site. None of us had any issues with this. Visibility from the road is minimal. The layout of the site's not affecting any of the neighbors as far as we could tell so we didn't have any issues with it. I make a motion to approve if no one else has any questions.

Don Roberts: Anyone else?

Rich Berkowitz: I'll second.

Don Roberts: All in favor, opposed. Motion carried.

Don Roberts: All set.

Greg Bombard: Thank you very much.

Don Roberts: You're welcome.

Tom Ruchlicki: Motion to adjourn.

Don Roberts: Have a sec. Have a second.

John Higgins: I'll second.

Don Roberts: All in favor

Tom Ruchlicki made a motion to Adjourn at 7:30pm. John Higgins seconded. Meeting Adjourned.

2/12/18