

Town of Halfmoon Planning Board Minutes February 24, 2025

Those present at the February 24, 2025, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval
Rich Berkowitz
Thomas Werner
Charlie Lucia
Laurie Barton

Planning Board Alternates:

Alison Pingelski
Joe Landy

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Hanifa Khatibi

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

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

Don Roberts: Good evening, I would like to call the Planning Board meeting to order. Have the Board members had a chance to review the minutes from the last meeting?

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

Joe Landy: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, and Alison and Laurie abstain.

Shafiq Home Based Waxing Studio , 3 Windsor Dr – Home Occupation (Special Use) (24.203)

Warda Shafiq: My name is Warda. I submitted this proposal to create a home based waxing studio at my residence; business hours will be 9 am to 6 pm. I have enough parking spaces, (inaudible). Thank you.

Don Roberts: Thank you, at this time we'll open the public hearing, would anyone in the room wish to speak? Say your name and address and any concerns you may have and any comments.

Mark Dooley: I am at 2 Winters Drive, I live across the street from that home and I'm here in support of that home-based business.

Don Roberts: Thank you, anyone else? Anyone online wish to speak? Anyone online? Rich any written correspondence?

Richard Harris: No, I received none, we did mail notices out to neighbors who I assume got it, did you get the notification?

Mark Dooley: I did I got two.

Richard Harris: Good, we do first class now just to make sure people get it in addition to certified.

Don Roberts: Okay so at this time we will close the public hearing, comments by the Board members?

Rich Berkowitz: I make a motion to approve the home occupation.

Marcel Nadeau: I'll second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, good luck.

Shafiq Home Based Waxing Studio – Home Occupation (Special Use)

APPROVED. Board held a Public Hearing and subsequently approved the home-based waxing business.

Smith & Ryder Lot Line Adjustment, 122 & 118 Upper Newtown Rd – Minor Subdivision (25.005)

Melissa Ryder: My name is Melissa Ryder I live at 118 Upper Newtown Road. We are going to do an interior lot line adjustment between 118 & 122 Upper Newtown to straighten out our property line as well as take ??

Don Roberts: Good Job

Melissa Ryder: Thanks

Don Roberts: At this time, we will open the public hearing, would anyone from the public wish to speak? Anyone online wish to speak? No written correspondence?

Richard Harris: No

Don Roberts: Close the public hearing, comments by the Board members?

Tom Koval: I would like to make a motion for a negative dec on SEQR.

Marcel Nadeau: I'll second that.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried

Tom Koval: I would like to make a motion to approve the minor subdivision, Lot line adjustment

Marcel Nadeau: I'll second that.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Melissa Ryder: Thank you very much

Don Roberts: You're welcome.

***Smith & Ryder Lot Line Adjustment– Minor Subdivision
APPROVED. Board held a Public Hearing and subsequently approved the lot line adjustment
between two residential properties.***

Sweeney Co. Storage Building, 73 Ushers Rd – Site Plan (24.212)

Jason Sweeney: Jason Sweeney, I have a proposal for a 30 x 40 storage building Ushers Road. I believe we are waiting for some engineering decisions (inaudible) and county.

Richard Harris: Yup we received, the County had no objection. We just got that.

Don Roberts: Okay,

Richard Harris: The Board decided not to send it the town engineer at the last meeting.

Don Roberts: Comments by the Board members?

Rich Berkowitz: I make a motion to approve the site plan.

Laurie Barton: I second.

Don Roberts: I have a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, all set.

Jason Sweeney: Thank you

Don Roberts: Your welcome

***Sweeney Co. Storage Building– Site Plan
APPROVED. Board approved the construction of an 800 SF garage/storage building related to the
existing landscaping business.***

Haney's Automotive, 32 Rt 146 – Site Plan (24.165)

John Hitchcock: John Hitchcock, ABD Engineers. This was last, I want to say in December, . (Inaudible) wants to open a 2800 SF shop on a recently subdivided lot. The lot has access to the adjacent lots with an easement. There is an existing curb cut on 146 that was paved by DOT we actually sent (inaudible) to get approval on that existing curb cut to ensure we have modifications to that curb cut and they agreed that it was critical for the project and their requirements. We have addressed one of their comments that MJ had provided in the first go around and then recently we just got another round of comments I believe today I sent that back to MJ at 5:30 this afternoon so he probably hasn't gotten a chance to read it.

Richard Harris: Joel did you look at it yet? I saw your email you didn't expect us to review it

John Hitchcock: We feel that you've addressed all of the comments and any additional comments that you may have are very technical and additional (inaudible)

Don Roberts: Okay, comments from the Board?

Richard Harris: My only question was county brought up in the referral, landscaping. I did notice maybe just fine tune things but an earlier version had a whole row of like plantings along the front.

John Hitchcock: Right so the reason we went with the landscaping now versus what you saw before was because of the service lines coming in for water and sewer because of the service lines coming in for water and sewer so and because we had that empty spot there we tend to try and make it symmetrical we could have a lot of larger landscaping in the middle just to beef it up a little you know we were trying to keep it kind of symmetrical there.

Richard Harris: yea I mean it's such a small space I don't know how well that stuff survives the salting in Winter anyway, but it was a comment the County brought up they didn't say you had to do something they just suggested the Board look at the landscaping to see if feel it's adequate.

Don Roberts: Any comments by the Board

Richard Harris: It's shown here just to give you an idea it's shown kind of in the corners of the parking lot, trees and

John Hitchcock: It's like a mulch bed with shrubs on it and then he's got another site up there it's got a red maple and then a couple other trees there (inaudible).

Richard Harris: Yup

Tom Koval: I'm confused about the parking spaces in front there how they're double stacked.

John Hitchcock: Those are for customer vehicles that are being worked on (inaudible) along 146, parking spaces there, go in and turn over the keys and then if it had to stay overnight it would be parked in a stacking space over there.

Tom Koval: So your going to double up cars?

John Hitchcock: Right, but only the automotive technicians would be moving vehicles in that area. So it just provides additional storage say they have to leave a car for a week while they are waiting on a part or something like that.

Tom Koval: Okay, good luck but I get it.

Marcel Nadeau: I'll make a negative dec on SEQR

Tom Koval: I'll second

Don Roberts: We have a motion for a negative dec on SEQR and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Marcel Nadeau: I will make a motion to approve the application as submitted

Rich Berkowitz: I second

Richard Harris: Do you want a condition on final review by the Town engineer, the latest round today, yea

Marcel Nadeau: Right exactly.

Don Roberts: We have a motion and a second for approval with the condition of final review by the Town engineer, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

John Hitchcock: Thank you.

Don Roberts: Your welcome.

Haney's Automotive– Site Plan

APPROVED. Board approved the construction of a 2,280 SF automotive repair garage and office with the condition that all outstanding comments of the Town Engineer shall be satisfied.

Decicco Subdivision, 99 Button Rd – Minor Subdivision (24.189)

Don Roberts: Tom Koval is going to recluse himself, Joe Landy is going to sit in.

Pat Jarosz: Hi good evening I'm Pat with VanGuilder Associates I'm here today on behalf of the owner of 99 Button Road and their request for a 2-Lot subdivision as the last meeting since the last meeting we have obtained a variance for Lot-B from the ZBA (inaudible) about 4 feet (inaudible).

Don Roberts: Okay, before we have any comments we will need to set a public hearing for March 24 but any comments by the Board.

Rich Berkowitz: I'll make a motion have a public hearing on March 24th.

Laurie Barton: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you then

Decicco Subdivision – Minor Subdivision

PUBLIC HEARING SET. Board set a Public Hearing for March 24, 2025 for a proposed two lot residential subdivision.

Davey's Realty Warehouse & Fence, 1917 Rt 9 – Site Plan (24.066 & 24.124)

John Hitchcock: So this project has been here since last September the proposal (inaudible) office warehouse building and replace it with a 10,000 square foot office warehouse building so it's just a little bit bigger. It's zoned light industrial. A small portion of the project as you can see there falls in the town of Clifton Park. The applicant has provided fencing along the front and I believe the south side of the site, along the front is a nice decorative black fence. He is going to continue the fence around the side it will be a chain link fence to delineate the top of the bank there and protect the Dwas Kill so we are just here again for approval.

Richard Harris: Yea I just wanted to confirm the back and forth we had with the fire department. The gates will swing completely open. Now there was one question I'm sure you answered it somewhere in the hundred emails we've been doing on this and you proposed the fence like a chain link fence around this corner as kind of a visual buffer and it's something the County brought up. Right along that northeast corner chain link yea.

Don Roberts: Joel do you have any outstanding concerns?

Joel Bianchi: There are a couple of minor comments but nothing that would hold them up (inaudible)inaudible

Rich Berkowitz: Are there loading docks there? Is there overhead doors?

John Hitchcock: Yeah.

Richard Harris: We didn't get any comments on this, we were required by Town Code to send it to neighboring properties, one neighbor came in and just had questions but no objections.

Rich Berkowitz: I make a motion to approve the site plan conditioned on the Town of Clifton Park necessary approvals.

Richard Harris: What are they requiring you do over there do you have to go before an actual Planning Board?

John Hitchcock: I don't believe so, to be honest I haven't been tied into this project so, it was Dave and Luigi but I believe John Scavo was just presenting it to the Board himself and they were trying to

Richard Harris: Kind of informally, okay I just need some kind of , something from John or, yea that they took care of it and I don't need to wait for them , because we have other projects where there is half in one town and half you know not so little like this and we usually end up going , because they've got a two-part process on site plan approval where we're just approval, so

Lyn Murphy: So you did the actual notice to them

Richard Harris: Yup I have talked to John a couple of times, where we were trying to get them sent to Kevin for referral.

John Hitchcock: I know he sent them to the County

Richard Harris: They did, they took care of the County referral, yea that's why the County acted, and again

John Hitchcock: But that's probably what they were waiting on , I think Tuesday they have a meeting actually and I'll be there so

Richard Harris: Okay, okay

Don Roberts: I have a motion, and a second?

Tom Koval: I'll second

Don Roberts: I have a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, all set.

John Cole: Thank you.

Rich Berkowitz: I make a motion to have a neg dec on SEQR

Tom Koval: I'll second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, all set.

Rich Berkowitz: I make a motion to approve the site plan contingent on the necessary approvals from the Town of Clifton Park.

Tom Koval: I'll second .

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, all set.

Davey's Realty Warehouse & Fence– Site Plan

APPROVED. Board approved the construction of a 10,000 SF warehouse building and fence related to the existing automotive service, with the condition that proof of approval by the Town of Clifton Park shall be provided.

Red Maple Lane, LLC, Subdivision & Duplex, 5 & 7 Red Maple Lane – Minor Subdivision & Special

Use Permit (Duplex) (24.146 & 24.147)

Marybeth Slevin: My name is Marybeth Slevin. I'm here on behalf of Red Maple Lane LLC. and we appreciate the opportunity to discuss this project ...(inaudible) Last this was before the Board was back in November and we've had a chance to look at the comments from the Board and the public and review those with the client and we ask the Board to move forward with the final review and hopefully the approval of the project. There were two components, one is the subdivision, two lot subdivision and the second is a special use permit for the new classes. We are going to ask the Board again to treat those two applications separately. One for the subdivision as one component and then to look at the special use permit as a separate component. The subdivision is, the lots are fully compliant with the zoning ordinance as acknowledged at the November meeting and they were quickly approved. The special use permit for the duplexes does require some additional review, none the less the duplexes as proposed are wholly in accordance with the, they are what's proposed is substantially similar to the duplexes that are already on our clients adjacent property the parcels that are being subdivided now. What's proposed is substantially the same as what is already there, substantially the same as what's already in the neighborhood and when we look at the comments from the public from the last meeting the concerns were associated with traffic and with the potential for persons who didn't belong there to possibly be on the property. That's the possibility for persons who don't belong here or trespassers or someone else is actually minimized with allowing the new residences to be placed on the property. With respect to traffic as a right the property could be built for two single

family homes so what we're looking at is really just two additional trips for the duplexes over what would be otherwise available as of right and we ask the Board to consider that the shared driveway is an important component of it because it complies with both the aspirational and literal requirements of SEQR and of the stormwater requirements it minimizes and mitigates the impacts on stormwater run off within any new development. By allowing the shared driveway your minimizing the amount of ground surface you are minimizing any kind of impervious surface and your allowing the property to be developed in a way that minimizes the flow of traffic into the cul-de-sac in a more funneled way. We believe that these are all aspects of the project that are positive and will allow the Board to look at this project in a positive light. If we have to review any further aspects of the project that the Board feels that they still need to review but we understand that the Board has looked at this fairly extensively already and we would ask the Board to move forward with their determination this evening.

Don Roberts: That's it? Okay thank you comments by the Board?

Tom Koval: I guess I'll start the shared driveway and I agree with you that the way it's written language is written for shared driveways, is to lessen the stormwater and everything when you have 4 separate lots. You're creating 4 separate lots with substandard frontage really your doing 20 foot lots so in reality you don't have enough to have four individual driveways so your not really mitigating anything your causing the issue and then you're saying we're making it better by putting them all in one. I'm not in favor of the length of the driveway, children would have to walk up this driveway to get to the bus. Fire would have to get back in this driveway which we will deal with that which we would have to look at anyway. I don't see any turnarounds, I am very familiar with the neighborhood there are several duplexes on large lots already existing your going to be adding quite a bit more to the neighborhood. You're going to be adding more traffic to the neighborhood. My personal opinion on dividing every square inch of land in the Town of Halfmoon up to put in new properties and duplexes is that's why I'm on this Board I don't like to see that and this is a prime example of utilizing every square inch of every property in the Town so I don't like it for that but my main dislike is the driveway and stacking units up. I live on a common driveway I know what a nightmare it is so I'm speaking from personal experience. It's not a good setup and I cant personally approve it.

Don Roberts: Okay thank you Tom, I happen to agree with you. Anyone else?

Rich Berkowitz: I happen to agree also I don't know of anywhere in Town where there is going to be a possibility of 16 to 20 cars sharing one driveway.

Don Roberts: Anyone else?

Mike Saterlee: My name is Mike Saterlee, the owner of the project. With all due respect, there's apartment complexes that all have shared driveways regardless of the fact if it's shared or not or not the length of the driveway is the same . These are big, big parcels of land. Much bigger probably twice the size of any of the other parcels that are on that cull-de sac. Not only does this all fit but it across the powerline there are duplexes over there as well and south of that is the whole trailer park. So I mean we're making use, if you look at the lots even subdivided they are bigger than the lots that are on Red Maple Lane on stand alone lots.

Tom Koval: I agree but the driveway is an issue so you're going to put duplexes in there what's your target market for them, how many bedroom duplexes are you going to put in?

Mike Saterlee: Three bedroom duplexes.

Tom Koval: So you're going to have children.

Mike Saterlee: Well with all due respect I think it's great for the children because its private traffic..

Tom Koval: And they have to walk out a long private to get to the school bus in the morning

Mike Saterlee: The length of the driveway is the same if you look at the way we have it the driveway terminates right before those two duplexes start so we're talking about extending the driveway maybe 20, 30 feet (inaudible)

Tom Koval: 20 or 30 feet?

Mike Saterlee: This is the best possible way to address this for the neighbors I make it so he doesn't have to have two other driveways in the cul-de-sac. The driveway actually stubs out right now past the first duplexes so we're only extending it a little bit.

Richard Harris: I've got to be honest it's over 110 feet according to this the extension of the driveway. This is a 50' measurement so if you're ending right here 50 and 60

Mike Saterlee: Rich you know the driveway is past, it goes past the duplexes (inaudible)

Tom Koval: So but, so kids there still have to walk out 400, 500 feet to get to the road to the school bus?

Mike Saterlee: And they do it all the time in Clifton Park...Halfmoon (inaudible)

Tom Koval: I know when my kids had to we all had to drive out there and wait for the bus in the morning so then you have all of these cars now at the end of the driveway

Mike Saterlee: I mean people can choose to live there or not to live there. If its too long of a walk for people to get to the end of the driveway then they don't buy it, and by the way most , even though they're three bedrooms most of the tenants we have moving in are single. They want a bigger house and they want to live in Halfmoon, and these are beautiful duplexes to they are 2,000 dollars each. They are not (inaudible)..and there was a comment (inaudible)

Lyn Murphy: So I want to be very clear those were public comments this did not come from the Board as far as hunting and ..

Mike Saterlee: (inaudible)

Lyn Murphy: And those things are not affecting the Board the only thing that the Board is going forward with is 165-83A of our Local Law so it has nothing to do with what people said in the public that were inappropriate.

Mike Saterlee: I think there was some comments (inaudible) I couldn't think of a more appropriate (inaudible)

Richard Harris: The one the original owner

Mike Saterlee: (Inaudible) that's where the mobile home park is back there and then there is I don't know like multiple apartment buildings. The area is completely surrounded by multi tenants.

Richard Harris: Yea so for the Board I think some of the comments that came up last time, I kind of wanted to get a better idea of what's going on around it so this shows kind of a broader aerial image than I normally do for the meetings. There is the mobile home park that he is referencing, Maybe Storage over here, Crescent Vischer Ferry intersection down here if I can get rid of that and then you've got Linden Woods, Marini, and Michaels Group development up here. Then obviously this is the National Grid property where the lines run through.

Tom Koval: Bear Swamp:

Richard Harris: Yea.

Joe Landy: And right past the National Grid that's where the duplex's are .

Richard Harris: Well this is where he is proposing it.

Mike Saterlee: Well we are even past that past the National Grid on the back end its duplexes and its apartment buildings.

Alison Pingelski: the ones that are by Woodin Road?

Richard Harris: By Country Drive In

Tom Koval: Next to the solar farm.

Richard Harris: Yea , there's apartments here, in the PDD..

Marcel Nadeau: What's on the adjacent lots, I don't see the north there ?

Mike Saterlee: To the north?

Marcel Nadeau: Yea what's there?

Tom Koval: That's all single family

Mike Saterlee: That's single family large lots one house. Here, same with here those are all single family.

Don Roberts: Linden Woods?

Mike Saterlee: Yup that's all Linden Woods which is single family. You just go up Woodin until you get to Dunsbach.

Marcel Nadeau: So we have a greater number of single family than we do duplexes.

Alison Pingelski: Rich it's LaValley's

Richard Harris: LaValley's that's it thank you. You didn't know that off of the top of your head did you.

Alison Pingelski: But I knew what you were talking about

Tom Koval: I just don't like all of these duplexes on a town road. Bottom line. To have this driveway, like I said I'm speaking from personal experience, I don't like it and I don't want to put anybody else through it.

Mike Saterlee: With all due respect right I mean we are renting to (inaudible) and if people think the driveway is too long they simply wont rent. We are not forcing them to and like I said the majority of residents we have, those folks from GE, a lot of people are buying these...wanted more room (inaudible).

Tom Koval: I own two duplexes right down the road, I know exactly what kind of tenants your getting I'm getting the same ones. You get two or three with the majority of the fifteen years I've owned them the majority is you get younger people and you'll get one person per bedroom so then you have three cars and that's what's happening. That's what's happening in the two bedrooms, that's what's happening in the three bedrooms and I have some in Clifton Pak and it's the same exact thing that happens. So I know the tenant market I'm speaking from experience.

Mike Saterlee: I understand but I can tell you that's not what we have. If you go over there and look at how much we have right now...apartments (inaudible) ...some of these are 3,500 dollars.

Lyn Murphy: And we're not getting into a traffic study as we sit here today, we're just looking at the again the parameters set forth in 165.83A and the Board will decide how they decide.

Mike Saterlee: I just want to say (inaudible) ... we build I think a premium (inaudible)...built a ton of apartments (inaudible) I've never had any issues with the Town, the building are nice, they are absolutely gorgeous and again. I just couldn't find a better place in Halfmoon for this to fit. It's literally surrounded by multi tenant. There is a mobile home right next to it and then across the power line there is a combination of duplexes and multi family.

Don Roberts: Okay thank you, any other comments by the Board?

Charlie Lucia: Just a question with the area in red the way it is. Obviously the overhead doesn't best show what's there so my question is simple. Within that red area are there two duplexes?

Richard Harris: Yea there are, yea this image

Charlie Lucia: Which is okay it's just what it is

Richard Harris: You guys had approved there's three duplexes a few years ago here, you built this one, so that one's showing up and then you have one here and here. This doesn't show that, but this does so that's that one I said it's built its shown in that picture and then there's these two that are built, they would be approximately about where the star is actually.

Charlie Lucia: Right

Richard Harris: On each of this and then he is proposing to flag lot this one off from there and then come down another 20 foot strip flag lot bring that subdivision line around here. You see it on this one. There is the flagpole, the flag lot up here on the, that would be the north side which opens up to this one duplex lot and then along the southern boundary that red area is this 20 foot strip, that then comes back and opens up to this duplex lot here.

Joel Bianchi: A couple quick things if I may add. If the Board is to act on the special use permit it would basically put eight units on a single driveway, and I was trying to look on the fire code. That unit may trigger a driveway wider than you proposed. Let's say twenty six feet. There's a number which as is residential code goes from a twenty-foot driveway to a twenty six foot driveway and we still don't know which number it is. So that raises the question now if you have duplexes and the disturbance is over an acre for duplexes you know this Nick, it puts you into a SWPPP, single family homes...(inaudible), it can be between 1 and 5 acres, you have to do a basic SWPPP and for duplexes have to do a full SWPPP...water quality.... I'm just making the Board aware of that.

Don Roberts: Okay thank you Joel appreciate that thank you.

Charlie Lucia: Just again for clarity, the twenty foot that little chicane that goes around does that twenty foot?

Richard Harris: We call that a flag lot and it's allowed in our code, it's a minimum twenty-foot width they don't have to use it for access obviously the firemen do but it provides their twenty foot of frontage which is from our town code. We are actually more strict than the State Code is eighteen foot maybe twenty, every now and then.

Marcel Nadeau: So, we could actually use the flag lot portion as the driveway?

Richard Harris: Yea they could

Marcel Nadeau: We could eliminate more people on the current flag.

Richard Harris: Yea that would disperse from the one driveway yea.

Charlie Lucia: I think it brings it back to what Tom had mentioned.

Lyn Murphy: If you are going to start re-engineering this which is totally fine, not here but I suggest you send it to our actual engineers.

Tom Koval: Well, I think our engineer has to look at it further now anyway to see what it triggers, did I understand you correctly ?

Joel Bianchi: I didn't mean to sidetrack you.

Don Roberts: No, I'm glad you did.

Joel Bianchi: Engineering issues I don't think, they are very inconsequential to the development to be honest with you. If the Board is not in favor of the whole concept, engineering this is irrelevant. Engineering issues aren't vital. It's the idea of putting those back there, and we can certainly review it if the Board wants to.

Richard Harris: I mean in terms of building code before we issue a building permit, they are required to provide stamped plans to meet the building code, that's why we typically, I mean you can Joel does review stuff for that it does come up but we do require stamped plans before our guys issue a building permit.

Don Roberts: So, I believe you requested that we rule on the subdivision and the special use permit, right, thank you.

Marcel Nadeau: Both the combination or just the subdivision?

Don Roberts: Subdivision first and special use second.

Marcel Nadeau: We can do the subdivision?

Don Roberts: Yes

Marcel Nadeau: Okay

Tom Koval: Ill make a motion to approve the subdivision with a negative declaration of SEQR

Marcel Nadeau: Ill second it.

Don Roberts: Okay we have a negative dec for SEQR and a second, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, Tom

Tom Koval: I make a positive recommendation for the subdivision.

Marcel Nadeau: I'll second it.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Tom Koval: Now I make a negative recommendation for the special use permit.

Alison Pingelski: I second

Don Roberts: Okay we have a negative recommendation for the special use permit and a second, so a yes vote on this is a denial of the application, just so everyone is clear on that. All in favor of the negative motion, Aye ...

Marybeth Slevin: Can we have the rationale for each member?

Lyn Murphy: No, each member is not giving you rationale per what the Board said, and we are not going through one by one, not happening.

Marybeth Slevin: Can we have the findings of the Board.

Lyn Murphy: Yea as soon as the minutes are done, you'll have the findings of the Board.

Don Roberts: Okay we have a negative motion and a second, so a yes vote on this is a denial of the application, all in favor of a yes vote on this, which is a denial, Aye? (all were in favor) Opposed? (none were opposed) motion carried, the request is denied, thank you.

***Red Maple Lane, LLC, Subdivision & Duplex – Minor Subdivision & Special Use Permit (Duplex)
SUBDIVISION APPROVED & SPECIAL USE PERMIT DENIED. The Board approved the two-
lot residential subdivision and denied the Special Use Permit for the construction of two duplex (two
family) buildings.***

Alison Pingelski: I make a motion to adjourn the meeting

Tom Koval: I'll second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, thank you good night.