

## **Town of Halfmoon Planning Board Minutes April 27, 2026**

**Those present at the April 27, 2026, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski -absent  
Joe Landy

**Coordinator- Building, Planning and Development:**

Richard Harris

**Planner/Stormwater Management Technician**

Ted Chesnes

**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

**Tom Werner:** Second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. Marcel recused himself he was not present

**Public Hearing(s)**

**Geleta Lot Line Adjustment, 212 Farm to Market Rd – Minor Subdivision (26.049)**

**Jacob Keasbey:** My name is Jacob Keasbey I'm a licensed land surveyor and engineer I'm here to represent the Geletas in this boundary line adjustment, classified as a minor subdivision but the wish is to annex 1.68 acres from Cathy and Peter's parcel to their sons' parcel Michael. They're adjoining pieces. We did a series of boundary line adjustments on the surrounding parcels a few years ago and this is just a continuation of that.

**Don Roberts:** That's it right ?

**Jacob Keasbey:** That's all I have to say, thank you.

**Don Roberts:** At this time, we will open the public hearing anyone in the room wish to speak? Anyone wish to speak? Anyone online wish to speak? (no comments) Okay we'll close the public hearing comments by the Board?

**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.

**Rich Berkowitz:** I make a motion to approve the minor subdivision

**Marcel Nadeua:** I'll second it

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

**Jacob Keasbey:** I'm picking up maps signed by the Town?

**Richard Harris:** Do you have the mylars and maps?

**Jacob Keasbey:** I don't have the mylar, but I did drop off a set of maps to the Town.

**Richard Harris:** Okay we will need at least 2 mylars, and they're signed and stamped versions that you dropped off?

**Jacob Keasbey:** Yea

**Richard Harris:** Yea we'll need 2 mylars as well

**Jacob Keasbey:** Okay, great I'll drop them off tomorrow thank you very much.

***Geleta Lot Line Adjustment – Minor Subdivision***

***APPROVED. The subdivision application to convey approximately 1.68 acres from 212 Farm to Market Road to 216 Farm to Market Road was approved.***

**N.Lussier Duplex, 119 Beach Rd – Special Use Permit (26.056)**

**Pat Jarosz:** My name is Pat Jarosz with Van Guilder Land Surveyors I'm just here tonight on behalf of Nick Lussier for the public hearing for the special use permit at 119 Beach Road. Since the last meeting the Board had requested that we add the area of disturbance which you can see on the map there it looks almost like a little balloon, it's just a hair over a half an acre and that's about it for tonight. For this one.

**Don Roberts:** That's it, okay we will open the public hearing for anyone in the room wishing to speak. Anyone wish to speak? Anyone online wish to speak? (no comments) Close the public hearing comments by the Board?

**Tom Koval:** The single-family home that's there will be demolished before any c/o's are issued for the new duplex?

**Pat Jarosz:** Yes, for sure

**Tom Koval:** Okay, I'll make a negative dec on SEQR

**Rich Berkowitz:** I'll second

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

**Tom Koval:** I'll make a positive recommendation on the application

**Rich Berkowitz:** Second

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

**Pat Jarosz:** Thank you.

**Don Roberts:** Your welcome

***N.Lussier Duplex – Special Use Permit***

***APPROVED. The special use permit application to demolish the existing single-family home and garage on the parcel and construct a two-family (duplex) home was approved.***

**New Business:**

**Dawson Senior Center PDD Signs, Walke Way – Sign (26.061)**

**Tamara Sullivan:** I'm Tamara Sullivan here for Bruce Tanski Construction and we're seeking approval for 3 signs for the Dawson Senior Center Located on Walke Way. The first sign is a freestanding monument sign to be placed at the southern entrance to the site near the Dawson Senior Building. This

sign is single sided non-illuminated and it will say The Dawson Apartments, the dimensions are 48 x 96 inches and the second sign is the wall mounted sign to be placed on the Dawson building it will also say the Dawson Apartments and those dimensions are 22 inches by 16 feet and then the third sign is another single sided non-illuminated monument sign to be placed on the northern entrance near the Town Home portion of the site and that sign will say Harper Estates and those dimensions are 48 inches by 96 inches.

**Don Roberts:** Now the monument signs are going to be 4 feet high right?

**Tamara Sullivan:** Yes

**Don Roberts:** But the thing is they've got to be 15 feet off of the property line alright?

**Tamara Sullivan:** Okay.

**Richard Harris:** Yea or it's going to change to a residential subdivision sign that's 6-foot max height and 15 feet off the property line.

**Don Roberts:** So, if you just make sure it's 15 feet off of the property line.

**Tamara Sullivan:** Okay

**Tom Koval:** You haven't filed your deed restrictions yet with the County

**Tamara Sullivan:** Correct

**Tom Koval:** When you do you need to carve these out of that deed restriction and show them on the maps.

**Tamara Sullivan:** Okay

**Tom Koval:** It's just for it to all be legit other than that it's something built in the deed restriction area they could feasibly make you take it down later.

**Tamara Sullivan:** Okay

**Tom Koval:** None of these signs are illuminated, correct?

**Tamara Sullivan:** Correct

**Tom Koval:** And are they all going to be parallel with the road not perpendicular, so they won't cause, their single sided so

**Tamara Sullivan:** Yea they'll be parallel

**Lyn Murphy:** And do you think 45 days is enough time for the deed restrictions, we were looking for them expecting them to have already been filed when all of the other paperwork was filed, so if you could get that done that would be fantastic.

**Tamara Sullivan:** We can do that

4/27/2026

**Tom Koval:** The signs can't go up until that's all taken care of.

**Tamara Sullivan:** Okay

**Tom Werner:** Harper Estates the sign that you're putting on Farm to Market

**Tamara Sullivan:** Yes , what about the signage

**Tom Koval:** He's questioning if that's for the residential homes not the apartments.

**Tamara Sullivan:** Yes

**Tom Werner:** Why wouldn't you also have a sign over on Pruyn Hill there is another entrance to it correct? I mean if you're trying to find

**Tamara Sullivan:** Over where the Dawson Sign is going?

**Tom Werner:** Well, it's another entrance to the estates right, you can get there?

**Tamara Sullivan:** It is

**Tom Koval:** That's encouraging more traffic through the senior apartments though, encourage I don't know I'd think that that would be a good, I understand what your saying you can get to it but wouldn't that be encouraging some traffic through an area where there is for a lack of a better term slower moving people?

**Tom Werner:** Show me on the map where Harper Estates starts

**Tom Koval:** It's right across from that little brick house on Farm to Market

**Richard Harris:** Pretty much up here so if the Dawson , the large Dawson building is here at the southern end of the site they start I don't know how to describe it well but , right here yup these are the first, these two right here.

**Tom Koval:** I understand what you're saying

**Tom Werner:** I'm thinking of positive guidance for the motorists, and people unfamiliar with the area.

**Tom Koval:** Are they allowed any more square footage of signs?

**Richard Harris:** We don't have a limit on number of signs, just each sign can't be larger than 32 square foot or 6 feet height. And it's a PDD and PDD language gives this Board the authority for approving signage review of the Planning Board, but it didn't say anything beyond that and that's why it's suggested residential subdivision so that's your call whether they have one sign or four.

**Rich Berkowitz:** Aren't we looking for less signs in the Town?

**Joe Landy:** It seems like it's a bridge they could burn if it became an issue to add the sign after the fact.

**Rich Berkowitz:** People know where they live, the first time somebody visits them they don't

**Tom Werner:** Yea that's the point.

**Don Roberts:** I think there is enough signage as proposed

**Tom Koval:** Less is more

**Don Roberts:** I think the signs that are being proposed that's enough alright.

**Tom Koval:** Just please make sure they are parallel

**Tamara Sullivan:** Okay

**Don Roberts:** Anyone else?

**Rich Berkowitz:** I make a motion to approve the signs as we discussed with the monument signs not more than 6 feet off of the ground, record and file a deed restriction conservative easement with Saratoga County to include language allowing the location of only the two monument signs in that area. And parallel to the road, 15 feet of the property line.

**Marcel Nadeau:** I second

**Don Roberts:** We've got a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Richard Harris:** 6 feet height, 15-foot setback 6 ft maximum height 15-foot setback, file the deed restrictions with the exception of the 2 signs, the 2 signs shall be parallel to the town road.

**Rich Berkowitz:** That's 6 feet off the ground.

**Richard Harris:** That's correct.

***Dawson Senior Center PDD Signs – Sign***

***APPROVED. The application to install two new one-sided monument signs and a one-sided wall-mounted sign was approved with conditions related to height, location and deed filing with Saratoga County.***

**DS Threading & Waxing Salon, 1603 Rt 9 – Change of Use/Tenant & Sign (26.070 & 26.071)**

**Nisha Schweigert:** Good evening, everybody, so I'm Nisha Schweigert I'm owner of The DS Threading and Waxing Salon. This is my first business which is my dream which I can start and I'm a cosmetologist as well, so I'm here for a requested for my salon, its 3 rooms because my work is beauty. It's based on man and woman both, so I need the three rooms for waxing, facials , and lashes. With this because privacy, because woman need privacy for body waxing and men's too. So my planning to build is 3 rooms but its not totally like covered all three rooms are a half wall like a tall like 8 feet and the long is 10 and the wide is 8 feet its open on the top, not touching the roof

**Tom Koval:** So just partitions your putting up and then it's still open on the top

**Nisha Schweigert:** Yes, because it's good ventilation and clear out and people where I was working my boss all they be like it makes people more comfortable. Sometimes people like after wax just relaxing and like they are a little bit excited, so they feel more comfort in that. Yes, and also, I requested the 2 signs which is on the top of my space and the road sign which is they are already made I'm just going to stick in the sign

**Tom Koval:** You're just replacing the space

**Nisha Schweigert:** Yes, yes , yes and sorry this location is Town Center 1603 Route 9 Halfmoon NY 12065, space 2<sup>nd</sup> is this development is all this owner is (inaudible)so I requested which I can to start my business, as soon as possible. That's it.

**Rich Berkowitz:** Do you need any approval from the Health Department at all?

**Nisha Schweigert:** No, I have a license. No, no it's not that insurance I have, I have LLC everything approved just your approval I'm waiting for then everything

**Tom Koval:** NY State license and

**Nisha Schweigert:** I have everything, Sir , thank you Sir.

**Richard Harris:** You mentioned in the application that you're the soul employee?

**Nisha Schweigert:** Yes Sir

**Richard Harris:** You hope to grow what do you think you'll grow to in this space if it works out ?

**Nisha Schweigert:** Sir it's the new fresh business and I already like I was working (inaudible) which is tanning station my boss have 20 salons so my past experience I run other peoples business with a couple of girls but I also work once which I maintain everything but by myself which is counter everything I do myself, fast service, because this service is not like a long service , comes and goes just waxing like 15 minutes and lashes depends what people like it. so that depends on that but if my target is I want to grow more, but starting slowly , slowly I don't know introduce myself everybody they love my work so they come by because this business is like a barber people love it you supposed to you love their cutting you want to go back that same place the same is my profession because I do threading as well full face threading , I use a thread and I make a nice eyebrow so

**Don Roberts:** Okay, get the idea but thank you.

**Rich Berkowitz:** I make a motion to approve the change of use and tenant and signs

**Tom Koval:** I'll second

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

**Nisha Schweigert:** Thank you Sir.

**Don Roberts:** You're welcome, good luck, and you're going to advertise Halfmoon, right?

**Nisha Schweigert:** Yes Sir.

***DS Threading & Waxing Salon – Change of Use/Tenant & Sign  
APPROVED. The Change of Use/Tenant and Sign applications for a threading and waxing  
salon and related signs were approved.***

**Phantom Fireworks, 1525 Rt 9 – Change of Use/Tenant & Sign (26.062 & 26.063)**

**Vincent Pagano:** Good evening I'm Vincent Pagano with Phantom Fireworks so what I'm asking is to once again erect our 20 x 40 tent in the same spot as in years previous along with the A540 metal storage container. We're not asking for any changes or differences from years past.

**Don Roberts:** So, nothings changed?

**Vincent Pagano:** No Sir, same old , same old.

**Tom Koval:** You've got a dumpster for the debris I assume?

**Vincent Pagano:** Yes Sir.

**Tom Koval:** This Plaza is a little more populated than in years past, so you'll have to be cognizant of the additional customer traffic in there.

**Vincent Pagano:** Absolutely

**Tom Koval:** And we're kind of going to look at this year before next year and see how it goes with you guys with the greater influx of other customers being that there are more tenants in the property now.

**Vincent Pagano:** Still, we will do everything we can to cooperate.

**Don Roberts:** Anymore questions by the Board?

**Rich Berkowitz:** I make a motion to approve the change of use Tenant and signs

**Tom Koval:** I second.

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

**Tom Koval:** And you have to go to the Building Department for your tent.

**Richard Harris:** You've done that in the past, we require a building permit for the tent.

**Vincent Pagano:** Okay I think I've applied for it,

**Richard Harris:** Yea you have , our guys would have stopped last year.

**Vincent Pagano:** Alrighty I'll need a fire inspection I'll assume?

**Richard Harris:** Yea its part of the well we conduct an inspection as part of the tent permit, but the state of NY covers the state requirements related to fire protection on this, so we just handle the tent part of it.

4/27/2026

**Richard Harris:** You don't have to sign Vincent we've got your name on the application, this is your 3<sup>rd</sup> or 4<sup>th</sup> year I know how to spell it.

**Don Roberts:** Okay I guess we're all set right ?

**Richard Harris:** Yup all set

**Don Roberts:** Okay good luck, take care.

***Phantom Fireworks– Change of Use/Tenant & Sign***

***APPROVED. The Change of Use/Tenant and Sign applications for the temporary tent sales of legalized fireworks from June 20, 2026 – July 5, 2026, and related signs were approved.***

**Banquet Hall, 405 Hudson River Road LLC, 405 Hudson River Rd – Change of Use/Tenant (26.064)**

**Christopher Longo:** Good evening, Christopher Longo Empire Engineering, here representing the applicant Shresta Properties , who are here tonight as well so they're looking to as was mentioned previously convert this existing restaurant into a more predominantly event space/ banquet hall. Private events , weddings , gatherings and parties and such. The parking lot was kind of in disrepair , a lot of potholes and whatnot going on so they're proposing to do a full pave of the parking lot also we've provided some additional enhancements on pedestrian safety. Patching pathways and stuff we are also respecting an existing easement that's oddly positioned neighbors in the rear of this parcel have so that will be freely move, people can freely move about in there in the ingress and egress easement that will be maintained. There is some existing shrubbery I don't know if that what was maybe the confusion in the neighbor's letter that there was shrubbery but that's existing and the applicants certainly want to maintain that, that provides a good buffer to any headlights coming into the parking lot.

**Richard Harris:** If you have questions about where that easement is, it's right here, you can see it

**Tom Koval:** It runs right there

**Richard Harris:** Yea and then it comes and then Hansons also have an easement to access here.

**Joe Landy:** Those are private homes?

**Tom Koval:** Those are private homes they have an ingress , egress easement, but they don't have an easement to utilize the parking lot just to access their homes through.

**Christopher Longo:** Yea and unfortunately the easement there does kind of present a difficulty for the parking lot and how those parking spaces are situated it would have been ideal to park to the south but with all of those driveways they had to start beyond the drive lane so that's how we are still trying to maximize the cars in the space there. And then also there is a catch basin existing drainage that goes to the southeast we'll maintain that basin it currently isn't paved up to it so we'll have pavement all of the

way up to that basin, and we've got spot elevations upgrading elevations to make sure any drainage heads to the basin and doesn't go offsite.

**Rich Berkowitz:** What is fire code as far as number of people in there?

**Christopher Longo:** I don't know what the interior capacity, you're saying of the building? Do you know the interior?

**Shashee Garrepalli:** Good evening, everyone this is Shashee I am the buyers agent here and I'm also representing Shrestha Properties, and Jim is helping us with Planning and all this stuff. Okay the building is close to 6, 900 square feet approximately okay inside and out and the banquet hall is , it has a banquet hall it has a kitchen area it has a restaurant area so on an average I would say like right now the banquet hall can easily accommodate 120 something like that and they are accommodating 120 just for the banquet hall space but with the 7, 000 square feet which is like a straight if you take out the doors there is a separator between the banquet hall and the kitchen area so our plan is to take out those separators. We are not taking out but we are just opening the doors or something like that so it becomes a bigger banquet hall, and we can easily accommodate at least 30 to 40 people in there so I would say as far as the Board I don't know how many it is, but we can easily accommodate

**Rich Berkowitz:** You should probably find out because your parking is going to be based on that.

**Shashee Garrepalli:** Oh, the parking is going to be based on that? Okay

**Christopher Longo:** Yea so I think what's if I can explain a little bit of the , your question is regarding the parking making sure that we have enough parking here, right?

**Rich Berkowitz:** Well also how many people because now you're talking about you have residences right there you are going to have parties that are supposed to end by 11 pm is there any outdoor music

**Shashee Garrepalli:** All the music will be inside there will be no outdoor music, its purely for a banquet hall

**Rich Berkowitz:** I understand that, but these are the things that we have to worry about with the surrounding residents.

**Tom Koval:** This has also been an existing banquet hall and restaurant for before you and I were roaming this earth so and the residences around this were previous owners of this property.

**Marcel Nadeau:** Doesn't the fire department determine capacity?

**Richard Harris:** No, the building department does when we do the fire inspection our guys will do a maximum occupancy.

**Christopher Longo:** Yea so I don't believe the parking lot will be the bottleneck on the occupancy, it may be the interior space, so we provided 65 spaces. Restaurant type use, banquet hall type use will be one per three seats so that is well over 180 but it's also closer to one to two and a half which maybe is a

little more realistic. So, 65 spaces they feel will fit there currently proposed 100 to 120 people even if that grows a little bit the parking won't be the inhibitor.

**Rich Berkowitz:** But if you have a party with 140 people how many employees will be there? You're not going to have 2 part-time and 2 full-time.

**Shashee Garrepalli:** So right now we are trying to assess the number of staff because when we conduct any events the plan is most of these events when they come to the birthday parties and all that stuff okay, these are (inaudible) events we are not trying to do real, there will be no dedicated person for them but based on the package that they take we have different packages like you just looking for a hall rental that's a different and if you are looking for a dedicated person we will try to engage on the need basis that's the reason we have a part time employees and we have full time employees. So far now we are expecting 2 full-time employees and 3 part-time employees but if there is a need like they need our services we will engage more part-time people, so that's what we are thinking about. And also I would say like even with 4 people, even if we need 4 people one will be an event organizer and other will be supporting the crowd and cleaning stuff and all that part so you know 4 people will be more than enough to manage a 100 people but on a need basis we will try to accommodate based on what the package they are going to take we will try to bring in part time as we scale more we will try to bring in more full time onto the books. Any Questions?

**Don Roberts:** Any other questions?

**Tom Koval:** I make a motion to approve the change of tenant, with no outdoor music

**Joe Landy:** Second

**Don Roberts:** Okay we have a motion and a second before we act on this if you want to put a sign up you have to come back for approval for the sign.

**Shashee Garrepalli:** I'm sorry can you

**Don Roberts:** If you want to put a sign up and I'm sure you're going to want a sign

**Shashee Garrepalli:** Yes Sir, yes Sir

**Don Roberts:** You're going to have to come back for that,

**Shashee Garrepalli:** What we are trying to do is right now we are pursuing this opportunity so we are trying to make sure that we have the parking lot because a banquet hall with no asphalt paving will not fly in the current scenario with the gravel parking lot, we have there, I mean it doesn't really .

**Don Roberts:** Not yet you haven't no, but we haven't voted yet.

**Tom Koval:** What Don is saying is when this is finalized you have to come back in front of us to put a sign up

**Shashee Garrepalli:** Yes, definitely Sir

**Don Roberts:** You can't just put a sign up on your own you have to come back for approval, just so I'm clear

4/27/2026

**Shashee Garrepalli:** Yes, Sir I will , he help me when we have to put the sign in

**Don Roberts:** So, we have a motion and a second, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, good luck, your welcome

**Shashee Garrepalli:** Thank you.

***Banquet Hall, 405 Hudson River Road LLC – Change of Use/Tenant  
APPROVED. The application to utilize the existing 6,940 SF building as a banquet hall  
and event venue was approved with conditions on no outside music or outside events.***

**Lussier Lot Line Adjustment & Subdivision, 30 & 32 Dunsbach Rd – Minor Subdivision (26.065)**

**Pat Jarosz:** Hi good evening Pat Jarosz again with Van Guilder here for our client Nick Lussier, we are requesting a three lot subdivision with a lot line adjustment with 32 Dunsbach, these new lots are for family members so its not going to be family there, the lot line adjustment is about 3,800 square feet so its not a lot its located where the driveways are. All the new lots will be over 5 acres each and all the lots will need a variance for the driveway width, that's the only issue that we see, thank you.

**Don Roberts:** You know this has got to be denied?

**Pat Jarosz:** Yes, I do, I understand

**Don Roberts:** It's got to be denied because it does not meet the flag lots do not meet the minimum side requirements, so I need a motion to deny. Any comments before we do for the ZBA. Any comments anyone strongly opposed to this or have concerns about it.

**Joe Landy:** Well just would it be a larger issue if it's not family members going forward, it's not going to be family forever eventually it's going to change

**Rich Berkowitz:** Well, it can be sold but as long as it's

**Joe Landy:** I'm just saying family is family but is it something to consider going forward when it's not family anymore, is it something that, I don't think that there a family should be a factor is what I'm saying.

**Rich Berkowitz:** Family can fight just as much as regular people

**Don Roberts:** Or more

**Joe Landy:** Hey just thinking out loud.

**Don Roberts:** Okay we need a motion to deny here

**Rich Berkowitz:** I make a motion to deny based on they need a variance for lot width.

**Tom Koval:** I'll second

**Don Roberts:** We have a motion and a second to deny because it does not meet the requirements for a flag lot all in favor of denying this say Aye? (all were in favor) Opposed? (none were opposed) Motion carried application is denied.

**Pat Jarosz:** Thank you.

***Lussier Lot Line Adjustment & Subdivision– Minor Subdivision  
DENIED. The application for a lot line adjustment and subdivision was denied due to the failure of the proposed lots to meet the minimum flag lot width (Sections 143-2 & 165-5).***

**AT&T Co-Location Upgrade, 950 Elizabeth St – Telecommunications Co-Location (26.050)**

**Martha Grady:** Good evening my name is Martha Grady and I'm here representing AT&T. AT&T is upgrading their equipment, they'll be swapping out their existing mounts for new mounts, replacing 9 antennas and then replacing some radios ultimately taking more equipment off the tower than is on the tower currently.

**Don Roberts:** No change in height?

**Martha Grady:** No change in height, correct

**Don Roberts:** Questions by the Board?

**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.

**Rich Berkowitz:** I make a motion to approve the changes on the co-location

**Tom Werner:** Second it.

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

**Martha Grady:** Okay, thank you.

**Don Roberts:** You're welcome

***AT&T Co-Location Upgrade– Telecommunications Co-Location  
APPROVED. The application to upgrade co-located telecommunications equipment was approved.***

**Old Business:**

**Red Maple Duplexes, 9 & 11 Red Maple Ln – Special Use Permit (25.066)**

**Marybeth Slevin:** My name is Marybeth Slevin I am here on behalf of Red Maple Lane LLC. obviously, we've been before this Board before with this project a substantial amount of additional information has been submitted to the Town since our last appearance. Those submissions include a full SWPPP plan, full engineered designed septic system, the erosion and control plan, grading plans and updated responses to comments to Town engineers comments, to all public comments and our client met with the representatives of the fire department earlier this week to address comments that came through last , within the last 2 weeks about the road and some questions that the fire department had. The commitment was made to put a shoulder of crusher run along the driveway to satisfy the comments that they had received from the fire department so with all of that information we believe that the issues that were presented by the Board and by the public and by the Town engineers have been fully addressed and if there are any additional comments from the Board obviously we would like to provide you with any other information that we have.

**Don Roberts:** Joel, you have any outstanding concerns?

**Joel Bianchi:** They sent stuff through last week (inaudible) they addressed all of our questions and comments.

**Don Roberts:** So, you're alright?

**Joel Bianchi:** Yes

**Don Roberts:** Comments by the Board?

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

**Joe Landy:** Second

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

**Rich Berkowitz:** And I make a motion to approve the special use permit

**Joe Landy:** Second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (Tom Koval opposed) Motion carried.

**Marybeth Slevin:** Thank you very much

**Don Roberts:** You're welcome good luck, anyone else got anything?

***Red Maple Duplexes – Special Use Permit***

***APPROVED. The request to construct two (2) two-family/duplex homes was approved.***

**Joe Landy:** I make a motion to adjourn

**Rich Berkowitz:** Ill second

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