

Town of Halfmoon Planning Board Minutes June 22, 2026

Those present at the June 22, 2026, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Alison Pingelski
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 Planning Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve

Tom Koval: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. Before we start if you haven't already done so if anyone wishes to speak tonight whether for the public hearing or for an application being presented if you haven't already done so please sign your name over on the sign up sheet because these meetings and our secretary has a hard time sometimes getting the names and who they are speaking for okay, thank you very much.

Public Hearings:

B.Lussier/Residences at Beach Road LLC Duplex, 117 Beach Rd – Special Use Permit (26.057)

Pat Jarosz: Good evening, my name is Pat Jarosz with VanGuilder Land Surveyors I'm here tonight on behalf of our client for the public hearing for the special use permit to construct a duplex at 117 Beach Road and I'm just here to answer any remaining questions the Board may have.

Don Roberts: Okay, at this time we will open the public hearing anyone in the room wish to speak? Anyone in the room wish to speak? (no comments) Anyone online wish to speak? Anyone online wish to speak (no comments)

Richard Harris: No one's online

Don Roberts: 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 special use permit for the town home.

Tom Koval: I'll second.

Pat Jarosz: Thank you.

B.Lussier/Residences at Beach Road LLC Duplex – Special Use Permit

APPROVED. Board held a Public Hearing and approved a Special Use Permit to allow the construction of a two family (duplex) residence.

Moquist Subdivision, Rt 236 (SBL# 273.17-1-13) – Minor Subdivision (26.093)

Pat Jarosz: Well, it's me again Pat from VanGuilder Land Surveyors I'm just here for our client Constance Moquist for the public hearing for the two-lot subdivision. It does not have a street address, it's SBL 273.17-1-13 and its pretty much kitty corner you can almost see it out the window here, so we are looking to subdivide that into 2 lots.

Don Roberts: Okay we'll open the public hearing anyone in the room wish to speak? (no comments) Anyone online wish to speak? (no comments) Close the public hearing, comments by the Board?

Tom Koval: I'll make a negative declaration for SEQR

Tom Werner: I'll second it.

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

Tom Koval: And I'll make a motion to approve the subdivision

Marcel Nadeau: I'll second it.

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

Pat Jarosz: Thank you very much .

Moquist Subdivision – Minor Subdivision

APPROVED. Board held a Public Hearing and approved the two lot single family home residential subdivision.

New Business:

Healthy Living, 1 Old Rt 146 (SBL #272.10-1-23.1) - Sign (26.100)

Tom Wheeler: Hello I'm Tom Wheeler with AJ Sign Company; this is the healthy living market that is being built right now basically we are looking at putting up some typical channel letter signs. 3 different signs, trying to gain some visibility from the round about that is going to go in there.

Richard Harris: Just to clarify to anyone in the room , the roundabout is a new roundabout that is internal to the site and not on route 9 and 146, if someone reads that in the minutes and thinks that a new roundabout is going in at the intersection of 9 and 146.

Rich Berkowitz: I make a motion to approve the sign

Marcel Nadeau: I'll second it.

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

Tom Wheeler: Thank you.

Rich Berkowitz: Do you know when they are opening?

Tom Wheeler: When are they opening, I'm not actually sure

Richard Harris: They have indicated this fall. October or November they are aiming for somewhere around there .

Healthy Living - Sign

APPROVED. Board approved building signage for the new grocery market under construction at the One Four Six Marketplace.

Casella Recycling, Inc., 417 Rt 146 – Sign (26.109)

Adam Wakulenko: Good evening I'm Adam from Adirondack Sign Company representing Casella Recycling. We are proposing 2 flat non illuminated signs 40 square feet one facing the road one facing the side there , pretty they seem like large signs, but the building is massive.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve the sign

Tom Koval: I'll second

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

Adam Wakulenko: Thank you.

Casella Recycling, Inc.– Sign

APPROVED. Board approved building signage for the recycling facility.

Casella Waste Systems, 411 Rt 146 – Sign (26.110)

Adam Wakulenko: Okay , me again Adam Wakulenko from Adirondack Sign Company. for Casella we are proposing 2 signs these are dimensional signs non illuminated , 58 square feet per sign.

Don Roberts: Questions by the Board?

Tom Koval: I make a motion to approve the sign

Marcel Nadeau: I'll second it .

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

Adam Wakulenko: Thank you very much, have a good evening.

Casella Waste Systems – Sign

APPROVED. Board approved building signage for the waste management company office building.

Aurora Tattoo Society, 13 Old Rt 146 – Sign (26.115)

Aurora Tattoo Society – Sign

TABLED. Applicant failed to appear.

Savvy Care, RN, 1547 Rt 9 – Sign (26.117)

John Madson: I'm John Madson I'm represent One Day Sign in Waterford NY, we're proposing 3 different signs at Savvy Care at 1547 Route 9 , there is an existing pylon sign out by the road , I did submit drawings, the one up above is going to be an existing sign we are just going to change the faces out it's a poly carbonite sign that is 106 inches by 28. We are just swapping out the tenants, it's 2 sided. And the second one is going to be, there's gonna be on the side of the building facing the Wal Mart parking lot and ones going to be in the back as you go down the road as you turn into their facility, it's all the way in the back. Its going to be a HDU sign which is basically carved and non-illuminated, and the tenant the owner of the property wanted it to match the color , the façade of the building and he just wanted strictly gold letters carved, and that's all we are proposing. The one sign on the side for the wall sign towards the parking lot is going to be 16 inches by 168 and the other one is going to be 192 by 16 the reason being they're that long is because there is an existing sign when they built the property that they actually carved into I think it was some type of foam material. Yea EFIS and it was a mortgage company so the only way we're going to be able to cover it is to go that whole length to cover it, and we are just asking for approval.

Don Roberts: Thank you, questions by the Board?

Tom Koval: I make a motion to approve the change

Rich Berkowitz: I'll second.

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

John Madson: Thank you.

Savvy Care, RN– Sign

APPROVED. Board approved building and free-standing signage for the outpatient medical services company.

Sump Pump Geeks, 217 Guideboard Rd (Country Dollar Plaza) – Change of Use/Tenant & Sign (26.118 & 26.119)

Leilani Ostiguy: Good evening my name is Leilani Ostiguy and I'm here on behalf of Sump Pump Geeks. We currently reside at 1604 Route 9 in Halfmoon with a tenant change we are looking to go to

217 Guideboard Road Suite 9. We want to take our pre-existing signage of 4 feet x 8 feet one sign above the windows and put signage on the glass as well.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve the change of tenant and sign

Marcel Nadeau: I'll second.

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

Sump Pump Geeks – Change of Use/Tenant & Sign

APPROVED. Board approved the use of 1,100 SF of the 43,545 SF retail plaza building and related building signage for a basement waterproofing and moisture control services retail showroom.

Erie Canalway Heritage Fund, Inc., 1407 Rt 9, Bldg. 1, Suite 201 – Change of Use/Tenant (26.101)

Bob Radliff: Good evening, Bob Radliff the Executive Director with the Erie Canalway Heritage Fund, we are hoping to move our offices from Peoples Island State Park down in Waterford up to 1407 Route 9. We are a staff of 8 professional people serve a 500-mile corridor that Congress is now going to recognize the national significance of the Erie Canal, the Champlain Canal, the Seneca and Oswego Canals. More than 3 million people live in the corridor, and we work to preserve and protect the extraordinary heritage of the Erie Canal, and the Champlain Canal promote the areas of world class destination and foster vibrant communities connected by waterways including the Town of Halfmoon.

Don Roberts: Any signs?

Bob Radliff: No Sir

Don Roberts: Okay if you do in the future, you just have to come back for sign approval

Bob Radliff: Yea right

Don Roberts: Questions by the Board?

Tom Koval: I make a motion to approve the change of use/tenant.

Laurie Barton: I second

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

Bob Radliff: Thank you .

Erie Canalway Heritage Fund, Inc – Change of Use/Tenant

APPROVED. Board approved the use of 2,000 SF of the 10,138 SF office building as an administrative office for the non-profit historical advocacy organization.

Spirit Halloween, 1701 Rt 9 – Change of Use/Tenant & Sign (26.105 & 26.106)

Susan Cavanaugh: Hi I'm Susan Cavanaugh for Spirit Halloween; we're proposing to move into 1701 Route 9 as a change of tenant. And there will be a sign on the front of the building, I didn't bring the measurements with me, but I know I submitted them

Richard Harris: Yea we've got them up there.

Don Roberts: Questions by the Board?

Rich Berkowitz: Are there going to be any blow-up displays or anything?

Susan Cavanaugh: No.

Rich Berkowitz: I make a motion to approve the change of use /tenant and sign

Charlie Lucia: I second

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

Susan Cavanaugh: Thank you.

Don Roberts: Your welcome

Spirit Halloween– Change of Use/Tenant & Sign

APPROVED. Board approved the use of 9,000 SF of the 14,656 SF building and related building signage from August 1, 2026 – November 15, 2026 for the seasonal retail business

Black Cherry Parlor, 457 Rt 146 – Change of Use/Tenant (26.107)

Jenn Khan: Good evening my name is Jennifer Khan and we own 457 Route 146. We have a new tenant moving in electrolysis parlor . It's kind of going to be the same thing that was their Aurora Tattoo was there she is going to be doing tattoo eyebrow kind of the same ordeal. She is working with a sign company right now so when they are ready for the sign which won't be the same sign that's there, they will come in and they will do their own sign and permit.

Don Roberts: Enough parking there, right?

Jenn Khan: Yea, plenty

Don Roberts: Questions by the Board?

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

Marcel Nadeau: I'll second

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

Jenn Khan: Thank you .

Don Roberts: Your welcome

Black Cherry Parlor – Change of Use/Tenant

APPROVED. Board approved the use of the 1,701 SF building for a beauty services business.

Iridium Aesthetics, 1524 Rt 9, Suite B – Change of Use/Tenant (26.108)

Romana Amijad: Good evening, everyone. My name is Romana Amijad I am a nurse practitioner licensed and certified in NY State, I am proposing to open a medical aesthetics office at 1524.

Don Roberts: How many employees are you going to have?

Romana Amijad: Myself and 1 other person.

Don Roberts: Questions by the Board?

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

Marcel Nadeau: I'll second it.

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

Romana Amijad: Thank you

Don Roberts: Your welcome

Iridium Aesthetics– Change of Use/Tenant

APPROVED. Board approved the use of 1,200 SF of the 4,995 SF building for a medical aesthetics and wellness practice

Veno Properties, 440 Rt. 146 – Change of Use/Tenant (26.111)

Ryan Veno: Hi there I'm Ryan Veno with Veno Properties we are looking to relocate our office this is a change of tenant from Clifton Park over to 440 route 146. We are a full-service property management

company we have 8 full-time staff, 4 of which are technicians that are on the road that really don't report to the office regularly since this is for full-time staff it used to be an attorney's office. Rich Hermans place.

Don Roberets: Questions by the Board?

Rich Berkowitz: Is there outside storage of any kind?

Ryan Venno: No

Rich Berkowitz: I make a motion to approve the change of use/tenant conditioned on no outside storage

Tom Koval: I'll be second.

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

Ryan Venno: Great thank you .

Venno Properties – Change of Use/Tenant

APPROVED. Board approved the use of the 1,768 SF building for a property management services business, with a condition that there shall be no outside storage.

Pet Perfection, Inc., 15 Rt. 236 – Change of Use/Tenant & Sign (26.113 & 26.114)

Edward Nadeau: Hi I'm Edward Nadeau and I own Pet Perfection Dog Grooming shop it's currently located at 429 Route 146 and I'm looking to move into 15 Rt. 236 Suite 5 in the rear in a garage and it's just myself as the employee, I'm the only one I have no employees nothing like that.

Don Roberts; What do you do there?

Edward Nadeau: I just groom dogs, they drop them off in the morning between 8 and 10 and they start going home in the afternoon and the ones that are at 8 start leaving by 11 most days I'm done by 2 or 3 and it's only, I groom 5 to 7 dogs a day. I've been in Halfmoon for 26 years, the last spot for 14 and the building that I'm in currently needs work so I have to get out they gave me 30 days to get out. The sign is going to be on a pylon out front; it's on the bottom from what I understand it's not lit but it is a double-sided sign.

Tom Koval: Where is 15 Rt. 236?

Richard Harris: Wood Plaza, LaBellas

Tom Koval: Oh, oh okay

Richard Harris: I don't know if you were on the Board when they had the auto repair in the back ?

Tom Koval: I didn't know there was anything behind that place, Chinese Food Restaurant, LaBellas ,

Richard Harris: If you go around behind it there is a shop

Edward Nadeau: Nobody ever knows there is a garage back there

Rich Berkowitz: Is there any barking noise from there with multiple dogs?

Edward Nadeau: Well, there never together they're always separated in their own kennels, and I don't keep dogs overnight, I don't do any kind of rescue or boarding or any kind of thing like that. I occasionally bring my own personal dogs to work with me you know there's nothing like that no boarding you know I've been through it I know what happened at Route 9 and nobody wanted to rent to me and I'm renting that's why I'm renting a garage.

Laurie Barton: Do you have to make renovations to the building to accommodate the dogs once they are groomed prior to pick up?

Edward Nadeau: Do I have to make renovations. No, I'm just using , I have my own cages, they are all stainless steel and I'm just making I bought stockade fencing to line off the areas where my bathtub is and the drying area is and I have a working area, you know where my tables are.

Rich Berkowitz: I make a motion to approve the change of use/tenant and sign

Marcel Nadeau: I second

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

Edward Nadeau: Thank you .

Pet Perfection, Inc. – Change of Use/Tenant & Sign

APPROVED. Board approved the use of 1,200 SF of the 7,260 SF retail plaza building and related signage for a dog grooming services business.

Fast Lane Automotive Sales, 1540 Rt 9 – Change of Use/Tenant & Sign (26.086 & 26.087)

Chris Williams: Chris Williams Fast Lane Automotive.

Don Roberts: What do you want to do?

Chris Williams: We are going to be a used car dealership. It was previously A Time For Paws both buildings, the front smaller building that is about 900 square feet is just a sales office with just me, we're going to remove the sign, the Time For Paws sign double sided it's already pre-lit it's the top one there and then the bottom one as well. We also have the larger gray building on the side which is just going to be for storage and then some light, light mechanic work. One employee just me.

Richard Harris: So, you, they'll end up being the only tenants on that site

Chris Williams: Right.

Richard Harris: You had GT Toyz in there for a little bit, obviously A Time For Paws, these guys were in the back at one time you were approved for 6 cars up front so now the whole place will be one tenant.

Don Roberets: Okay

Rich Berkowitz: How many parking spots are there?

Chris Williams: We are requesting 30 but there is more

Richard Harris: Yea we had counted when GT Toyz came in we had counted available space between two of the stars on here there is a fence, GT Toyz was able to fit 30 boats with trailers in this space here in this central area, so if you add that 30 there is another 8 to 10 by the office and between the fence and you guys and I mean I know you've got double stacked to work on the cars but that got to be about 30 to 75 cars.

Rich Berkowitz: So, the number of cars for sale?

Don Roberts: Maximum 30, right?

Chris Williams: What's that?

Don Roberts: Maximum 30 for sale

Chris Williams: Maximum yes but when Mackey was a used car dealer, he had over 45 I know of.

Richard Harris: So, this would be 30 between the fence and Route 9 because they do their motor vehicle repair basically where this bar is so to clarify on that it would be helpful to everyone involved to know the exact amount, 30 for sale then obviously customer parking mixed in near the office.

Rich Berkowitz: Do you do collision work?

Chris Williams: In the back they do

Rich Berkowitz: So how long will those cars be there?

Chris Williams: Behind the fence? It's minor very minor

Rich Berkowitz: You guys do body work?

Chris Williams: No, no just touch up same day

Charlie Lucia: Minor maintenance, are you doing oil changes, fluid changes things like that I mean and if you are

Chris Williams: In the back already we are doing everything, it's been a full-service shop for over 7 years

Charlie Lucia: Right , okay just for the record

Rich Berkowitz: I make a motion to approve the change of use tenant and signs, with the stipulation only 30 cars for sale on the lot.

Chris Williams: Understood.

Charlie Lucia: Second

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

Fast Lane Automotive Sales– Change of Use/Tenant & Sign

APPROVED. Board approved the use of the 899 SF building for an automotive sales office, the use of the 3,330 SF building for automotive mechanical repairs, 30 parking spaces for the display and sale of automobiles and related signage.

Juniper Ridge (fmr. Betts Farm) Phase 3 – Amendment to Final Subdivision (26.098)

Nick Zeglen: Good evening, Nick Zeglen with Environmental Design Partnership here on behalf of the applicants Abele Builders and we're here for Phase 3 of the amended subdivision and approval for Juniper Ridge. It's 37 lots and all the engineering and lot layouts and everything is going to be the same as the original approvals.

Don Roberts: Any questions by the Board?

Rich Berkowitz: I make a motion to approve the amendment to the final subdivision

Marcel Nadeau: I second it.

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

Nick Zeglen: Thank you

Don Roberts: Your welcome

Juniper Ridge – Amendment to Final Subdivision

APPROVED. Board granted final approval for Phase 3 of the Juniper Ridge residential subdivision.

Re-subdivision & Consolidation of Fairway Meadows Phase 3, Timothys Wy, Bent Grass Dr & Harper Dr – Minor Subdivision (26.055)

Pat Jarosz: It's Pat Jarosz from VanGuilder Land Surveyors I'm just here for Bruce Tanski to propose to re-subdivide and consolidate Fairway Meadows Phase 3 from 15 lots down to 3 lots. Lot A is 2.04, Lot B is 2.05 acres, Lot C is 7.41. So that's it.

Don Roberts: So, this will need a public hearing

Rich Berkowitz: I make a motion to have a public hearing July 27th

Marcel Nadeau: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you July 27th.

Pat Jarosz: Thank you.

*Re-subdivision & Consolidation of Fairway Meadows Phase 3 – Minor Subdivision
PUBLIC HEARING SET. Board set a Public Hearing for July 27, 2026 for a proposed lot consolidation and reconfiguration to create three single family home residential lots.*

Riebel Subdivision, 1431 Rt 9 – Minor Subdivision & Special Use (26.026 & 26.112)

Gary Riebel: My name is Gary Riebel I own a lot on the corner of Lansing Lane and Route 9 consists of a residence which I live in and a vacant lot. What I'd like to do is separate the two into two parcels, the lot being one parcel and the residence being the other parcel.

Don Roberts: You will need a public hearing as well.

Rich Berkowitz: I make a motion to have a public hearing on July 27th

Laurie Barton: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you July 27th alright.

Gary Riebel: Oh okay

*Riebel Subdivision – Minor Subdivision & Special Use
PUBLIC HEARING SET. Board set a Public Hearing for July 27, 2026 for the proposed two lot single family home residential subdivision.*

Smith – Pettes 4 Lot Subdivision, Tabor Rd (SBL 260.0-1-48.15) – Minor Subdivision (26.039)

Christopher Longo: Good evening ,Christophere Longo, Empire Engineering here representing the applicant. So, this project maybe in about the same state that the previous applicant was we have been working at it for quite a few months now. The first meeting we attended here, the first meeting you said TDE had been working with them and had responses to their initial comments have also responses to fire department comments. We feel it's a pretty complete plan and just trying to get these lots subdivided so they can become sellable. Four lot subdivision pretty much mirror image to the subdivision that's directly to the east.

Don Roberts: Okay, this will be a public hearing as well, but comments by the Board?

Tom Koval: I make a motion to set a public hearing on July 27

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you the 27th.

Christopher Longo: Thank you

Tom Koval: I'm off on this one

Don Roberts: Yes, Tom Koval recuses himself on the next item

Smith – Pettes– Minor Subdivision

PUBLIC HEARING SET. Board set a Public Hearing for July 27, 2026 for the proposed four lot single family home residential subdivision.

Next Generation Storage Container, 1890 Rt 9 – Site Plan (26.047)

Nick Zeglan: Good evening, Nick Zeglan with Environmental Design Partnership here tonight on behalf of the applicant Next Generation Roofing. They wish to place an 8-foot wide by 53-foot-long Conex box behind the existing building at their facility on Route 9.

Don Roberts: Comments by the Board?

Rich Berkowitz: Everything is all set with Joel ?

Don Roberts: Yea you are all set Joel?

Joel Bianchi: Yes

Richard Harris: We heard back from fire they're good with it and County is good with it.

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

Marcel Nadeau: I second

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

Nick Zeglan: Thank you.

Don Roberts: Welcome

Next Generation Storage Container – Site Plan

APPROVED. Board approved the Site Plan request seeking the installation of a 424 SF accessory storage container.

QuickChek Fuel & Convenience, 1483 Rt 9 – Site Plan & Sign (26.028 & 26.103)

Jason Dell: Good evening, Jason Dell engineer with Lansing Engineering here on behalf of the applicant. So, we're here tonight to update the Board on the Quick Check fuel and convenience project as well as requesting approval for the project. So, this project is located at 1483 Route 9, it's at the intersection of Route 9 & 236. It's the existing Rite Aid building, so that building will be demolished to make way for this project. The applicant intends the construction of a 5,852 square foot convenience and fuel facility. This project the plans have been developed in accordance and meet all of the requirements of the Town of Halfmoon. Since the last time we were before the Board we have been through several rounds of comments with MJ Engineering, and we are down to 2 comments, one of which has to do with the Saratoga County Sewer District review. We have been in coordination with the sewer district we are re-utilizing an existing line that's coming out of the current building now, but those plans have been submitted we are working with the sewer district on that and then the other comment pertained to landscaping. Right now, there are four trees right up there at the corner and we are proposing additional 3 or 4 trees right there. In looking at the site today with the applicant we are going to be proposing to move 2 of the far south trees at the corner and they are not in too good of shape so we will be proposing planting 2 additional trees there, but we are certainly open to whatever the Board would like to see there. The applicant is willing to do additional landscaping, which they would like to do in the form of shrubs and low-lying landscaping, so it doesn't block the view of the signage or the facility, but we're open to your input on that. We've also received feedback from DOT is agreeable to us using the existing entrances for the project that correspondence was forwarded to Rich earlier here today, so we did DOT's buy in on that, and we did submit a sign packet for approval as well.

Don Roberts: As you know the 16-foot pylon sign is not going to fly, you know that.

Jason Dell: We actually talked about that, and they are willing to reduce that height down to 13 feet.

Don Roberts: Is that more acceptable? 13 or would you rather go 12, we usually go 12, how about 12

Rich Berkowitz: 13 is an unlucky number you don't want that

Jason Dell: How about 12 and a half?

Don Roberts: You're not going to miss it.

Jason Dell: 12

Don Roberts: Okay so it's amended to be 12-foot-high pylon sign, also Joel would you be willing to work with the applicant on landscaping?

Joel Bianchi: Sure

Don Roberts: Any approval would be contingent on Joel signing off on landscaping but comments by the Board?

Marcel Nadeau: Jason that monument sign on this section it doesn't interfere with the site distance does it , it sits back?

Jason Dell: It sits back correct

Tom Werner: Since we can only allow right turns to go Route 9 north have you considered a small way finding signs within the complex and how to return to go route 9 south, you have to go down to the 236

Jason Dell: That's a good suggestion we will certainly take a look at that.

Charlie Lucia: And as suggested earlier Jason if you do some little shrubs or something just add something to the corner, you know, sounds good

Jason Dell: Okay

Rich Berkowitz: So, the traffic pattern is basically unchanged from Rite Aid, right?

Jason Dell: That's correct

Rich Berkowitz: With just a small up tick in traffic not a lot just a little, you're talking about 10 more cars and hour maybe? It is a difficult spot to get into so you may not get as

Marcel Nadeau: It is awkward

Rich Berkowitz: I know because people use it as a cut through to get to , I mean people know the site because it's been there for a long time people use it to cut through to McDonalds that's still there and no ones really going to cross Route 9 because you're going to go past 2 or 3 other gas stations more or less and I know it's more of a unique area than say a Sonoco or the ?? that's there.

Don Roberts: This is my own personal view, you're going to knock the building down, right?

Jason Dell: Yes

Don Roberts: Okay , and any idea what the new building is going to look like as far as color wise goes? Nothing out of the ordinary good.

Rich Berkowitz: Is the green vinyl or painted or ...?

Jason Dell: Metal

Rich Berkowitz: Metal , okay

Don Roberts: Any other comments?

Rich Berkowitz: we are fine with the engineering

Don Roberts: Alright Joel, and the landscaping you're going to work with the landscaping

Rich Berkowitz: I make a motion to approve the site plan and sign contingent on sign off from MJ including the landscaping and 12-foot-high pylon sign.

Marcel Nadeau: Ill second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, and you're going to advertise Halfmoon too, right?

Jason Dell: Yes

Rich Berkowitz: Can I just ask one thing, is there going to be fluorescent signs for beer and food and all of that within the windows.

Jason Dell: Yes

QuickChek Fuel & Convenience- Site Plan & Sign

APPROVED. Board approved the Site Plan and Sign applications seeking the construction of a 5,852 SF convenience store and 6 island/12 pump gas canopy and related signage, with conditions related to (1) the maximum height of the pylon sign shall be 12'; and (2) final approval by the Town Engineer on a revised landscaping plan.

Don Roberts: Okay going back Aurora Tattoo Society 13 Old Route 146 , Sign,

Laurie Barton: I make a motion to adjourn

Alison Pingelski: I second

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