

PLANNING AND ZONING COMMISSION

Town of Glenville
18 Glenridge Road
Glenville, NY 12302
November 9, 2020

Present: M. Carr, Chairman, J. Gibney, J. Lippmann, K. Semon

Also

Attending: A. Briscoe, Code Enforcement Officer, M. Burns, Planner I, L. Walkuski, Stenographer

Attending

via webinar: M. Cherubino, Dir. Community Development, C. Heinel, Town Attorney, P. Ragucci, M. Tanner

Absent: N. Brower Dobiesz

Meeting called to order at 7:07 P.M.

Motion to approve the Agenda

Moved by: K. Semon

Seconded by: J. Lippmann

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

J. Gibney arrived after the vote.

Motion to approve minutes from the October 19, 2020 meeting

Moved by: K. Semon

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

**Glenville Smiles
170 Saratoga Road**

**Site Plan Review
Public Hearing & Final**

This application is for the construction of a new 5,400 sq. ft. single-story office building with 19 parking spaces to replace the fire damaged building currently housed on the property. This 0.78-acre parcel (SBL# 22.15-3-21) is zoned “PR - Professional Residential”.

Joe Bianchine and Dave Kimmer, ABD Engineering, and Dr. Singh, the applicant, were present.

J. Bianchine recapped the project which is located on the corner of Route 50 and Lincoln Drive. The proposed project is for a one-story 5,400 sq. ft. building that will house Dr. Singh’s dentist practice in approximately one half of the building with a TBD professional office occupant for the other portion. Items noted in the review were:

- Sidewalks around the entrance of building
- Landscaping and street trees around exterior perimeter of the site
- Entrance/exit off of Lincoln Drive
- Parking spaces – 19 spaces which meets code
- Plans meet town code for setbacks and areas
- Stormwater report submitted indicates a minor increase in runoff from pavement and roof caps – less than 1 cfs
- Elevation renderings for the building were submitted showing cultured stone on the bottom, about 4 feet high, with blue colored siding above the stone. Architectural shingles will be on the roof.

M. Carr inquired about the fence on the east side of the property. The applicant is proposing a 6-foot fence, but would they consider an 8-foot privacy fence.

J. Bianchine stated he has concerns with the wind load on an 8-foot fence. If they are to increase the fence height, he would like about 1 ½ feet on the top of the fence to be lattice.

M. Carr asked if J. Bianchine would address stormwater runoff i.e. the direction, how it will be managed, etc.

J. Bianchine said most of runoff goes to the corner of Lincoln Drive and then runs down Route 50 towards the airport. The pattern will remain the same.

M. Carr asked if the increase in impervious surface will create a problem for adjacent properties.

J. Bianchine replied it won’t affect the adjacent properties as they are upgradient from this site.

J. Lippmann asked if the town code requires no increase in runoff on a site that is smaller than one acre.

M. Burns responded to his knowledge it is not required; however, the stormwater report was submitted to the town DPW and they did acknowledge the small increase. They suggested the site be monitored for a year to see how it functions.

J. Lippmann stated since DPW reviewed it and no neighbors are complaining then she is fine with it.

A discussion took place regarding the shallowness of bedrock in the area, previous concerns with stormwater issues, and the applicant agreeing to monitor the situation for a year.

P. Ragucci asked which fire department covers this site - East Glenville Fire Dept. or Thomas Corners. Are we still waiting on a response from the fire department?

It was confirmed the East Glenville Fire Dept. is responsible and we have not received their comments.

A. Briscoe stated the lateral water line from the main to the building on the plans states “2-inch HDPE line”, but the town requires a copper line.

J. Bianchine replied whatever the town requires they will install.

At this time Chairman Carr opened the public hearing.

Jessica Jeannotte, 4 Lincoln Drive, attending via webinar, stated she had several concerns regarding the project.

- The property lines were not marked by the surveyor when the survey was done in February 2020.
- There are also concerns about the size of the building, the traffic and the unknown tenant.
- The street has had drainage issues.

M. Carr replied that the applicant has agreed to install an 8-foot fence with the top portion being a lattice type due to wind loading. If it's a solid material a heavy wind can knock it down. Secondly, concerning the question on runoff. The town engineer and the town DPW commissioner both looked at the stormwater calculations and are comfortable that the increased impervious surface can be handled by the existing drainage system. Tonight's approval will be conditioned to have the stormwater management system monitored for a period of one year to make sure it won't negatively impact anything. Your property is upgradient from the surface water flow so there shouldn't be an issue. Thirdly, surveyors don't always leave markings where the property line is.

A discussion took place about not having property line markers and the Jeannotte family not being sure where the actual property line is.

J. Bianchine stated that the surveyor did not put out markers. They usually place markers when they are ready to set the fence. The fence will be set in about one foot from the property line.

M. Carr also stated that the applicant meets all the rules and regulations of the town's code for this project.

A discussion took place about the possibility of who the unknown tenant could be and the difficulty of traffic going in and out of Lincoln Drive.

J. Bianchine said a traffic analysis was done for the site and yes, with a bigger building there will be a slight increase in traffic. There already are backups on Lincoln Drive until the light changes on Route 50 and creates a gap.

M. Carr asked if the traffic study indicated any safety issues.

J. Bianchine replied there wasn't anything major, but it is very typical with several other intersections on Route 50.

J. Bianchine stated they don't know who the other tenant will be, but that they would have to come back before the town for another site plan review. There will be limits on what business can go in the building.

Dr. Singh stated that his office, at this time, is only opened Monday thru Wednesday.

J. Jeannotte asked about the drainage ditch being closed along Lincoln Drive. She was told that they would be closed at some point.

M. Carr replied that is not part of this project. Questions concerning the drainage being closed should be asked of the town's public works department or highway department.

At this time the public hearing was closed.

J. Lippmann stated the applicant has done a nice job with vegetation along the eastern side of the property, with a row of evergreens, giving a nice buffer along the residential side of the property.

K. Semon stated all the resident's concerns were well addressed.

J. Lippmann noted the SEQR form indicates there are two buildings for the project instead of one. That page should be updated.

MOTION

In the matter of the final site plan review application by Glenville Smiles for the construction a 5,400 sq. ft. single-story office building with 19 parking spaces to replace the fire damaged building currently housed on the property, located at 170 Saratoga Road, the Planning and Zoning Commission hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.

3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. The Applicant/Owner agrees to retain the design engineer to monitor the proposed stormwater management system for a period of one (1) year following issuance of the Certificate of Occupancy. Should deficiencies be identified during the one (1) year monitoring period, the Applicant/Owner agrees to investigate the deficiencies and provide mitigating measures acceptable to the Town of Glenville's Stormwater Management Officer.
2. Secure a Demolition Permit prior to removal of the existing structure.
3. Secure a Building Permit from the Glenville Building Department prior to construction of the office building.
4. Secure a NYS Department of Transportation Highway Work Permit for any and all work anticipated within the NYS Route 50 right-of-way (removal of existing driveway, utility modification/installation, etc.).

5. Secure a permit from the Town of Glenville Public Works Department for Road Cut, Shoulder Cut and Storm Sewer Connection prior to initiating work on Lincoln Drive.
6. Secure an Application for Commercial Water Permit from the Town of Glenville Public Works Department for the new water lateral along Lincoln Drive. The new water lateral needs to be copper as it's specified on the site plans as HDPE. All improvements shall comply with Town of Glenville DPW material specifications.
7. Secure an Application for Commercial Sanitary Sewer Permit from the Town of Glenville Public Works Department for the sewer lateral to Saratoga Road. All improvements shall comply with Town of Glenville DPW material specifications.
8. Secure a Sign Permit from the Glenville Building Department for any modifications to existing signage.
9. The Applicant/Owner understands that this portion of NYS Route 50 is subject to future sidewalk installation and agrees to negotiate in good faith for the installation of said future facilities.
10. Site and building lighting shall include night sky optics and shields to prevent glare onto adjacent properties and streets. The Applicant/Owner shall be responsible for periodic maintenance and adjustments to lighting fixtures as needed.
11. Comments from the East Glenville Fire Department have been requested and are forthcoming. Any changes identified shall be incorporated into the Final Site Plan.

J. Lippmann asked what is the intention of the “good faith” statement regarding future installation of sidewalks.

M. Burns replied it will be a long process before the town knows when the sidewalks will be installed. This is asking the applicant to sit down with the town and have a discussion to see how the sidewalks are going to fit in when the time comes.

A further discussion took place regarding the town approach with applicants and if this is consistent with what the town has requested in the past. It was determined this request is consistent with past requests.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

Michael Roman
Airport Road

Subdivision Review
SEQR, Preliminary,
Public Hearing & Final

The applicant is looking to purchase 4+/- acres from Schenectady County. The property is located at the corner of Airport Road and Tower Road (SBL# 22-1-10.81) and is zoned “RDT - Research / Development / Technology”.

Michael Roman, the applicant, was present.

M. Roman stated he is looking to purchase four additional acres located to the right of his property from Schenectady County. The property is located on the corner of Airport and Towers Roads. This is the first step to obtain the lands from the county. Once that is completed and finalization of tenants is done, he will come back to the town for each of the specific parcels which would probably be two two-acre parcels. At this point he is thinking it will be similar to his own business, C2 Design, where it would be an office/warehouse situation.

MOTION

In the matter of the preliminary subdivision by Michael Roman, for the purchase of 4 +/- acres from Schenectady County, located at the corner of Airport and Tower Roads, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

MOTION

In the matter of the preliminary minor subdivision application by Michael Roman, for the purchase of 4 +/- acres from Schenectady County, located at the corner of Airport and Tower Roads, the Planning and Zoning Commission hereby conditionally approves the preliminary application.

The Commission hereby schedules a public hearing for 11/9/20 to consider the final minor subdivision application.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

At this time Chairman Carr opened the public hearing. With no comments from any attendees the public hearing was closed.

MOTION

In the matter of the final minor subdivision application by Michael Roman, for the purchase of 4 +/- acres from Schenectady County, located at the corner of Airport and Tower Roads, the Planning and Zoning Commission hereby conditionally approves the application. The Commission's decision is based upon the following findings:

The proposed use takes into consideration the relationship of this project to the neighborhood and the community, and the best use of the land being subdivided. Factors considered include:

- Compliance with the requirements of the Zoning Ordinance and the policies of the Comprehensive Plan.
- Logical arrangement, location and width of streets.
- The lots' and street(s)' relationship to the topography of the site.
- Adequacy and arrangement of water supply, sewage disposal and drainage.
- Accommodation for future development of adjoining lands as yet unsubdivided.
- Adequacy of lot sizes to achieve the above.

Conditions of Approval:

1. The Applicant/Owner understands and agrees that any future subdivision and/or development of the property must comply with the NY State Environmental Quality Review Act (SEQRA).
2. The Applicant/Owner understands and agrees that any future subdivision and/or development of the property must comply with the Town of Glenville's Subdivision of Land local law and Zoning Ordinance; including proposed land use, Site Plan Review and approval procedures, and/or Conditional Use Permit review and approval requirements, as applicable.
3. The Applicant/Owner shall deliver to the Glenville Economic Development and Planning Department, one (1) mylar copy of the approved Subdivision Plat along with a minimum of two (2) paper copies of the approved Subdivision Plat for stamping and signature by the Chairperson of the Planning and Zoning Commission.
4. Upon filing the Subdivision Plat with the Schenectady County Clerk's Office, the Applicant/Owner shall return two (2) paper copies, bearing the recording stamp received at the County Clerk's Office, to the Economic Development and Planning Department.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

A discussion took place regarding the review process after the property is purchased from the county.

Maxon's Restaurant & Grill
507 Saratoga Road

Site Plan Review
Public Hearing & Final

The applicant is proposing a change in tenant within an existing 4,200 sq. ft. restaurant (formerly the Bayou Restaurant, SBL# 15.8-5-33.1) on 2.56-acres. The building is currently serviced with public water and an on-site disposal system. Site improvements include parking lot striping and directional and handicapped signage. The parcel recently received a zoning change from "PR- Professional / Residential" to "CB -Community Business" to facilitate re-establishment of a restaurant within the vacant building.

Brian Van Vranken, the applicant, was not in attendance due to illness.

K. Semon asked if the applicant has already obtained a permit for renovations. He also asked if the applicant has submitted any new materials for the commission to review that incorporate previous comments.

M. Carr asked if A. Briscoe was satisfied with the completion of work up to this time

A. Briscoe responded a permit has been obtained. He would classify most of the work being done as repair work due to the building's condition. He has been inspecting the work as it is completed.

A discussion took place regarding the lack of updated site plans and if there are any concerns with this project. It was stated that a Certificate of Occupancy would not be issued until new site plans are submitted to the town.

J. Lippmann stated that she is sympathetic to the applicant, but is disappointed that there hasn't been any effort in preparation for this meeting.

J. Lippmann asked if the applicant meets the minimum number of parking spaces. Her concern is snow storage and its relocation. It seems the only area available would be part of the parking space area and will that reduce the number of parking spaces needed.

A. Briscoe replied they meet the minimum and are a little over that number. He said the paved back area has not yet been striped so there is room available.

K. Semon mentioned the previous discussion regarding the fence and if the applicant has spoken to the owner of the fence.

A discussion took place as to who would be responsible for fixing the fence.

J. Lippmann asked if there are any issues regarding the buffer on the north side.

A. Briscoe said that there is a lot of natural buffer along the north.

At this time Chairman Carr opened the public hearing. With no comments from the floor or webinar, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Maxon's Restaurant & Grill proposing a change in tenant within an existing 4,200 sq. ft. restaurant (formerly the Bayou Restaurant) on 2.56-acres, located at 507 Saratoga Road, the Planning and Zoning Commission hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.

2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. The town needs an updated site plan with all the previously requested changes and modifications as well as the following items.
2. The applicant has secured the appropriate Building Permit and has been going through the process with the Building Department.
3. Secure a NYS Department of Transportation Highway Work Permit should any work be contemplated within the NYS Route 50 right-of-way.

4. Secure an Application for Commercial Water Permit from the Town of Glenville Public Works Department for any alterations to the existing public water service lateral. All improvements shall comply with Town of Glenville DPW material specifications.
5. Secure modifications to existing State Pollutant Discharge Elimination System (SPDES) permit through the Region 4 NYS Department of Environmental Conservation office and provide a copy of the revised SPDESs permit to the Town of Glenville Building Department.
6. Secure a Sign Permit from the Glenville Building Department for any modifications to existing signage.
7. Site and building lighting shall include night sky optics and shields to prevent glare onto adjacent properties and streets. The Applicant/Owner shall be responsible for periodic maintenance and adjustments to lighting fixtures as needed.
8. Comments from the East Glenville Fire Department have been requested and are forthcoming. Any changes identified or recommendations from the fire department shall be incorporated into the Final Site Plan.
9. The Conditional Use Permit and any conditions attached thereto, approved by Glenville’s Zoning Board of Appeals, shall be followed.
10. Parking spaces need to show striping and any areas in question need to be better defined.
11. The septic area needs to be marked. No vehicles, snow storage, or any other type of activity on top of the septic/leach field area located beyond the paved area to the west of the property.
12. The location of the sign needs to be put in the correct location on the site plan, out of the NYS DOT right-of-way.
13. Has the adjacent neighbor been approached to repair the fence located on the south side of the property.

J. Lippmann stated the Conditional Use Permit conditions covers the three front parking spaces being reduced to no more than two spaces.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

K. Semon stated this is an example of the town bending over backwards, as the Commission doesn’t have a finish/final site plan, to move forward on a good project.

J. Lippmann stated that she doesn’t know if the commission would do this for every application, noting the burden falls on the Planning & Building Depts. to make sure the applicant follows the conditions.

**Shady Lane Realty, Inc.
113 Saratoga Road**

**Site Plan Review
SEQR, Preliminary,
Public Hearing & Final**

The applicant has applied to construct a 2,024 square foot addition on the south end of an existing pole barn use for property maintenance. The property (SBL# 22.18-1-5.11) is located behind 115 Saratoga Road and is zoned “CB – Community Business.”

Grant Socha, the applicant, was present.

M. Carr stated that there were no issues from the commission regarding this application.

J. Lippmann asked if gutters are going to be installed on the addition.

G. Socha replied there won't be any gutters on the metal roof due to snow load. There are some gutters over doorways. There are no issues with drainage.

MOTION

In the matter of the preliminary site plan application by Shady Lane Realty, LLC located at 113 Saratoga Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Shady Lane Realty, LLC for the construction of a 2,024 sq. ft. addition on the south end of an existing pole barn used for property maintenance, located at 113 Saratoga Road, the Planning and Zoning Commission hereby approves the application.

The Commission hereby schedules a public hearing for 11/9/20 to consider the final site plan review application for this particular project.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

At this time Chairman Carr opened the public hearing. With no attendees either in person or via webinar, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Shady Lane Realty, LLC for the construction of a 2,024 sq. ft. addition on the south end of an existing pole barn used for property maintenance, located at 113 Saratoga Road, the Planning and Zoning Commission hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. Secure a Building Permit from the Glenville Building Department prior to construction of the addition.

2. Secure an Application for Commercial Water Permit from the Town of Glenville Public Works Department if an extension of the public water system is necessary. All improvements shall comply with Town of Glenville DPW material specifications.
3. Secure an Application for Commercial Sanitary Sewer Permit from the Town of Glenville Public Works Department if an extension of the public sanitary sewer system is necessary. All improvements shall comply with Town of Glenville DPW material specifications.
4. Site and building lighting shall include night sky optics and shields to prevent glare onto adjacent properties and streets. The Applicant/Owner shall be responsible for periodic maintenance and adjustments to lighting fixtures as needed.
5. Floor drains are prohibited unless connected to the public sanitary sewer system.
6. Chemicals, fertilizers, petroleum products, etc., shall be stored in a manner which eliminates contact with stormwater precipitation. If any type of chemical storage does take place, the appropriate secondary containment will be required to prevent contamination of the soil or groundwater.
7. Comments from the Thomas Corners Fire Department have been requested and are forthcoming. Any changes identified shall be incorporated into the Final Site Plan.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

With no further business the meeting was adjourned at 8:30 P.M.

Lynn Walkuski
Stenographer

Linda Neals
Town Clerk