

**TOWN OF CHESTER
PLANNING BOARD MINUTES
June 21, 2023**

Meeting called to order @ 7:02

Members Present: CHAIRMAN SEROTTA, LARRY DYSINGER, JON GIFFORD, JACKIE ELFERS

Members Absent: MARK ROBERSON, DOT WIERZBICKI, JUSTIN BRIGANDI

Also Present: MELISSA FOOTE/PLANNING BOARD SECRETARY, TODD MAURIZZIO/AL FUSCO REP FOR TOWN ENGINEER, ALEXA BURCHIANTI/TOWN BUILDING INSPECTOR, DAVID DONOVAN/PLANNING BOARD ATTORNEY

Next Planning Board Meeting scheduled for July 19, 2023

ARB - Cachet

Proposed Shed with Electric & Water

Project Location: 1373 Kings Highway, Chester, NY

Applicant: Tim & Melanie Brown

TIM BROWN/APPLICANT: We're looking to install a shed at the back of our property. There's currently a shed that's falling apart right now we would like to tear that down and rebuild a new structure, so that we can use it for storage and workspace for our business. Right now, it's close to the property line to the fence, and it's really outdated so it's kind of a hazard. We really want it torn down and build something that's more up-to-date in terms of being on the right distance to the to the property line, and safe. We're looking to work with Gray's Woodwork and in their colors that they offer black that would sort of go with the dark color of our house so that's what we were thinking of originally something that complements our house that's not too different and at the same time. There's a lot of vegetation around the site of where it would be, so we thought a dark color would blend in nicely with the with the greenery around it.

CHAIRMAN SEROTTA showing the property pictures on line, they came after the meeting and weren't able to send to the Planning Board Members.

BOARD COMMENTS

TIM BROWN: The current structure in sort of vertical and we we're wanting to have it perpendicular to the Horizontal (referring to photo of home/business). It will be in view of the Romer's Alley which is right next to it, so we want to make sure that it looks nice right.

CHAIRMAN SEROTTA: So, I guess at times we would know in advance, where it's going to sit.

LARRY DYSINGER: I would think as long as it conforms to the current code, requiring side and backyard distances. I think the dark color would be good because it would be less visible, especially since there are some trees there so it's not going to stick out, so it would blend in. I think that's a good idea whether it be a dark green or a dark gray or black or something like that.

MELANIE BROWN: So, it's very old and I think since then, the previous owners had built a different shed next to the house so where there's a square that says shed, I think that's been taken down and rebuilt as a bigger shed but that's it otherwise on that on the on the end of the property there's just this this dilapidated thing.

ALEXA BURCHIANTI restated about meeting setback requirements.

LARRY DYSINGER: You're also doing electric and water, right?

MELANIE BROWN: Yes, we would need the building to be well insulated, so that we can have a good climate control in there for our work where we will store old furniture and things like that. That need a lot of care and also making things like candles that need climate control so we'd like to have that and ideally a bathroom right.

CHAIRMAN SEROTTA: So, you'll have to give plans to Alexa.

MELANIE BROWN: Yeah, I have no issues with that.

LARRY DYSINGER: So, I have no issues with it. I think it would make it look nicer than it is today, with the existing one looks like it's fairly dilapidated. So, putting up a new one that blends in that conforms to the side yards and backyards it's just an improvement. So, I think it's a positive thing.

Motion to grant Architectural Approval for this shed based on like a dark color and conforming to side and backyards setbacks by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in favor: 4 Ayes

WORK SESSION - Bell Station Corp.

Proposed construction of warehouse/office space

Project Location: Kings Highway (Route 13) & Laroe Road

Applicant: Bell Station Corp.

BRAD CLEVERLY/MJS ENGINEERING

BRAD CLEVERLY: This would be a warehouse with office with like a garage door the general intent is that contractors and Tradesman could rent these spaces and use them to do their work. They store materials inside and then go out for the day they're beating that's pretty much the general idea there they might rent one Bay two Bay three Bays that'd be up to them.

CHAIRMAN SEROTTA: The problem we've had is the code is dealing with those Wetlands. Plans need to be updated. Also, because it's an intermittent stream there...

BRAD CLEVERLY/MJS ENGINEERING: Yeah, the building is more than 50 feet. We did not include it on this presentation but we can include that at our next presentation. There is Municipal service available we intend to connect to it.

LARRY DYSINGER: Town board Water & Sewer concerns.

CHAIRMAN SEROTTA: Do you know if you are in the Sewer District here? You've got to check and you need to show something.

BRAD CLEVERLY: The general intent is there would be an office space, where we would answer phones, but it wouldn't be primarily associated with the warehouse used for materials for the contractors. We'll develop that as you know we have one sheet so far to kind of get the use accepted

and then we'll move forward with a full set of drawings, so obviously it's very conceptual but we want to get the use accepted then, we'll move on with details at some point you'll have a full set of plans that address all things already mentioned next time in front of the board with lighting and concerns that was raised back a couple years ago. One other comment if I can Don, you mentioned that there's an existing Well, I guess I want to make sure that it meets the current standards as far as depth and everything else so I don't know how old that well is so you need to make sure that these current standards.

WORK SESSION – LKQ Transport LLC

Proposed temporary modular office for Trucking Company – admin offices, personnel vehicles for 2 years.

Project Location: 81 Black Meadow Rd.

Applicant: _Anthony O'Brien

ANTHONY O'BRIEN: This is for a temporary modular office 81 black Meadow Road to facilitate all of our administrative staff. We currently have a trucking company operating off of the property and this is we have three separate offices right now in Chester smaller so as we're growing, we're just looking to get everybody in One modular office in that location that we're already working out of I'm pretty sure it's 60 by 24. there was an electrical company that occupied this space prior to us they had a smaller office I think they actually had two offices there so we're just looking for one and their offices ran parallel to Black Meadow but our office we want to run perpendicular to Black Meadow I think parking spaces in front would be five but that's the purpose we're already operating out of there as a trucking company drivers we have a bay for our shop we're just looking to get this modular office put in so everybody could be in one location where would that modular building be on I think it's where it says to go up to the middle of the belongs is that a current conditions man that's a current building right that's the current one. It's going to be separate we have one day in there in that building and then where the entrance is off of black Meadow. We measured from the edge of the property to the end of the Swale and it fits in there perfectly and what would the setback be from the road I'm not sure about that but I can find out they were set back from the Swale or the road probably about 10 to 15 feet. I don't know if this modular building would have to conform to that as well, so you'd have to push it back a little farther to the back so just off of the road right all right okay and anything with the entrance itself or it could be as close to that entrance as you're using the existence driveway entrance that to gain access yes yeah so you pull into the entrance right and then I would say maybe the first 50 or 60 feet is the swell which we've already cleared out.

We're going to be either looking to purchase a property from Gillette or we're going to have to go somewhere else because we're just outgrowing it. We're doing work in conjunction with I think it was Orange and Rockland or some kind of utility that they had a couple year contract for a period of three years yeah if you pull up can you put 98- 31, because 98-31 is generally a temporary trailer in conjunction with some construction.

CHAIRMAN SEROTTA: What I'm saying is with Gillette we originally received site plan approval in 2016. So, if Gillette has something from 2002 or before that then we would want to see that. If you can talk to them first, we'll need the owner's authorization.

ANTHONY O'BRIEN: That's no problem. We did a 2,000gallon diesel fuel tank. We got all the permits for that. We got all the approvals for that. So just a just a letter from them saying that they approve it is needed. I don't want to make it more difficult.

DAVID DONOVAN: I don't want to make it more difficult but it looks like something got approved and it kind of morphed into something else. That's a Use so that temporary modular went there, incidental to another construction project and obviously that's gone so there needs to be in my view a site plan approval. There needs to be a map showing the existing conditions that you want to do.

The temporary modular might be a problem. You could have a building there, and you can do it as a modular.

ANTHONY O'BRIEN: So, we need to submit under a different purpose.

DAVID DONOVAN: Yes, you just need to do it correctly.

LARRY DYSINGER: *Referring to the Town of Chester Use Code* Don, if you look at number 5. I know the large building that was one there at one time, they used to do truck maintenance, and repairs there. I don't know if they still do or not.

ANTHONY O'BRIEN: We do. They have their Bay in the middle and then we have our bay on the closest side to Black Meadow where we do our maintenance and truck repairs and then the Freemans in the far bay.

LARRY DYSINGER: *Referring to the Town of Chester Use Code* What I don't see is the storage of vehicles. Renting out spaces for people to store, I don't know. I know that their companies that store their truck and trailers there.

CHAIRMAN SEROTTA: I just want to make sure what the zone is in there, it's an IP Zone. We need a lot more information.

ANTHONY O'BRIEN: I can make a call and get the ball rolling.

CHAIRMAN SEROTTA: You can find all the uses on the Towns Website. You need to reach out to Gillette to see if they have a site plan in place for the entire property.

ANTHONY O'BRIEN: So, we need to fill out a site plan application.

DAVID DONOVAN: The board is looking to see where did this start and how can we relate that to what you're proposing. A professional design is going to know exactly what to do.

ANTHONY O'BRIEN: I'll try to get everything together so I can get on the next meeting.

26 McBride Road

Proposed re-subdivision (lot line change) of two existing tax lots to make Lot 77.2 buildable for single family residence. Went in front of the Town Board and LOCAL LAW NO. 4 OF 2022 was passed.

*****Public Hearing closed for written comments, Public Comments need to be addressed*****

Project Location: 26 McBride Road

Applicant: Ronald Nelson Jr. & Valerie Pizzimenti

Engineer: Engineering & Surveying Properties, PC, Keith Woodruff

KEITH WOODRUFF: So, the last time the project was in front of the Board was May 3, 2023.

Some comments from the public in was one of the neighbors had some concerns about the property and the development one of which was the sighting of the proposed house for Lot number two. In the revised site plan we slid the house to the north further away from McBride Road by about 10 feet. pretty much as far back away from McBride Road as we can go, before we hit the setback on the side yard any further away from McBride would require us to go back and get a variance from the ZBA for the side yard.

Landscaping

They're the Green Giants along the shared property line with the specific Joiner to help screen the property of the proposed house from that neighboring property as well. We also added a note on the existing foundation, one of their concerns was the accumulation of debris and trash and other miscellaneous items within the foundation. We've called out for that to be cleared out as part of the construction for Lot number two, and then one little building on the right. We're not proposing any modifications to that. There was a shed in the back which shows up on the plan that will be removed as part of the application or the construction for the house because that'll be within the driveway and the grading for that the back portion of the lot itself.

We're proposing to move that septic to the west by five feet and then have a new well proposed for Lot number one and by doing so that'll get us within the setback requirements and it also move the septic further away from that adjoining property owner.

CHAIRMAN SEROTTA: I guess the concern was it was unsightly. The applicant did express concern but the possibility of utilizing that as a carport. So, if they wanted to build from that existing foundation they would basically take from that foundation and go up they're not going to make it a living quarter or anything that would require Water and Sewer but it'd just be storage for them to basically build it off of that foundation.

LARRY DYSINGER: The problem is that it doesn't have acquired setback, right?

KEITH WOODRUFF: No, it's a pre-existing non-conforming it's not it's not a replacement source.

DAVID DONOVAN: It's not like it's not like a house that you could build on same foundation within a year right whatever's there that hasn't been there for how long.

KEITH WOODRUFF: I know that it was damaged it's part of a fire and I believe there was litigation with those two Property Owners as to who or whom started. So, if it's if that's a concern of the board then we'll just have it be removed completely. We have put a couple of the Green Giants.

CHAIRMAN SEROTTA: I think now is the time to get rid of the other building. You have put a couple of Green Giants.

JACKIE ELFERS: What size are you talking about, because Giants aren't really thick so those four really aren't going to provide much there until they're a little bit older.

KEITH WOODRUFF: There is existing vegetation. If you bring up Google Earth, you'll see that there is a considerable amount of vegetation.

JACKIE ELFERS: *Referring to landscaping* - That corner of the property has six feet tall plantings So, the problem with Six Footers is that the growth is at the base, and the top there's really nothing that's where the new growth is right so if you're going to do Six Footers, you're probably going to want to double up on them or at least do six of them because they're not going to provide much until they're more mature.

LARRY DYSINGER: The light's too much here but should probably turn this light down

KEITH WOODRUFF: There is the existing Farm access road that we're going to be utilizing fairly closely with the proposed driveway. So, the house will be cited basically in the back corner here, and with the Green Giants planted in the corner.

LARRY DYSINGER: There was something that was burned there so why not just remove it totally so it's not an eyesore. I think that's Don's point.

CHAIRMAN SEROTTA: What Jackie's saying is that they're generally thin tall nice trees, you'll probably need more than 4.

KEITH WOODRUFF: We'll add a couple more.

CHAIRMAN SEROTTA: You're going to pull out that other shed.

KEITH WOODRUFF: Yes, that was called out on the plans, since its early iteration to always be removed just because it was always going to be impacted by the grading of that lot.

LARRY DYSINGER: You mentioned those four plants are 16 ft on center, that's pretty far apart.

KEITH WOODRUFF: Our Landscape Architect recommended the plantings being 16ft on center so that they don't encroach on each other.

JOHN GIFFORD: But a lot is going to depend on what vegetations there now. If there's 3 trees in a row and they're close together you're not going to put a Green Giant in front of them.

LARRY DYSINGER: I would think 8ft on center would be more appropriate. **KEITH WOODRUFF referring to Septic on Site Plan.**

Elgin system to serve Lot 2 being moved 5ft to the West, closer to the existing well to be abandoned with the placement of a new well behind the existing. One of the requests by Todd was to locate the existing septic system that serves Lot 1. We did some initial investigations and we weren't able to determine the actual location but the fact that there's no pump chamber on that property we suspect that the system is somewhere between the building and McBride Road. There's plenty of room on that property to move that Well anywhere further up the hill or even closer towards the Northwest along McBride Road so it's easier access to get the drilling rig in.

LARRY DYSINGER: I think if you just make the changes that we talked about on and I'm okay with it.

CHAIRMAN SEROTTA: I think that was the only public comment.

KEITH WOODRUFF: Unless there were any written comments received.

CHAIRMAN SEROTTA: No

CHAIRMAN SEROTTA: So, does the board at this point in time want to authorize Dave to draw up a resolution of approval?

Motion to Approve by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in Favor: 4 Ayes

CHAIRMAN SEROTTA: So, you'll get us those changes.

Summerville Way Subdivision / Summerville Way Holdings, LLC

Proposed subdivision. Project was granted a 280-A variance by Town of Chester ZBA on February 16, 2023

Project Location: 3966 Summerville Way

Applicant: Rachel Mandel

Engineer: Keith Woodruff

KEITH WOODRUFF showing Site Plan

The board last saw this project at the April 5th meeting for which the request was made to obtain DOT approval and get the Soils Testing witnessed by the Engineer, which we had done engineer for which Lot number two, the middle lot experienced some modeling at a lower depth I think it was at five feet. So, we had to revise the plans to add a curtain drain in to dissipate the groundwater or the hot seasonal High groundwater. Additionally, we have the dot approval of the plans. The copy was sent to Melissa and for which we made some slight modifications as part of the DOT approval so we can slightly modify the layout of the common driveway. We changed the angle a little bit to give us a little bit more room coming in off of the highway and then change the grades a little bit I think we're maximum now at eight percent coming up that act Entrance Road and then we added the retaining wall with a Swale in the lower half of that common driveway so by adding the retaining wall it lessens the degree of braiding going up the hill it's not a huge significant change but it was enough of a change the retaining wall itself is only going to be a Max height of four feet so it's not going to require stamp plans in order for the construction of it and then we also added the Swale that will collect any of the storm water flows and then direct it towards the existing roadside Swale on 94, and then to the South we've changed the grading a little bit more so it's a grade of approximately two percent away from the existing edge pavement so part of that grading to cut back the slope to increase site

distance we're going to be creating basically a low point again for storm water to sheet away from 94, whereas currently there's a kind of an insignificant ditch that kind of follows the where the guide rail is at the terminus of the pavement. We also provided some truck turning movement templates. We show a Chester Pumper Fire Truck, 30 ft long being able to traverse into and out of the common driveway, while it will not impede traffic flow on 94. Even though they're going to have their lights to siren so they can basically maneuver however they need to get in and out of the site. In addition, we showed a pickup truck being able to get into and out of the site again without impeding any oncoming traffic flows along 94. We also added a couple details to the erosion and sediment control plans to provide a rolled erosion control matting on the steep slope portions of grading so that there's no impacts to the slopes during construction and the stabilization. Lastly, we added some lighting to the proposed dwellings again some low impact spotlights that are could basically place above the garage doors and then we have notes provided on plans to direct the contractors to the lighting requirements for the town code.

CHAIRMAN SEROTTA: For the record you did get the 280a variances, right?

KEITH WOODRUFF: Yes

CHAIRMAN SEROTTA: John, any comments or questions?

JOHN GIFFORD: Not at this time.

CHAIRMAN SEROTTA: The DOT approval seemed like it had a lot of conditions.

KEITH WOODRUFF: The DOT was more of the correspondence back and forth with the DOT as far as trying to get comments from them. They still haven't officially provided a documentation on their letterhead saying that they approve it. They're waiting for the board's approval before they'll issue an actual approval and then we can pull a permit to actually start construction. We have provided in conjunction with the modifications of the plans. Originally, we have the work Zone traffic control that basically details how the traffic control is going to be mitigated during construction. On the initial applications the DOT, it was for a shoulder closure and their comment to that was, there's an insufficient shoulder so we wouldn't be able to actually close the shoulder to construct it. We would have to close the lane during the construction until we can establish a larger shoulder. Our detail has been revised to show a lane closure detail in accordance to DOT requirements.

CHAIRMAN SEROTTA: It's the contractors of course or whoever is doing Lot 2 to take that guardrail apart and do whatever they're supposed to do.

KEITH WOODRUFF: So, we're going to actually remove it so there's not going to actually be a need for a guard rail in that location because it's going to be a slight grade away. It's only going to be two percent at its steepest and then it's going to grade back up the hill. So, there's not going to be any impact. We're going to basically take out the terminate box being Guard Rail and relocate it down further.

CHAIRMAN SEROTTA: So just a section of the Box?

KEITH WOODRUFF: Yes, just removing it completely, because again if we leave it there or even slightly move it back it would probably impede some of the site distance coming from the driveway looking out to the west or Southwest on 94.

JACKIE ELFERS: The only thing the shared driveway maintenance has that been created?

KEITH WOODRUFF: The common driveway easement language as of yet. That'll be provided prior to final approval and that'll be sent over to Dave's office for review and approval as well.

LARRY DYSINGER: I saw the drawing showing the vehicle on of the car and the fire truck. I mean frankly I don't see much of a difference with the driveway design the way it is today. One of the couple things I noticed that are missing, there are no dimensions on the drive showing how wide your driveway is you know the width here any turn radius is not showing what the turn radius is on each of these as well as the width of the driveway here. It would be nice to have so to help put it in

perspective. I agree with Jackie that you need to be wording on the shared driveway. Lastly the lighting you need to take a look at the time lighting ordinance to find lighting that is acceptable, and it has to be downward facing and shielded.

KEITH WOODRUFF: Is there a specific section of the code that you're referencing too?

LARRY DYSINGER: Look on the town code for outdoor lighting.

KEITH WOODRUFF: We did provide the notes on the plans. They came right from the Town of Chester lighting requirement code.

LARRY DYSINGER: I understand. The picture you provided and the fixture doesn't conform.

KEITH WOODRUFF: Do you have the section of the code that I can refer back to?

LARRY DYSINGER: It's right in the lighting ordinance. Bottom line, it needs to be downward facing and shielded so it doesn't go beyond the property line. It would be great if you had motion sensors, so it's not on all night.

KEITH WOODRUFF: We provided a catalog cut sheets for the lights. We referenced 69-3.

DAVID DONOVAN: Have you had a Public Hearing?

KEITH WOODRUFF: No, we have not. We would be requesting to have this set for a Public Hearing at the next available agenda.

CHAIRMAN SEROTTA: So, the first available slot is in August. I don't think you're going to make it. I think it's too tight to come in on the July one, so I think you're better off just coming the first meeting in August right.

Motion to set the Public Hearing for Wednesday, August 2nd by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in favor: 4 AYES

Chuster Noodle Packaging/Elkay Drive

Project Location: South Side and end of Elkay Drive

Applicant: The Livland Group, LLC

Engineer: Pietrzak & Pfau Engineering & Surveying

JOE PFAU/ENGINEER: As you know we had a Public Hearing last month. It was open and closed and there was no public comment. We did submit revised plans responding to Engineers letter and also comments received from this board. I could go through them if you'd like. I outlined them in the letter that we submitted. I could go through them quickly. We added a note with regarding restriction to the time of year for tree clearing. There are a series of notes with regards to the sprinkler system and that the final design will be a function of the final construction of the project. We added with regards to shadow parking if any construction of the shadow parking would require an amended site plan approval. We just indicated that the soils testing was completed and witnessed by the town engineer all results were satisfactory. The NOI will obviously be executed prior to any construction work, we've added a highway department note indicating that we will be required to post a bond for whatever that amount is. The construction cost was submitted and approved.

Landscaping -There was a general comment from Fusco's office. We did replace The White Pine with the giants, and all the quantities even have been corrected. The maximum height of our building is going to be 35 feet we've added the DOT specs to all the pavement sections added another General note 18, that's requiring dimmers during a non-operational hour for the lighting. We've added another General note 17 - restricting the use of Jacob braking systems and indicating that there should be a sign placed at the entrance indicating that. We have agreed to the darker colors.

LARRY DYSINGER: I prefer the darker color the light trim I think that's a little bit nicer than the light color with the dark trim.

JOHN GIFFORD: The only thing is the highest point would be the point that would be seen from further away. Would we want the lighter to be more visible because that what you'd be seeing from a

Distance, the lighter color. Whereas the highest point which is most visible from a distance would be darker.

CHAIRMAN SEROTTA: I think that the darker one would be better. So, consensus from the board the darker would be better.

JOE PFAU/ENGINEER: When we met with the board last month, we wanted to make sure that we had some requirements for onsite sweepers and then erosion control, construction sequence stabilize entrance all of that.

CHAIRMAN SEROTTA: We'll get John Reilly out there.

TODD MAURIZZIO: Reviewing Al Fusco Review Letter

CHAIRMAN SEROTTA: We did have one letter from Tracy Sch that did come in. Everyone just got a copy of the letter. I thought that we should discuss the buffer. Todd did you have anything else to go over?

TODD MAURIZZIO: No.

CHAIRMAN SEROTTA: Al mentioned the sprinkler system will be depending on what your final design of the building, Shadow Park, etc. In Ms. Schuh's letter she talked about the buffer, re. 98-19. Al has taken a look at it. Joe did supply us a map from 1985 signed by the Town of Chester. So, the first zoning in the town was in the 60's. The second major zoning came in 1973 and then modified as time went on until the big comprehensive plan changed in 2003. The 1973 zoning only required a 50-foot buffer. 98-19 A dealt with residential and B dealt with commercial. So, it's Al's professional opinion that even though this is a conforming lot in the sense of a commercial lot in the Town of Chester requires two acres and if you're using that use is an IP Zone, that's what it requires. Since this was done in 1985 it only required a 50ft buffer, not a 200ft buffer. I think the buffer should have been added in in 1985 and then this wouldn't even be a question. So, it's going to have to be an interpretation that were going to have to perform. Durland Hill is the hill right behind Hillside. I personally don't think anything could ever be built there, it's way too steep. I think we should wait till we get the whole board here before we vote on this. I think it would be a good idea to be fair to them. *Referring to Landscape Plan.*

JACKIE ELFERS: They're not green giants. You might want to rethink that to Norway's or Spruce, because the Douglas Firs will be eaten.

LARRY DYSINGER: You were going to provide cut sheets for the lighting.

JOE PFAU/ENGINEER: I apologize I did not write that one down.

LARRY DYSINGER: Could you bring up the site plan please? I'm looking the side yard distances. It Looks like it's 50 feet. That's an IP Zone, and it based on our zoning for that number nine, in the fully enclosed warehouse distribution center is what this is I believe two acres. Two Acres lot requires 75-foot front, 70 on each side and 75 in the back. I see in the left it's 50ft. That doesn't conform.

JOE PFAU/ENGINEER: If you look at the bulk requirements, we're using Use Group 12, Light Industrial, which is the same exact use that we used for the previous build site plan that was approved. The operation is packaging and what they basically do is they come in and they repackage Dry Goods. So, what they do is, they take them from larger packaging putting in the smaller packaging and then they redistribute them and of course they do store them on downside because that they're going to have them in there but it's certainly not a warehouse.

LARRY DYSINGER: Trucks and idling concerns.

JOE PFAU/ENGINEER: It's more of where trucks are in and out in and out and that's not the purpose of this facility there'll be trucks there to drop off and pick up but it's the main operation of the building is to re-package, that's why there's only 2 Bays.

LARRY DYSINGER: I'm uncomfortable with that. I think it should be 70. That's my opinion. I don't know how the rest of the board feels about it. The other thing is on landscaping. Do we want Karen to have a look at it?

CHAIRMAN SEROTTA: If Jackie feels comfortable with her doing it, and the Board.

JACKIE ELFERS: I'm fine with sending it to Karen.

Motion to send to Karen Arent for Landscaping Comments by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in Favor: 4 Ayes

JOHN GIFFORD: The last conversation with the use, we can only go by what's its being proposed use is today.

CHAIRMAN SEROTTA: Then they would have to go for a change of use. Melissa will send to Karen the Landscape Plan.

JOE PFAU/ENGINEER: Everything is good except that we're going to replace the Douglas Firs with Norway's. Would it be ok to authorize a Draft Resolution? So that if everything's in line at the next meeting we could get a conditional approval.

Motion for Dave Donovan to draw up the Draft Resolution by: JOHN GIFFORD

Second by: JACKIE ELFERS

All in Favor: 4 Ayes

Meeting adjourned at 8:55pm

Respectfully Submitted by

Melissa Foote

Planning Board Secretary