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PLANNING BOARD

ROCCO FERRARO
Chairman

PAUL PELAGALLI
Attorney

MEG SPRINGLI
Secretary (*alternate*)



MEMBERS
Emad Andarawis
Joel Koval
Eric Ophardt
Andy Neubauer
Eric Prescott
Denise Bagramian
(*alternate*) Jeffery Jones

Those present at the January 12, 2016 Planning Board Meeting were:

Planning Board: Rocco Ferraro, Joel Koval, Denise Bagramian, Emad Andarawis, Eric Ophardt, Andy Neubauer, Jeffery Jones

Those absent were: Eric Prescott

Those also present were: J. Scavo, Director of Planning
J. Hakes, M J Engineering and Land Surveying, P.C.
P. Pelagalli, Counsel
M. Springli, Secretary

Mr. Ferraro called the meeting to order at 7:03 pm. All in attendance stood for the pledge of allegiance. The chairman noted that we have new members: Denise Bagramian will be filling a seven year term vacated by Kim Paulsen, Andy Neubauer is filling the unexpired term of Tom Werner and Jeff Jones will be the 2016 alternate board member. Mr. Ferraro voiced his gratitude to Mrs. Paulsen and Mr. Werner for their years of dedication as members of the Planning Board. Mr. Jones will be voting in the absence of Eric Prescott this meeting. Meg Springli is acting as secretary until Jan Dean returns in the spring. Finally it was announced that Ms. Jackie Hakes will be representing M. J. Engineering in Joel Bianchi's place. Details about registering for the Saratoga Planning and Zoning Conference were reviewed. Forms were made available at the meeting. The Oaths of Office and Ethics forms will be passed out at the end of the meeting to those who are required to file them.

I. Minutes Approval - 12/8/2015

Eric Ophardt moved, seconded by Andy Neubauer, to approve the minutes of the meeting on December 8, 2015 as written.

Ayes: Andarawis, Ophardt, Koval, Neubauer, Ferraro

Noes: None

Abstain: Denise, Jeff

Motion carried.

II. Public Hearings

2015-060 Goudard SUP

Applicant requests approval of a Special Use Permit (SUP) for a 2 family residence per section 208-10B.(9)(a)[7] in a R-1 zone. , 476 Moe Rd, Zoned: R-1, Status: PB Preliminary Public Hearing – Possible Final SUP and Site Plan Determination SBL: 271.-4-28.1

Mr. Andarawis moved, seconded by Mr. Neubauer, to establish the Planning Board as Lead Agency for this application, an unlisted action, and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

For the record, Mr. Ferraro stated that the legal proceedings mandate that a SEQR determination must be made prior to the board hearing all information that is discovered about a project. The negative declaration is only based upon what information has been provided to date and that the applicant has made sufficient progress to proceed to a public hearing. The chairman added that it does not imply that a project has been or will necessarily be approved.

Mr. Ferraro opened the public hearing at: 7:13 pm. The secretary read the legal notice as it was published in The Daily Gazette on 12/30/2015.

Duane Rabideau, a consultant with Gilbert VanGuilder Land Surveying, explained that the applicant would like to demolish the existing one family residence and construct a new two family dwelling on a 1 acre parcel with public water and sewer and a shared common driveway. Mr. Rabideau stated that the facade will have one garage front facing and one side loaded which helps it fit into the surrounding neighborhood by breaking up the symmetry of the building as it is seen from the road.

Staff comments

ECC no comments.

Scott Reese (Stormwater Technician) noted in a memo dated 1/6/2016 that the project should disturb less than 1 acre, and therefore does not need a SPDES permit from DEC. Mr. Reese added that during construction the builder should keep site disturbance to a minimum and observe best management practices.

Steve Myers (Director of Building & Zoning) offered a written comment that the project requires SUP from Planning Board, and stated that there were no zoning issues.

John Scavo (Planning Director) offered comments from a letter dated 12/28/2015:

1. The proposed 2-family dwelling appears to meet all required setbacks.
2. The assigned 911 address of 476 Moe Road should be added to the plan.
3. Add a note to the plan which states, “2-family dwelling to be serviced by public water and public sewer”.
4. Add a note to the plan which states, “This parcel is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration, hours of operation, and other associated activities. A study describing this impact in detail is available for inspection in the offices of the Albany International Airport.”
5. Add a note to the site plan indicating, “Any construction and/or utility work within the Moe Road right-of-way will require a right-of-way work permit to be issued by the Town of Clifton Park Highway Department prior to construction”.

6. Attach the façade renderings for the proposed 2-family dwelling to the site plan, prior to final stamping.

Public comment

Anthony LaFleche, 21 Wheeler Dr. questioned the length of the setback from Moe Road and the response was 72' from Moe Road. Mr. Ferraro explained that no variances were required and that 2-family dwellings are allowed with an approved Special Use Permit in this zone under the Town Code.

Jackie Phillips-Murray stated that she is representing family members who reside at 474 Moe Road, and said they are pleased with proposed changes and that they request that some vegetative buffer be added at the adjacent property line.

There being no further comment, Mr. Ferraro stated that any other comments could be forwarded to the planning department and would be forwarded to planning board members for their consideration.

Mr. Ferraro moved, seconded by Joel Koval to close the public hearing at 7:21 pm.

In favor: all

Opposed: none

The motion was unanimously carried.

Planning Board Discussion

Mr. Koval stated that he felt the existing house was encroaching the property line setback as it exists currently and that there was not necessarily much landscaping there now. Mr. Rabideau stated that any trees growing in that region are on the property line and most likely belong to the existing neighbor. Mr. Rabideau also noted that the house will be moved a little farther from the setback line and that no additional trees will be removed from property line. Mr. Neubauer suggested that after the construction but prior to certificate of occupancy, the applicant could plant some Arbor Vitae or other shrubbery to provide a buffer. Mr. Koval asked if the applicant would agree to make that a condition of approval. Mr. Rabideau indicated that the applicant would be willing to submit landscaping plans as a condition of approval. Mr. Ferraro noted that a condition of stamping of the plans would involve landscaping. Mr. Pelagalli also noted that could be a condition of the site plan approval.

Mr. Ophardt asked if there were any plans to do anything in the back portion of the lot. Mr. Rabideau indicated that there were no plans at this time, and that in the future, if anyone wanted to do so, it would require further subdivision review per Town Code.

Mr. Koval offered Resolution #1 of 2016, seconded by Mr. Ophardt, to waive the final hearing for this application and to grant preliminary and final approval of the special use permit, conditioned upon satisfaction of the comments offered by the Planning Board, Planning Department, and Town Designated Engineer, including submitting the landscaping plan for approval to the Planning Director prior to the stamping of the Special Use Permit.

Roll Call

Ayes: D. Bagramian, E. Andarawis, E. Ophardt, J. Jones, A. Neubauer, J. Koval, R. Ferraro

Noes: None

The resolution is unanimously carried.

Mr. Neubauer moved, seconded by Mr. Andarawis to approve the site plan conditioned upon satisfaction of the landscaping plan submitted and approved by the Planning Director prior to the stamping of the site plan. In addition, the landscaping must be in place prior to issuance of a certificate of occupancy. All members were in agreement, and the motion was unanimously carried.

III. Old Business

2015-041 Rexford Landing Mixed-Use Building

Proposed construction of a mixed-use building with a 10,000 SF footprint, with a total building area of 20,000 SF. Public water and sewer. Access driveways and onsite parking areas, 300 Vischer Ferry Rd, Zoned: B-3, Status: Revised Conceptual Site Plan Approval. SBL: 276.-2-10

CONSULTANT

Nick Costa with Advanced Engineering acted as a consultant for Riverview Construction, owner of the 4.75 acre parcel. The consultant explained that the project remains much as it was seen at the August 2015 meeting, adding that Saratoga County Sewer District and CPWA have both agreed to provide public sewer and water to the project. Mr. Costa also remarked that a setback variance was obtained from the Zoning Board of Appeals to reduce setback from the center line of Grooms Road to 105' rather than 130'. The consultant also noted that landscaping has been added to the plan as well as a future connection to the adjoining lot as was suggested at the last meeting.

Staff comments

ECC comments dated 1/6/2016

Recommendations:

- The ECC recommends that the applicant) incorporate lighting that is directional and limited.
- The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.
- The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of (the LC Zone, State or Federal Wetlands). The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.
- Due to the proximity of the asphalt parking area to the NYSDEC Wetlands the ECC is concerned about the potential runoff of vehicular contaminants into the sensitive environment. The stormwater design shall be cognizant of the potential contamination of this area.

SReese issued a memo dated 1/6/2016

- Any placement of fill, excavation, or grading in the adjacent area (buffer) of a NYSDEC regulated wetland requires a Freshwater Wetlands Permit from the NYSDEC.
- Project will need a full SWPPP after concept approvals.
- In next submittal multiple test hole and percolation tests will be required in the proposed stormwater recharge basin. Please note the seasonal high water elevation in the test hole data.

SMyers no comments.

JScavo comments:

- As plans progress and a landscaping plan is developed the applicant should be aware of §208-40 of the Town Code which notes for the B-3 Zone:
 - § 208-40. Landscaping.
 - The property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 10 feet.
- Since the project is adjacent to County Routes 90 & 91 the preliminary site plan application shall be sent to the Saratoga County Planning Board for a recommendation.
- The applicant has accommodated my previous request to provide a future cross access easement for the parcel to the west.
- The project is within the Vischer Ferry GEIS Study area. The applicant should provide documentation to support how the project complies with the GEIS findings statement.

Jennifer Viggiani, Town of Clifton Park Open Space Coordinator, from a memo dated: 1/11/2016

- Plant street trees along Grooms Road, and minimally, plant trees at the focal point Landscape Intersection Area shown on the plan – following the character of the Stewart’s Plaza on the east side of Grooms Road, which has a row of street trees to enhance the corridor. We recognize that utilities are in this corridor, but perhaps there is an appropriate native species of smaller trees, or shrubs, that could work amidst the other infrastructure.
- Continue the multi-use pathway along Grooms Road (CR 91), following the character that exists along Stewart’s Plaza on the east side of Grooms Road. Extend the trail to the property line and then taper to Grooms Road shoulder. This plaza is very close to the entrance of Wishing Well Lane – a significant sized neighborhood destination and pedestrian and bicyclist generator.
- Continue the multi-use pathway along Vischer Ferry Road (CR 90), following the character that exists just on Vischer Ferry Road down along in front of the restored tavern at Coburg Village.
 - The multi-use trail exists to the north of Stewart’s on the east side of Vischer Ferry Road up as far as Four Leaf Manor intersection today.
- Recommend revising the landscaped area with less circular pavement, and emphasize more actual plantings of a few trees, flowering shrubs, etc., essentially more on landscaping and less on the circular pavement pattern, as a friendly suggestion. An homage to the former agricultural nature of the site.

Joel Bianchi, MJ Engineering issued a memo with the following comments:

Jackie Hakes emphasized comments that are **in bold** below by way of offering recommendations that had not already been provided at the meeting thus far.

State Environmental Quality Review

- No additional comments

Short Environmental Assessment Form

- No comments

General Comments

- **The project would result in disturbances in excess of 1-acre and therefore is subject to the NYSDEC Phase 2 Stormwater Regulations and General Permit GP-0-15-002.** As the project proceeds through the regulatory review process, a fully conforming Stormwater Pollution Prevention Plan (SWPPP) will be required that addresses stormwater quality, quantity and green infrastructure elements and must be submitted as part of a preliminary plan submission to the Town.
- As a result of being subject to the Stormwater General Permit GP-0-15-002, the applicant will need to seek consultation from the NYS Office of Parks, Recreation and Historic Preservation and the NYSDEC regarding the absence or existence of cultural or historic resources and threatened and endangered species, respectively within the project boundaries.
- The site plan indicates the project will be provided public sanitary sewer by way of connection to the Saratoga County Sewer District No. 1 sewer system. It is recommended that the Town be furnished with documentation that the SCSO is willing and capable of servicing this project.
- The applicant has indicated water service will be provided by the Clifton Park Water Authority Dist. #1. It is recommended that the Town be furnished with documentation that the CPWA is willing and capable of service this project.
- **The applicant needs to provide a summary of expected peak hour vehicle trips for the proposed development for review.**

Site Plan

- Based upon the review of the concept plan prepared, the following potential deficiencies in the bulk lot requirements have been identified:
 - a. Section 208-40 requires the property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 10 feet. The plan as submitted does not illustrate how this will be accomplished.
- Indicate the location of the required Knox Box or notation furnished indicating the final locations shall be determined as part of the building permit process
- Indicate whether the proposed building will be equipped with automatic sprinklers. If it is, the fire department connection should be noted on the plans or notation furnished indicating the final locations shall be determined as part of the building permit process. Further, this information will determine whether an on-site hydrant is required.
- **The Town may consider incorporating the extension of the existing multi-use trail located to the east along Grooms Road.** This trail can be contained within the easements granted to the Town as part of the prior subdivision. The applicant should meet with Town staff to review and discuss the potential extension of the noted trail system.

- **Should the multi-use trails be included with this project along both Grooms Road, an additional pedestrian connection may be considered from the proposed building to Grooms Road.**
- The plans show a recharge basin within the 100-foot adjacent area of a NYSDEC Wetland N-11. Further, the proposed parking lot, located just outside the adjacent area will likely requiring some level of grading within the adjacent area. This disturbance will require permitting through the NYSDEC and potentially USACOE. Confirmation of placement of these facilities within the adjacent area from the authorities having jurisdiction may be sought prior to the plan advancing to detailed design.
- The plans note the use of recharge basins. Given the extensive wetlands adjacent to the proposed project area, it may be susceptible to high groundwater that may limit such practices. **Further detailing of the proposed on-site stormwater systems, along with the required field testing is warranted to confirm adequacy.**
- **Subsequent submissions should include architectural renderings with a summary of building materials to be utilized for review by the Planning Board.** The plans should note if any roof top units are required, if they will be viewable by the general public and if shielding will be necessary.
- Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted.

Public comment

Anthony LaFleche, 21 Wheeler Drive questioned the length of the gap between the parking lot and Grooms Road. It was measured as 30'+ from property line to edge of pavement. Mr. LaFleche asked if there was anything planned for the circular greenspace out front. The consultant stated that some benches and plantings would be placed there.

There being no further comment, Mr. Ferraro stated that any other comments could be forwarded to the planning department and would be forwarded to planning board members for their consideration.

Planning Board

Mr. Koval indicated that there should be some crosswalk markings from the building to the pedestrian access.

Mr. Ophardt suggested that perhaps some handicapped spaces could be added to the front of the building rather than strictly on the West side. Mr. Costa explained that they don't know yet where all the entrances will be and the handicapped parking spaces might be moved around once tenants and/or entrances were identified. Mr. Neubauer remarked that he would like to see what the architecture details of the building will be like, suggesting that the entrance might be placed off center and possibly a little closer to Vischer Ferry Road. Mr. Neubauer also stated that he felt that the landscaped feature might be more emphasized. Mr. Costa said that the architects have not finalized their renderings and they would be submitted at a future review. Mr. Neubauer also added to Jen Viggiani's request for pedestrian connections and that he felt some of the redundant sidewalks shown on the plan could be redesigned and re-located as part of a multi-purpose trail as Ms. Viggiani suggested. Mr. Neubauer noted that a rain garden might be incorporated. Ms. Bagramian asked whether signage would be a pylon or on the

building and the consultant replied that a pylon was indicated on the plan and that there might be wall signage as well.

The Planning Board found the plan general acceptable and thanked the applicant for designing the parcel with some public gathering space.

IV. New Business - NONE

V. Discussion Items

2015-043 Park Avenue Mixed Use (aka K-Mart Redevelopment)

Proposed redevelopment of vacant K-Mart building to construct a mixed use (4) story commercial/residential building. Need PDD approval from Town Board prior to any Planning Board action. Park Ave, Zoned: TC5, Status: Conceptual Review SBL: 271.-3-81

Last Seen on: 9/9/2015 Technical Advisory Committee

Bob Miller Jr., Windsor Development, Tom Andress ABD Engineers and Wendy Holzberger with Creighton Manning represented the application. Mr. Miller explained that he was here tonight to:

1. present plans based on the TAC meeting
2. Traffic
3. modifications to be approved for density
4. would like to receive a recommendation from Planning Board to the Town Board for the PDD (felt that the TAC and Town Center Process means they are already at a point where the PB can make that recommendation to the Town Board)

Mr. Ferraro stated that the Planning Board would not make a recommendation to the Town Board without a PDD application being made.

Mr. Andress stated the plan is generally the same as it was last seen at the TAC meeting adding that most changes have been made to the parking area and access drives for potential future connectivity and improved accessibility to the building entrance.

Wendy Holzberger, discussed the history of the traffic and trip generation analysis and differences between being developed as a K-Mart versus the proposed residential use, stating that threshold levels would not be met which warranted mitigation.

Mr. Miller commented that NYS Route 146 acts as a physical barrier to pedestrian traffic between the north and south nodes of the Town Center Plan and that Windsor is interesting in working on a “jitney” service. Also, they are considering some improvements to the traffic flow out to Route 146 from the site as an offsite amenity. Discussion ensued about the intersection of Old Rt. 146 and Park Avenue and it was agreed that it was a problematic intersection which would likely require some alteration to improve traffic flow.

Mr. Ferraro redirected the discussion back to the use of the proposed site plan after acknowledging that the traffic issues were important. Mr. Neubauer stated that he felt the plan was moving in the right direction and the applicant has been paying attention to the future incremental changes which the form based code speaks to and that he would encourage them to continue with the plan.

Other board members commented:

- Pedestrian circulation was good, and commended the widening of sidewalks
- there seemed to be potential to modify parking as plan develops
- felt density was good to get the residential mass needed to make the rest of Town Center Plan work
- Chairman stated that he liked the proposal so far
- Mr. Koval agreed with much of what was proposed but wanted to acknowledge that the traffic will increase far above what K-Mart had experienced for the past 10 years or so, although it may have been originally planned for MUCH more than that.
- Board members stated that they felt we have one chance to get the project right.
- Mr. Neubauer questioned the need of 240 units.
 - potential traffic issues
 - mixed use would not be spread throughout the Town Center at least initially, but rather it is amassed in one corner
 - worried that a precedent might be set to allow for greater density than plan was designed for
- Traffic huge concern

Mr. Miller explained that although there is essentially no traffic from the vacant lot right now, if the applicant were to find another big box retail tenant for the building tomorrow, they would be able to sign a lease and get a change of tenancy without requiring site plan and/or any improvements.

Mr. Ferraro then requested that a report be compiled based on the meeting, the TAC committee notes and suggestions and have it reviewed by the Planning Board members and forwarded to the Town Board for its review of the PDD application. The Chairman added that the Planning Board would not be sending anything as a recommendation but in order to provide information and background for the Town Board, of the Planning Board involvement to date. Mr. Scavo noted that no PDD application has been filed to date and the applicant will need to do so to advance to the next step in the approval process.

Mr. Scavo also noted this was outlined in a letter he prepared dated October 19, 2015 to the applicant with next step recommendations, after a concept development review meeting with the TAC.

S. Myers commented in a note on 1/5/2016:

- PDD approval from Town Board needed prior to further action by Planning and Zoning

Townhomes at Old Plank Road

Proposed 18 unit Town home community at 13 and 15 Old Plank Road. Requires a use variance and 4 area variances prior to Town approval. Zoned: B-4A Status: Recommendation to ZBA on variances. SBL: 272.9-1-31.1 and 272.9-1-32

Mr. Pelagalli explained that the Zoning Board is asking that the Planning Board make a recommendation as to whether or not it fits into the surrounding area.

Brien Ragone, Environmental Design Partnership represented the applicant. 1.5 acres near Peddler's Restaurant, NY Pain Management and Red Roof Inn. 2 single family residences existing will be demolished, 2 parcels will be merged and townhomes are proposed.

Planning Board Discussion

Ms. Bagramian asked whether the project would be owner occupied or rental units. Mr. Ragone explained they were for rent. Mr. Jones asked if the road would need to be improved and Mr. Koval asked if the turning radius of fire equipment had been considered yet. The Board recommended that the applicant contact Sheryl Reed to determine what road improvements will be necessary to accommodate emergency access.

Mr. Ferraro expressed concern about the topography and significant grading that was needed on the site, and expressed further concern that the proposed density seems too high for the area. The Chairman also questioned the desirability of renting along I-87 and recommended considering some sort of sound insulation. Mr. Ophardt stated that the site was well below the Northway and significant earth moving would be necessary, but that the noise would not be a real issue.

Mr. Ragone stated that the site would be basically clear cut in order to construct the units and then asked if the Planning Board would be able to give this a positive recommendation to the Zoning Board of Appeals.

Board members felt that residential was a good use of the site but added that they felt it was far too dense for this small a parcel.

Dan Lill asked what would be the right number. Mr. Koval stated that without further examination, the board would not be ready to put an exact number to it but that 18 was too high.

Mr. Scavo explained that the use variance requested was whether or not this should be for residential which is not currently allowed in B-4 zoning.

Mrs. Bagramian, as a former ZBA member explained that density would be looked at closely for the area variances, stating that if they had fewer units, they might be better able to fit within the existing setbacks without requiring the same area variances. Mrs. Bagramian added that she felt that the applicant was going to have to really prove hardship in order to receive the variances.

Mr. Koval added that he felt that they could not grant the use variance without discussing the number of units being considered.

Dan Lill stated that he and his brother, Thomas own the larger parcel and have a contingency to purchase the smaller lot. Thomas Lill explained that initially they planned to develop the larger parcel and wanted to develop it with 12 units. Then, the other parcel became available and they felt that 6 more units were the best number to make it viable.

S. Myers commented 1/5/2016

- Have variance application, would not put on ZBA Agenda until Planning Board reviews.
- Residential not allowed in zone.
- Road improvements would be required to support the density requested.

Mr. Ferraro stated that he felt the Planning Board was agreeable to making this a residential project but that there were serious concerns about the density of units and that a reduction might help with sound issues which might be problematic being so close to the Northway. The applicant stated that extra sound barriers could be added much like insulation or building wrap under the exterior siding. He also commented that even without the smaller lot, there are concerns about the proposed density of the 12 units on the one larger lot. There may also be issues re: the lot configuration to accommodate the 12 units on the one lot.

The Chairman stated that the Minutes will be provided to the ZBA with a cover letter to share the discussion and concerns which had been raised.

There being no further comment, Mr. Ferraro stated that any other comments could be forwarded to the planning department and would be forwarded to planning board members for their consideration.

Mr. Ferraro moved to appoint Joel Koval as Vice Chairman of the Planning Board, seconded by Eric Ophardt. All members were in favor, none were opposed. The motion was unanimously carried.

Mr. Koval moved, seconded by Mr. Neubauer, to close the meeting at 9:36 pm.

Ayes: all

Noes: none

The motion was unanimously carried.

Respectfully submitted,

Meg Springli

NOTICE OF DECISION

Resolution #1 of 2016

Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on January 12, 2016, there were:

Present: R. Ferraro - Chairman, J. Koval, D. Bagramian, A. Andarawis, E. Ophart,
A. Neubauer, J. Jones – Alternate Member

Absent: E. Prescott

Mr. Andarawis offered Resolution #1 of 2016, and Mr. Neubauer seconded, and

Whereas, an application has been made to this Board by the Town of Clifton Park, for approval of a Special Use Permit consisting of a two-family dwelling;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on January 12, 2016;

Whereas, the Planning Board was granted status as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on January 12, 2016;

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and that the Special Use Permit entitled Goudard SUP consisting of a two- family dwelling at 476 Moe Road is granted preliminary and final approval conditioned upon approval of a landscaping plan submitted to the Planning Director and as outlined per a final comment letter based upon satisfaction of the comments offered provided by the Planning Board and professional staff.

Resolution #1 passed unanimously

Ayes: Mrs. Bagramian, Mr. Andarawis, Mr. Ophardt, Mr. Jones, Mr. Neubauer, Mr. Koval, Mr. Ferraro.

Noes: None

Rocco Ferraro,

Chairman