

**Town of Clifton Park Planning Board**  
One Town Hall Plaza  
Clifton Park, New York 12065  
(518) 371-6054 FAX (518)371-1136

PLANNING BOARD

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Denise Bagramian  
Jeffery Jones  
Andrew Neubauer  
Eric Ophardt  
Greg Szczesny

(alternate) Teresa LaSalle

**Planning Board Meeting**  
**June 26, 2018**

Those present at the June 26, 2018 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, E. Andarawis, D. Bagramian, A. Neubauer,  
E. Ophardt, G. Szczesny  
T. LaSalle – Alternate Member

Those absent were: J. Jones

Those also present were: J. Scavo, Director of Planning  
J. Bianchi, M J Engineering and Land Surveying, P.C.  
A. Morelli, Counsel  
J. Dean, Secretary

Mr. Ferraro, Chairman, called the meeting to order at 7:00p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Mr. Ferraro announced that Ms. LaSalle, Alternate Member, would be sitting as a voting member of the Board at this evening's meeting due to Mr. Jones' absence.

**Minutes Approval:**

Mr. Szczesny moved, seconded by Mr. Ophardt, approval of the minutes of the May 23, 2018 Planning Board meeting as written. Ayes: Neubauer, Andarawis, Szczesny, Ophardt, Ferraro. Noes: None: Abstained: Bagramian, LaSalle.

The Planning Board opted to defer approval of the minutes for the June 12, 2018 Planning Board meeting until its July 10, 2018 meeting.

**Public Hearings:**

[2018-030] **Semenza Homes In-Law Apartment** – Special Use Permit #81169 for approval to add an in-law apartment to an existing residence, 363 Miller Road – Preliminary public hearing and site plan review and possible determination. SBL: 276.-2-42.1

Mr. Ferraro explained the review process to those present, stating that the Board was required to render a determination pursuant to SEQRA (State Environmental Quality Review Act) prior to conducting a public hearing on this application. He explained that although the Planning Board would pronounce the application complete, assume Lead Agency status, and issue a negative declaration, these actions would neither grant nor imply approval of this Special Use Permit application. Should it be determined that additional environmental review is warranted based on input received at the public hearing, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

Mr. Ophardt 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.

Mr. Ferraro, Chairman, called the public hearing to order at 7:06p.m. The Secretary read the public notice as published in the Daily Gazette on June 18, 2018.

Mr. Semenza, applicant and representative of homeowner, Karen Murphy Travis, presented this application that requests approval of Special Use Permit #81169, pursuant to Section 208-10B(9)(a)[7], to allow a 768 SF addition to an existing residence. The .947 acre parcel slated for improvement lies within the R-1 zoning district is specifically situated on the easterly side of Miller Road, approximately ¼ mile north of its intersection with Wallflower Drive. The homeowner wishes to provide an in-law apartment for her mother-in-law. Upgrades to the property were illustrated by a number of façade renderings presented to the Board members.

Mr. Scavo reported that all comments prepared by Mr. Myers, Director of Building and Development, Ms. Reed, Chief of the Bureau of Fire Prevention, the ECC, Mr. Reese, Stormwater Management Technician, Mr. Dahn Bull, Highway Superintendent, M J Engineering and Land Surveying, P.C., and the Trails Subcommittee of the Open Space, Trails, and Riverfront Committee for items on this evening's agenda have been forwarded to Board members for their consideration.

Mr. Scavo explained that Mr. Myers referenced previously issued comments in a memo dated June 20, 2018. Those comments read as follows. The applicant requests approval of a Special Use Permit pursuant to Section 208-10B(9)(a)[7] to allow the addition of an in-law apartment to an existing single-family residence situated within the R1 zoning district. Though the addition appears to be proposed at the rear of the existing home, there is no site plan provided to illustrate how access to the addition will be provided. The means of entry from the public roadway is unknown since the entry appears to be from the existing rear porch. The entry doors to both residences are adjacent to each other and may require physical separation.

Addressing the access issue raised by Mr. Myers, Mr. Semenza explained that access to one bay of the existing garage would be reserved for use by the resident of the apartment and that a concrete walkway from the garage to the apartment entranceway would be installed.

Mr. Scavo read comments issued by the ECC after review of this application at its June 19, 2018 meeting. The applicant shall provide sufficient information in order for the Planning Board and the ECC to determine whether the septic system is adequately sized for the proposed use. The applicant shall provide a statement as to whether any NYSDEC or Federal Wetlands are on the property and provide an associated site plan.

Mr. Scavo noted that Mr. Reese, Stormwater Management Technician, found the application acceptable.

Mr. Scavo reported that all previously issued comments by the Planning Department have been adequately addressed.

There being no public comment regarding this application, Mr. Szczesny moved, seconded by Mr. Neubauer, to close the public hearing at 7:12p.m. The motion was unanimously carried.

The Board members first considered approval of the Special Use Permit.

Mr. Andarawis offered Resolution #12 of 2018, seconded by Ms. Bagramian, to approve Special Use Permit #81169 to allow the addition of an in-law apartment to the existing residence located at 363 Miller Road conditioned upon verification that the septic system is capable of handling additional flows. Ayes: Neubauer, Andarawis, Bagramian, LaSalle, Szczesny, Ophardt, Ferraro. Noes: None.

The Board members then considered site plan approval.

Mr. Ophardt moved, seconded by Ms. Bagramian, to grant preliminary and final site plan approval to this application conditioned upon satisfaction of all items listed in the final comment letter issued by the Planning Department. The motion was unanimously carried.

### **Old Business:**

There were no items of Old Business scheduled for this evening's meeting.

### **New Business:**

[2018-032] **Vistas West Subdivision Amendment 1** – Proposed lot line adjustment and amended subdivision plan – Conceptual review. SBL: 270.-2-3.2

Mr. Joe Dannible, consultant for the applicant, introduced this application that calls for a lot line adjustment and amendment to the original subdivision approval that was granted in 2016. The property lies within the Vistas West subdivision which is located on the northeasterly quadrant of the Route 146-Tanner Road intersection. The speaker explained that since the project was originally approved, the developer has acquired 1277 Route 146, a 35,000 SF parcel which is

centrally located between Lots #9B and 10A of the approved Vistas West subdivision. Mr. Dannible explained that the acquisition of the parcel has benefitted development of the subdivision since grading and road profiles have been revised to “accommodate a more balanced site and minimized importation of fill and truck traffic.” The additional land area has also allowed approved parcels to be adjusted, giving each lot a larger and more uniform lot width. An additional duplex reflective of those already approved will be constructed on 1277 Route 146. This residence will front on the proposed roadway (Vista Drive) and access to Route 146 will be eliminated. Mr. Dannible provided a brief analysis of the project’s stormwater management facilities, explaining that no changes to Stormwater Management Area #2 would be warranted and that runoff from the proposed dwelling would continue to be directed toward Route 146.

Mr. Scavo reported that Mr. Myers, Director of Building and Development, referred Planning Board members to the comments issued on May 30, 2018 regarding this project. He noted that the applicant requests approval of a lot line adjustment due to the purchase of a contiguous parcel in an approved subdivision. The property will now front on both Vista Court and Route 146. Mr. Myers recommends that access to the parcel be limited to Vista Court since approval from NYSDOT would be required for access to Route 146. Mr. Myers assumes that the lot will be subdivided to provide for an additional duplex: 911 addresses must be adjusted accordingly.

Mr. Scavo reported that lot line adjustments can be made administratively, that previously approved 911 address verifications allowed for possible inclusion of this property into the Vistas West subdivision, that address numbers will be assigned accordingly, and that the property recently purchased lies entirely within the HM (Hamlet-Mixed Use) zoning district within which two-family residences are a permitted use.

Mr. Scavo reported that the ECC offered no comment on this application.

Mr. Scavo explained that Mr. Reese, Stormwater Management Technician, provided the following comment. Since the proposed subdivision is part of a larger common plan of the Vista’s West subdivision, it is recommended that shallow grass depressions be installed to address water quality for the two lots.

Mr. Scavo offered comments prepared by the Planning Department. The parcel is zoned Hamlet Mixed-Use (HM), therefore the proposed duplex is an allowed use per zoning. The proposed lot sizes will easily meet the minimum 6,000 SF lot requirement and setbacks. The greater lot as it currently exists is 35,398 SF. The applicant may want to consider adjusting the boundary of the proposed lot and merging a portion of the lot with Lots #14 and 15 to combine into one HOA owned parcel. Since the subdivision is adjacent to NYS Route 146, a referral to the Saratoga County Planning Board has been made for a review and comment.

Mr. Dannible addressed the recommendation that the back portion of the property be incorporated into the proposed HOA lands adjacent to Route 146, explaining that it is very difficult to amend HOA documents because they require approval of the Attorney General of New York State. Since construction of the project is underway and the properties are offered for sale based on the documents already executed, amendment to those documents would be difficult. Mr.

Andarawis recommended that deed restrictions, reflective of those placed on the HOA properties, be placed on the newly acquired parcel. In response to Mr. Ophardt's concerns regarding restricted access onto Route 146, Mr. Dannible stated that the existing house (to be demolished) situated on the parcel sits at a higher elevation than those in Vistas West, access to Route 146 would be restricted and that the topography of the parcel would work to preclude such access. Mr. Ferraro supported deed restrictions that would prohibit purchasers of the new units from constructing sheds, fencing, or other accessory structures that would be inconsistent with restrictions on the HOA designated lands. Mr. Dannible was amenable to applying deed restrictions to the subject property, but expressed concerns with amending the HOA legislation already approved. Mr. Neubauer called for consistency with respect to restrictions and maintenance of the natural areas along the entire frontage of Route 146. Mr. Dannible agreed that a 15' right-of-way or easement will be provided along Route 146 for this parcel for future roadway or trail improvements consistent with the previous subdivision approval. Mr. Dannible assured the Board that their concerns regarding protection and preservation of the portion of the newly-acquired parcel in the same manner as the adjoining HOA lands and required easements for future roadway improvements or trail development will be satisfactorily addressed in future submissions.

[2018-034] **Synergy Technology Park, Lot 4 – Site Plan** – Proposed three-story self-storage building with truck rental company, 7 Synergy Park Drive – Conceptual site plan review. SBL: 265.-5-5

Mr. Tom Andress, consultant for the applicant, presented this application for the Board's consideration, explaining that this project is the first to be considered within Synergy Technology Park that received subdivision approvals in 2013. The development site is located on the northwesterly quadrant of the Kinns Road – Route 9 intersection. The proposal is to construct a three-story self-storage building with a 53,221 SF footprint that will have a truck rental company associated with it. Synergy Park Drive, a private roadway, is currently being constructed. Public water will be provided via an extension from the railroad property north of the site and sewer connected from an existing Saratoga County Sewer District line near the Dwaas Kill. Maintenance of the roadway and any private improvements, such as stormwater management facilities, will be shared through a common maintenance agreement. Access to the site will be from Kinns Road until the roadway connection to Route 9 is completed. Stormwater management will be handled on site. Wetlands have been delineated on site and necessary crossings have been established. The site statistics table provided shows that greenspace on the site totals 65.9%. Thirty-seven (37) parking spaces (including one designated handicapped space) will be installed as well as a total of nineteen (19) spaces designated for the display of rental vehicles: seven (7) of these spaces are located along the I-87 corridor; twelve (12) spaces are provided along Synergy Park Drive. Site design plans indicate that the proposed building will not only contain self-storage space but also a single-story warehouse, a showroom and retail area, a receiving and dispatch center, and loading and unloading space. Approximately fifteen (15) vehicle trips per day are anticipated, though the truck rental component will likely cause this number to increase. Per directives by Ms. Reed, Chief of the Bureau of Fire Prevention and Mr. Myers, Director of Building and Development, a turnaround for emergency vehicles has been provided within the rear parking area. The developer anticipates that eight (8) employees will be hired to manage the facility.

Mr. Scavo explained that Mr. Myers, Director of Building and Development, offered the following comments regarding this application in a memo dated June 20, 2018. A full Stormwater Pollution Prevention Plan will be required. The property is located within the B5 (Corporate Commerce) zoning district where a storage facility is a permitted use. The Planning Board must determine whether or not the proposed truck rental use is an acceptable accessory use within the zone. The rental portion does not meet the definition of accessory retail. It is assumed that the building will be less than 50' high. If it is over 35' high, it may require a visual addendum to the EAF. It does not appear that any other zoning requirements will require variances; however, the plan will be reviewed again when more design details are provided.

Mr. Scavo read the comment issued by Ms. Reed, Chief of the Bureau of Fire Prevention. The applicant is asked to specify the locations of the required fire hydrants on the site plan.

Mr. Scavo reported that the ECC issued the following comments regarding this application after review at its June 19, 2018 meeting. In keeping with the recommendations and goals of the Town Comprehensive Plan, the applicant should retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway. The applicant should reserve and display on the site plan or subdivision proposal sufficient rights-of-way to accommodate multi-use trails to interconnect the proposed property with existing and proposed trail networks, as defined in the Town Trails Master Plan. At this point the applicant should anticipate planning natural screening on the north side of the proposed trail to maintain the character of this multi-use trail.

Mr. Scavo noted that Mr. Reese, Stormwater Management Technician, issued the following comments regarding this application. The applicant shall indicate how much of Synergy Park Drive will be constructed and show how the stormwater runoff will be treated for the roadway. Prior to future submittals the applicant is asked to obtain test hole and perc test data at proposed stormwater management areas. The applicant is advised that proposed individual lot disturbances will require Stormwater Pollution Prevention Plans prepared per NYSDEC SPDES General Permit GP-0-15-002. The SWPPP shall include a description of how runoff from the 53,000 square foot rooftop will be handled.

Mr. Scavo read comments issued by Ms. Viggiani, Open Space Coordinator, in a memo dated June 22, 2018. Based upon a review of the approved subdivision for Synergy Technology Park, the new road to be constructed through the park, labeled "Synergy Park Drive" includes an adjacent, parallel, multi-use trail route, connecting Kinns Road (County Route 109) to U.S Route 9. Ms. Viggiani asks that the Board ensure that this site plan project includes the construction of the adjacent trail so that the transportation systems are installed simultaneously. The trail should not be postponed until a later date. There is a multi-use trail route approved along the north side of Kinns Road as part of the former subdivision approval for the whole tech park that includes a crosswalk to the south side of Kinns Road, approximately across from a driveway entrance to Parkwood Village Apartments. This should be constructed early in this commercial subdivision lot build-out as well.

Mr. Scavo outlined the comments issued by the Planning Department. Since the project is adjacent to Kinns Road (CR-109) and Interstate 87, a referral of the preliminary plan submission

shall be made to the Saratoga County Planning Board for review and comment. As noted on the subdivision plan, the multi-use path shall be constructed at the time of initial infrastructure system construction for Synergy Technology Park Phase 1. The applicant should add the Kinns Road Widening Notes 1-6 from Sheet L-1 of the approved subdivision plan and the applicant should provide documentation to satisfy Note 4 relative to estimated individual site trip generation for this lot. The application and site plan incorrectly note the current zoning as a PDD. The assigned zoning for the parcel is B-5 (Corporate Commerce). The applicant should add the B-5 Space and Bulk Standards to the Site Statistics Table. The applicant should provide documentation to see if the Visual Addendum EAF needs to be completed pursuant to §208-53(D) of the Town Code which states:

Height. Permitted height of buildings and structures shall be 50 feet. For any building or structure proposed over 35 in height, the Planning Board will conduct a visual assessment and require the applicant to complete Appendix B of the State Environmental Quality Review, Visual EAF Addendum for its consideration. The Planning Board shall also require a line-of-sight-profile with control points to be determined by the Board.

An Endangered, Threatened & Rare Species Report, dated June 13, 2011, Prepared by North County Ecological Services, Inc., was submitted with the previous subdivision that included this project site. The report supported the conclusion that it is highly unlikely that portions of the property would support or harbor rare or sensitive species of flora and fauna, and/or significant ecological community types. Specific attention was spent by the consultant to evaluate the site for potential local populations of Karner Blue Butterflies, Dusted Skippers, and Frosted Elfin. Additional comments will be prepared as plans advance to preliminary design with additional details and information to be provided.

Mr. Bianchi reported that, after review of the materials submitted for site plan review, M J Engineering and Land Surveying, P. C. provided the following comments and recommendations in a letter dated June 22, 2018. The short Environmental Assessment Form submitted indicates that more than one acre of land will be disturbed. As such, a Stormwater Pollution Prevention Plan (SWPPP) addressing water quality, quantity and green infrastructure is required. It is noted that the activities associated with the roadway and utility construction have an active SWPPP. Confirmation as to whether this application will be a stand-alone SWPPP or an amendment to the existing SWPPP is required. Notwithstanding, this may be considered a larger common plan of development which may dictate how this project is handled from a permit standpoint. The project proposes to provide potable water to the new building from the Clifton Park Water Authority (CPWA). During the review of the Synergy Technology Park the applicant previously provided the Town documentation indicating the CPWA's ability and willingness to provide additional potable water to the project. The project proposes to provide sanitary sewer service to the new building from the Saratoga County Sewer District No. 1 (SCSD). During the review of the Synergy Technology Park the applicant previously provided the Town documentation indicating the SCSD's ability and willingness to provide additional potable water to the project. The Synergy Technology Park site plan application included various terms and conditions associated with its approval. The plans shall state those terms and conditions that may be triggered with this first individual site plan application.

Some comments prepared by M J Engineering and Land Surveying, P.C. related to State

Environmental Quality Review. The Synergy Technology Park was previously reviewed by the Planning Board as part of a master plan development. As part of that review, the Planning Board completed a comprehensive review and issued a negative declaration under SEQRA. This application represents a detailed site plan application for one of the lots within the park. The Planning Board shall continue with its review; however, the Board may rely upon its prior SEQRA findings, confirming that this application does not present impacts not previously considered and mitigated, if mitigation was required. It is noted in Section 208-54(D) of the Town Zoning Code that if any building or structure proposed is over 35 in height, the Planning Board will conduct a visual assessment and require the applicant to complete Appendix B of the State Environmental Quality Review, Visual EAF Addendum for its consideration. The Planning Board shall also require a line-of-sight-profile with control points to be determined by the Board. Should the Board not initiate an independent and new SEQRA review, but rather validate and confirm its prior findings, it still will be a requirement that the application is referred to Saratoga County Planning under a 239m and n referral due to the project's proximity to Interstate 87.

Several of Mr. Bianchi's comments related to the site plan submitted for consideration. The project resides within the Town's B-5 (Corporate Commerce) zoning district. Review of Section 208-53(9) of the Town Zoning Code in its entirety indicates that the proposed storage facility is a permitted as of right use within the B-5 District. The Planning Board and/or chief zoning officer shall determine whether the rental of moving vehicles is considered an accessory activity to the principal use. In our review of the concept plan submitted, it would appear that the bulk lot requirements as outlined in Section 208-54 of the Town's Zoning Code are satisfied. The Site Statistics shown on the concept plan need to be updated to reflect those specific to B-5 zoning district, not PDD, as stated. The applicant is asked to provide a narrative as to how the number of parking spaces was determined for the use proposed. Section 503.1.1 of the IFC requires an approved fire apparatus access road be provided that shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. In reviewing the concept plan, it appears that the south side of the building may not provide the appropriate access. The loading dock, near the southeast corner may limit access from the parking area on the east side of the facility. This arrangement needs to be reviewed by the Fire Department. Plans should indicate whether the proposed buildings will be equipped with automatic sprinklers. If a Knox Box is required based upon the building arrangements, occupancy and materials of construction, this should be noted on the plans. If one is required, its location is subject to the review and approval of the Fire Chief. The detailed site plans need to illustrate how hydrant spacing satisfies the requirements of Table C102.1 of the IFC. Locations of any hydrants shall be reviewed and approved by the Fire Chief. Should proposed hydrants be proposed on any of the designated fire apparatus access roads, the fire apparatus roads shall conform to Appendix D, Section D103.1 of the IFC. The proposed buildings will be in excess of thirty feet in height. As such, appropriate aerial apparatus access roads shall be provided conforming to Appendix D, Section D105 of the IFC. It appears the appropriate aerial access is being provided on the north and west sides of the building. These conditions shall be reviewed by the Fire Department. Subsequent plans shall show how the project will satisfy the requirements of Section 208-55(B) of the Town Code with respect to lot landscaping. Elevations and materials of construction for the proposed building should be submitted to the Planning Board for review to ensure that the requirements of Section 208-55(C) of the Code are being met. Subsequent submissions shall

include information as outlined in Section 208-115 of the Code specific to lighting, site grading, landscaping, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

Mr. Neubauer expressed his thanks to the applicant for providing a visual simulation of how the site would look to those traveling on the Northway since it permitted Planning Board members the opportunity to “see what we are asked to approve.” Though he commented that the architectural renderings appeared to present an “interesting façade,” he held “reservations” about the proposed display area. Citing the ECC’s recommendation for “visual and auditory buffering” between the development site and the Northway as well as the removal of vegetation on an existing commercial site at Northway Exit 9, he stated his reluctance to allow a “display area” at this location. Mr. Address addressed his concerns, emphasizing the need to attract “national tenants” able to support the significant expense of developing a site that requires significant infrastructure improvements, including water and sewer extensions, roadway construction, and substantial grading. He noted that desirable lessees would be those who would require visibility from the Northway. Mr. Neubauer countered by stating that although “glimpses of the building would be acceptable,” construction and truck displays directly adjoining the Northway right-of-way would be “unappealing.” In response to Mr. Szczesny’s question regarding the placement of identification signage on the building, Mr. Address explained that the current design shows the signage on the side of the building fronting the Northway. Mr. Neubauer observed that the clear-cutting required for installation of the stormwater management area would increase the building’s visibility. Mr. Ferraro criticized the visuals presented for not providing a “true picture” of the site since the display areas were not depicted: he found potential visual impacts to be of significant concern. Referencing Mr. Myers’ comment, Mr. Andarawis asked about the validity of the truck rental component as an “accessory retail use” on the property, noting that it was “driving a large amount of pavement on the site.” Mr. Morelli advised the Board that it appeared that the proposed truck rental use did meet the definition of an “accessory retail” use as described in Section 208-7A of the Town Zoning Code. Mr. Address contended that Mr. Myers agreed early in the site evaluation process that the proposed truck rental business would be considered an accessory use and that, based on that determination, the applicant moved forward with the site plan application. Mr. Ferraro called on the applicant to provide mitigation for visual impacts and Mr. Neubauer supported his call for additional landscaping where necessary. Mr. Address answered Mr. Ferraro’s question regarding trail development by stating that trail construction would run concurrently with projects as the site developed and that he would consult with Trails Subcommittee representatives to achieve desired goals. Mr. Ferraro noted that a comprehensive traffic study was completed by the applicant at the time of subdivision approval and that thresholds for traffic mitigation measures had been established at that time. Mr. Address acknowledged this fact. Mr. Scavo stated that the Planning Department will track development impacts to determine when traffic improvements are warranted.

Mr. Szczesny moved, seconded by Ms. LaSalle, adjournment of the meeting at 8:20p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held as scheduled on July 10, 2018.

Respectfully submitted,  
Janis Dean, Secretary

**Notice of Decision**

**Resolution #12 of 2018**

**Special Use Permit Approval**

At a meeting of the Planning Board held at the Town Hall of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on June 26, 2018 there were:

Present: R. Ferraro, Chairman, E. Andarawis, D. Bagramian, A. Neubauer, E. Ophardt,  
T. LaSalle – Alternate Member  
Absent: J. Jones

Mr. Andarawis offered Resolution #12 of 2018, and Ms. Bagramian seconded, and

Whereas, an application was made to this Board by Semenza Homes for approval of Special Use Permit #81169 to permit the construction of a two-family dwelling located at 363 Miller Road pursuant to Section 208-10B(19)(a)[7] of the Town Zoning Code;

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on June 26, 2018 and

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on June 26, 2018;

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

Now, therefore, be it resolved that Resolution #12 of 2018 Special Use Permit #81169 to permit the construction of a two-family dwelling located at 363 Miller Road pursuant to Section 208-16D(3)(a)[22] is granted approval conditioned upon verification that the septic system is capable of handling additional flows.

Resolution #12 of 2018 passed 6/26/2018

Ayes: Neubauer, Andarawis, Bagramian, LaSalle, Ophardt, Ferraro

Noes: None

Rocco Ferraro, Chairman