

Chairman Elis DeLia – yes	Board Member Peggy Rotton – yes
Board Member Brymer Humphreys – yes	Board Member Bob Wood – yes
Board Member Ellen Rayhill – yes	Board Member Jerome Donovan – yes
Board Member Elisabetta DeGironimo – yes	

Motion **approved** by a vote of 7 – 0.

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**Mr. Michael Bannigan/Virginia Roth, Cascade Drive, 2-Lot Minor Subdivision.** Granted Zoning Board variance for frontage on May 17, 2010. Tax Map #340.007-1-49; Lot Size: 220' x 260; Zoning: Low Density Residential. Mr. Michael Bannigan appeared before the Board.

Codes Officer Booth stated this two-lot Minor Subdivision received an Area Variance for frontage from the Zoning Board of Appeals. There was a Public Hearing held by the Zoning Board of Appeals and no conditions were placed. This subdivision has been referred to the Planning Board for a Minor Subdivision approval that is dealt with administratively.

There being no further input, motion was made by Board Member Jerome Donovan to grant Final Approval for this two-lot Minor Subdivision, map dated June 28, 2010; seconded by Board Member Peggy Rotton. Vote taken:

Chairman Elis DeLia – yes	Board Member Peggy Rotton – yes
Board Member Brymer Humphreys – yes	Board Member Bob Wood – yes
Board Member Ellen Rayhill – yes	Board Member Jerome Donovan – yes
Board Member Elisabetta DeGironimo – yes	

Motion **approved** by a vote of 7 – 0.

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**Mr. Larry Adler, Hampton Inn, Woods Highway.** Final Site Plan Review of a proposed hotel. Tax Map #328.000-3-7.1; Lot size: approximately 3.4 Acres; Zoning: Planned Development Park; Close SEQR. Mr. Larry Adler of Judd Road Development appeared before the Board.

Codes Officer Booth stated that Staff recommends Final Approval based on the Planning Board accepting the SEQR comments and accepting the deviations from the prescriptive Code requirements of the PDP zone. Mr. Adler had submitted all the responses to the Involved Agencies. With respect to the Water Board, there was a minor adjustment to the volume of sewer calculations required. The Town Engineer is satisfied with everything.

Board Member DeGironimo asked about the building construction materials and whether it is wood or metal structure. Mr. Adler stated that it was a non-combustible, Class 5.(fire rated wood).

Board Member Donovan asked about elevations and how this related to the Hartford building. Codes Officer Booth referred to the map showing the elevation.

Discussion ensued regarding frontage and a PD zone. Chairman DeLia doesn't see where frontage or height is an issue. He does not have a problem with what is being built on this particular site.

Board Member Rotton discussed lot coverage and green space. Mr. Adler said they exceed lot coverage. Codes Officer Booth said the lot coverage is a maximum of 66% and this is 47%. Frontage and parking were also discussed along Woods Park Drive. Reference was also made of the previously mentioned medical building. Board Member Donovan, for the record, stated that Mr. Adler may want to refute what is in the minutes of June 28, 2010 regarding parking in front of Woods Park Drive.

Chairman DeLia stated this developer is well aware of the authority this Board has in this Business Park. Mr. Adler stated that the only thing before this Board right now is the Hampton Inn – there are 100 acres to develop and he isn't aware of any building for future layout - there are no other projects at this time before us.

Lighting design standards were addressed and Mr. Adler referred to when the Business Park was first introduced, manufacturing was a topic; however, now the park is more commercially oriented. He feels the lighting standards need to be revisited.

Chairman DeLia said we granted Preliminary Approval based on the plans. If we grant Final Approval, it is accepting these plans as presented in this business district. Board Member Rotton referred to affects of night lighting; aesthetics, etc. She feels if there are specific guidelines maybe we should look at them. Board Member Wood asked if .5 lighting is low or high. Codes Officer Booth said by Code it is very low, but he not an engineer but that is his recollection. Codes Officer Booth said there is a lighting plan in the file for this and he didn't feel there was a problem with it.

Board Member Donovan referred to 1) monument sign as it exceeds the Codes and if it would be reduced. Mr. Adler said the sign would comply with Code; 2) National Grid buffer: Mr. Adler said this was addressed when discussing manufacturing that might require additional buffering and lights. However, that has changed. Mr. Adler was asked, no buffering on private property – Mr. Adler said no.

Motion was made by Board Member Jerome Donovan to close SEQR with a Negative Declaration; seconded by Board Member Brymer Humphreys. Vote taken:

Chairman Elis DeLia – yes	Board Member Peggy Rotton – yes
Board Member Brymer Humphreys – yes	Board Member Bob Wood – yes
Board Member Ellen Rayhill – yes	Board Member Jerome Donovan – yes
Board Member Elisabetta DeGironimo – yes	

Motion **approved** by a vote of 7 – 0.

At this time, motion was made by Board Member Ellen Rayhill to grant Final Approval for the Hampton Inn, map dated June 25, 2010; seconded by Board Member Elisabetta DeGironimo. Vote taken

Chairman Elis DeLia – yes	Board Member Peggy Rotton – yes
Board Member Brymer Humphreys – yes	Board Member Bob Wood – yes
Board Member Ellen Rayhill – yes	Board Member Jerome Donovan – yes
Board Member Elisabetta DeGironimo – yes	

Motion **approved** by a vote of 7 – 0.

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**Mr. Steve Pacheco, Irvin Avenue.** Preliminary review of **5-Lot Major Subdivision of Mobile Home Park.** Tax Map #349.008-2-24; Lot Size: .74 Acres; Zoning: Planned Development Mobile Home. Close SEQR; Schedule Public Hearing. Messrs. Paul Mancuso and Alex Forte of Octagon Engineering appeared before the Board.

Codes Officer Booth explained this is a reduction from eleven (11) lots to five (5) lots in a mobile home park located on Irvin Avenue. Plans were reviewed and accepted at the preliminary level, it was sent out for SEQR, and a Public Hearing needs to be scheduled. Responses to the Involved Agencies were addressed by the applicant. Codes Officer Booth noted that this project is in the FGEIS. This is not in a Floodplain zone.

The Public Hearing will be scheduled for October 18, 2010. **NOTE:** since this meeting, the Public Hearing has been scheduled for **Tuesday, October 12, 2010** as there was a change in the Planning Board meeting date.

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**Plantation 22, LLC, 4396 Middle Settlement Road.** Preliminary review of a proposed **dentist office.** Tax Map #328.000-2-55.2; Lot Size: 1.66 Acres; Zoning: RB3. **Change in plan from previous submittal of October 19, 2009.** Planning Board declared Lead Agency at that time and conceptual review granted and sent out to Involved Agencies. Close SEQR. Mr. Andy Alesia of Alesia & Crewell Architects appeared before the Board.

Mr. Alesia referred to the previous submittal in October 2009. Since that time some minor changes occurred regarding building orientation. We increased the size of the footprint of the building by a few thousand feet. They have a detailed site plan designed by a Civil Engineer which includes storm water management, detailed landscaping plan as well as other details.

Chairman DeLia asked the Town Engineer if they met all requirements for Preliminary Review – Mr. Meagher said yes. However, they have to start from the beginning for review.

Codes Officer Booth questioned the lot coverage shown on the map. Mr. Alesia said it is a misprint and should be 38.6% not 8%. Mr. Booth said this is good. This includes the existing