

APPROVED

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS

RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC
NICHOLAS BALZANO

TOWN OF CARMEL **PLANNING BOARD**



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI
P.E.,BCEE
Town Engineer

PATRICK CLEARY
AICP,CEP,PP,LEED AP
Town Planner

PLANNING BOARD MINUTES **NOVEMBER 9, 2023**

PRESENT: **CHAIRMAN, CRAIG PAEPRER, VICE CHAIRMAN, ANTHONY GIANNICO,
RAYMOND COTE, ROBERT FRENKEL, VICTORIA CAUSA, JOHN NUCULOVIC,
NICHOLAS BALZANO**

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>TYPE</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
SMSA Limited Partnership d/b/a Verizon Wireless & Homeland Towers, LLC	87.5-1-90	Resolution	1	Resolution Adopted.
Chang, John	76.30-1-26	P/H & Resolution	1	Public Hearing Closed & Resolution Adopted.
Lake Plaza Shopping Center	65.10-1-45&46	Public Hearing	1	Public Hearing Closed & Bond Return Recommended To The Town Board.
Diamond Point Develop.	86.10-1-2&3	Resolution	2	Resolution Adopted.
Union Energy Center LLC	86.11-1-14	Site Plan	2-10	No Board Action.
Carmel Fire Department	44.14-1-24	Waiver	10-11	Public Hearing Scheduled.
Minutes – 09/14/23			11	Approved.

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Rose Trombetta

**SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS & HOMELAND TOWERS
LLC – WALTON DRIVE – TM – 87.5-1-90 – SEQR NEGATIVE DECLARATION**

Chairman Paeprer stated at the last planning board meeting we met with Counsel in Executive Session. As a result of our meeting, does anyone have a motion for consideration as a result of that meeting.

Mr. Cote moved that the board has reviewed the short environmental assessment form and it is an unlisted action, there are no significant adverse impacts from approving the stipulation and the facility shall be reviewed and there will be a separate, but no less protective of the environment SEQR review at the time of the full review.

Mr. Cote moved to adopt Resolution #23-25, dated November 9, 2023. The motion was seconded by Mr. Frenkel with all in favor.

Mr. Cote moved that the Board approve the stipulation of settlement and consent order in the matter of New York SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS, and HOMELAND TOWERS, LLC, v. THE TOWN OF CARMEL, ET AL, United State District Court, Southern District of New York Docket No. 19-cv-10793. The motion was seconded by Mr. Frenkel with all in favor.

CHANG, JOHN – 716 ROUTE 6 – TM – 76.30-1-26 – PUBLIC HEARING & PUBLIC HEARING

Mr. Carnazza had no comments.

Mr. Franzetti had no comments.

Mr. Cleary stated you have a resolution before you this evening.

Chairman Paeprer asked if anyone in the audience wished to be heard on this application.

Hearing no comments from the audience, Vice Chairman Giannico moved to close the public hearing. The motion was seconded by Mr. Nuculovic with all in favor.

Mr. Frenkel moved to adopt Resolution #23-27, dated November 9, 2023; Tax Map #76.30-1-26 entitled Chang House of Worship Amended Final Site Approval. The motion was seconded by Mrs. Causa with all in favor.

LAKE PLAZA SHOPPING CENTER, LLC – 983 -1005 ROUTE 6 – TM – 65.10-1-45,46 – PUBLIC HEARING

Mr. Carnazza stated Mr. Franzetti stated at the last meeting everything was completed and the bond could be returned.

Chairman Paeprer asked if anyone in the audience wished to be heard on the bond return.

Hearing no comments from the audience, Vice Chairman Giannico moved to close the public hearing.

Vice Chairman Giannico moved to recommend full bond return to the Town Board. The motion was seconded by Mr. Cote with all in favor.

DIAMOND POINT DEVELOPMENT – 4 BALDWIN PLACE ROAD – TM – 86.10-1-2&3 – RESOLUTION

Mr. Carnazza stated since we closed the public hearing, we discussed with the applicant about extending the 45 days to December 14, 2023. He said this is on for a SEQR resolution and I have no objection to that.

Mr. Cleary stated as you may recall we retained a traffic consultant to help us review this application. They have completed the review and the general consensus from their traffic study and the 30,000 ft conclusions were accurate, however there were a host of small details that needed to be sorted out. Our traffic consultant has indicated that it would not affect the negative declaration, however premature to adopt site plan approval until all those issues have to be addressed. The action tonight is simply the negative declaration and they will have to come back to continue the site plan approval process to address all of Mr. Franzetti's comments and our traffic consultant's comments.

Mr. Cote moved to adopt Resolution #23-26, dated November 9, 2023; Tax Map #86.10-1-2 & 3 entitled Diamond Point Development SEQR Determination of Significance Negative Declaration. The motion was seconded by Mr. Nuculovic with all in favor.

UNION ENERGY CENTER, LLC. – 24 MILLER ROAD – TM- 86.11-1-14 – SITE PLAN & SUBDIVISION PLAN

Mr. Carnazza read his memo which stated the applicant proposes to add a 116-megawatt battery energy storage system off Miller Rd., in Mahopac. This is a permitted use in the C-BP zoning District. There are wetlands on much of this parcel. The ECB, DEP, and DEC all need to put their input into this application.

The Mahopac Fire Department reviewed and requested the following:

1. The installation of a Knox Box, which we now show on drawing SP-1.1.
2. That the driveway meet the requirements for a fire apparatus road.
3. Fire Department connections, if any are required, will be located in an area with clear access for hose and apparatus.
4. That the Fire Department be consulted and alerted to any other on-site fire safety features.

Once these four items are addressed, the Mahopac Fire Department supports the new facility to go in. The lot lines on this plat will be changing from what was submitted. Once the lot lines are finalized, I will determine zoning compliance and any variances that might be necessary. With regards to the subdivision the applicant proposes to subdivide and merge a portion of this parcel with the NYSEG parcel to the North 86.8-2-85 and subdivide and merge a portion of this parcel with TM#86.14-1-8 (Teal Door) on Miller Rd. and use the remainder for the Union Energy Center. Provide a zoning Table, lot depth lines, and lot width lines to show compliance with the code. The subdivision has to be approved before the site plan.

Mr. Cleary read Mr. Franzetti's memo dated October 31, 2023.

Mr. Cleary stated that at the first round of review on this there were a lot of questions that needed to be answered. This current submission responded to most of those questions. There were clarifications about how the facility was being installed and so forth. The primary issue with this are the substantial amount of wetlands on the site and the potential impact of the

project's impact on those wetland areas, locally regulated wetlands and state regulated wetlands. Part of your comment to the applicant first time around is can you move stuff, can you get it out of those wetland areas. The applicants provided their opinion and response to why they can't do that and why the site is designed the way it is and it's their opinion that they'll try to seek those wetland permits. That's sort of out of your hands and into the hands of the DEC and the ECB with respect to that. One of the issues that was also raised at the last meeting related to the adjacent trailway. The trailway is becoming a far more significant asset to our community and visual impacts for a lot of these uses where the trailway was the back door to a railroad years ago, now it's the front door to a recreational amenity. You raised concerns about the visibility of this property from the trailway. They have done a good job of clarifying that there's topography that prevents the sight lines to most of the site, but there is a portion where it could be visible and they're proposing landscaping and screening to address that issue. That's a reassuring fact with respect to that. Most of the issues I mentioned earlier were clarified and there's a final discussion with respect to the applicant's intent to seek a Pilot tax arrangement for this. In the terms of your overall environmental review of this, fiscal impact acts and so forth are something that comes into your wheelhouse, so understanding that Pilot is important to you, however, the negotiation of the Pilot and the amount of the Pilot is not in your purview, that's something that would be addressed with the assessor and so forth.

Chairman Paeprer asked about the 116 megawatts of power.

Mr. Connuck stated depending on where you are in the country one megawatt on the peak demand day of the year can power about 500 to a 1,000 homes. Indian Point I think was about 3,000 megawatts which is significantly smaller than that.

Vice Chairman Giannico stated we talked about this would be a benefit of adding power into the grid that would probably affect more southern communities than us directly. That was something that we talked about and should be prevalent. He asked you're feeding back into NYSEG?

Mr. Connuck replied yes. That's correct.

Vice Chairman Giannico stated without being an expert on NYSEG distribution, power would be going back into the grid but a lot of this would be going down county.

Mr. Frenkel with regards to the fire risk, I understand the fire department has asked for a few things and you'll give it to them. I'm still concerned about the off gassing that would happen during a burn. It seems like the methodology of treating the fire is not to throw water on it to just let it burn out. In a fire that happened at a substantially smaller facility in Warwick over the summer it burned for 3 days. There were concerns about the drifting vapor gas cloud. One of the issues is the proximity of homes and businesses to the site, how far away are they? Secondly, is there a defined protocol to deal with communication to the surrounding community in the event of an emergency fire situation, so people understand what to do. In Warwick, they were told to shelter in place and schools were closed. The immediate after effect is the concern, when a fire starts communications should go out.

Mr. Connuck replied I believe the nearest house to the nearest battery container is approximately 400 feet. In the event that there is a fire, we will have an emergency response plan built beforehand and consulted with the fire department. That will have any notice requirements for neighbors. The three main gases that come off of one of these fires are similar to a plastics fire, it's hydrogen gas, carbon dioxide and carbon monoxide.

The latter two are you know things that you find in a campfire. Hydrogen gas is very atomically light along with the other two and so what we've seen in cases where there have been fires is that there have been no instances that I know of where there have been detectable levels of harmful gases in the surrounding community. The reason for that is these are light gases, they go up and dissipate very quickly.

At which time, Mr. Frenkel read an article from a company by the name Mosaic which stated when oxygen is released from the decomposition reaction of the electrodes, electrolyte combustion reactions occur resulting in flammable gases. These can include oxygen, hydrogen, carbon monoxide, carbon dioxide, methane, ethylene and ethane. I guess that's caused by the plastics or the composition of the electrodes. I'm no expert here, but it sounds like there is a potential for these other elements to be released.

Mr. Connuck stated in each of the cases that I know about and I don't know any exception to this, when state or federal or whoever was out there doing air testing, when there was a fire they were not detecting harmful of gases that warranted people to evacuate.

Mr. Frenkel stated they were told to shelter in place over the course of three days. I question how quickly that air sampling took place in terms of the time proximity to the initial explosion and fire and the release at that point. I'm just a little bit skeptical that coming in after the fact a day or two later is going to tell you the story of what happened on the day of.

Mr. Connuck stated my understanding is that there was testing on the day of, obviously it was not in the first couple of hours. In some cases, fire departments have recommended that people shelter in place but that hasn't been because there has been a detectable level of harmful gases.

Mr. Frenkel stated I think ultimately where this leads to is a very swift and strong communication effort to the community and it's got to be written and it's got to be enforceable. That's what I think has to appear here.

Vice Chairman Giannico asked what of batteries are we talking?

Mr. Connuck replied lithium ion batteries.

Mrs. Causa asked Mr. Thyberg to point on the map where the trailway is.

Chairman Paeprer asked how close is the trailway.

Mr. Thyberg stated when you walk down the trail adjacent to this property you will look to the side and there's actually anywhere from a 6 to 20 foot cliff that goes up into the site that that screens views from the trailway. In our response that the only area that seemed like there could be a potential view of any part of the project would be closer to Miller Road (points to map) as you're walking north and east. We've bulked up our plantings and screening of any part of it that could potentially be visible from the Trailway in that location.

Chairman Paeprer asked how far away are you from the businesses on Miller Road.

Mr. Thyberg stated we're 600 feet to the property line and most of those businesses are on the other side of it. There are couple of businesses close by.

Mr. Cote asked where is the high school and the middle school in relation to this project?

Mr. Carnazza said it's pretty far, miles away.

Mr. Thyberg stated on the topic of the railway and any other concerns, the applicant has offered the board the opportunity to meet on site and walk through. We can take a walk through it we can look at it from the railway, you can see what we're talking about in terms of the slopes, if that's something that you'd be interested in we'd be happy to accommodate that.

Mr. Carnazza asked how tall are the actual trailers?

Mr. Connuck replied it varies a little bit from model to model 8 to 10 feet generally from the ground and there might be a one foot concrete pad that they're on.

Chairman Paeprer asked are the containers sealed or closed on a normal day of operation?

Mr. Thyberg replied yes. Fences are proposed and we would have locked gates at the entrance to the site and the battery storage enclosures and the two substations (points to map) would be enclosed with a fence that would be locked unless someone was there performing some kind of maintenance or working on site.

Mrs. Causa asked if any sound would be coming from that.

Mr. Thyberg replied that is the potential for a small amount of sound, potentially from the HVAC units that keep the containers cool.

Mr. Connuck stated the HVAC units do have sound and given where this is located, it's not going to be heard on any neighboring properties. We may have to have some sound mitigation on certain containers, but we we'll research that a little bit further.

Vice Chairman Giannico asked do the battery enclosures also serve as spill containment or is there separate containment on a pit?

Mr. Connuck asked are you referring to a spill containment?

Vice Chairman Giannico replied yes.

Mr. Connuck replied no. He said the batteries themselves are solid, so runoff is not really a concern. The water will flow to the stormwater ponds and in the worst case scenario those can be vacuumed up.

Vice Chairman Giannico stated, honestly that's not the answer I was looking for. He asked what are the liquids that would come off of here should there be a failure or a rupture.

Mr. Connuck stated there probably won't be much of anything, obviously plastics and that sort of thing if they're burning have some content that can come off of them. The water can mix in with things if you were to spray water on the fire, but our recommendation and what the fire department agrees with us on, is that in the event of a fire, you're better off letting it burn than spraying water on it and part because we want to avoid any contamination.

Mr. Carnazza asked does it burn in place or do they actually pull the unit out.

Mr. Connuck replied it burns in place.

Chairman Paeprer stated if there is a fire in a container, will there be liquids coming out of that fire. He said the containers are not sealed and not water sealed correct, so something would be leeching out of those containers, whether it be oils or whatever, correct?

Mr. Connuck replied yes. Some water can run off, however, there's sort of a basin with the containers as well as the physical structure and it doesn't have holes in the bottom. The water will generally stay inside of there if there is any.

Chairman Paeprer said you keep mentioning water.

Vice Chairman said let's clarify that. I believe you're talking about water should the fire department put water on.

Mr. Connuck replied yes.

Chairman Paeprer said I'm talking about the lithium batteries. If you burn a lithium battery is there any oil or any liquid that comes out of it. He asked if you just burnt a lithium battery what escapes.

Mr. Connuck replied almost nothing. If there's stuff that's melting, like plastic, it's probably not going to go very far.

Mrs. Causa asked is there another location where something like this has been built and what kind of issues might they have had.

Mr. Connuck replied yes. There are number of locations in New York where these have been built. The nearest one I think is in Orange County. I have not seen any reports that have identified contamination as a major concern after a fire.

Mrs. Causa asked any neighbor complaints?

Mr. Connuck stated some people do complain at planning boards, but I have not seen any reports where contamination was cited as a problem afterwards and there is testing done after a fire.

Vice Chairman Giannico stated in my opinion this is the better solution as opposed to having wind towers or solar arrays, even from a standpoint of waste and removal. He said we're actually doing some of these in urban communities.

Mr. Frenkel said on the subject of decommissioning, you have a robust plan to decommission. Has a cost been estimated for that and will that be bonded?

Mr. Connuck replied I don't have a cost off the top of my head, but usually we do have a bond with the community or with the landowner or both to ensure that there's adequate funds there.

Mr. Frenkel asked will that happen here?

Mr. Connuck replied yes.

Mr. Carnazza said there will be a decommissioning bond and site plan bond for everything that is being built.

Mr. Frenkel stated with regards to the Pilot program, what would the taxes be without the Pilot. I would like to understand what reduction you're getting as a result of the Pilot.

Mr. Connuck stated that's the million-dollar question and one thing that we don't have is a state guideline as it pertains to how to assess these properties. I spoke to the assessor a few weeks ago and he said it's a little bit up in the air for him. It's hard to say exactly how much it would cost without an assessment. Generally speaking the batteries, themselves are considered personal property which are generally not taxed in New York, whereas, the containers and other structures are real property and therefore, taxable. The batteries are a very large portion of the cost of the project.

Mr. Frenkel stated I'm a little bit unsatisfied accepting a Pilot without knowing what the Pilot is giving away.

Mr. Cleary stated the issue before you is, will the facility offset community service costs that we have to devote to this facility, fire protection for example and so forth. That's an impact issue that you can address. The number is for the assessor to deal with.

Mr. Frenkel stated isn't it another concern beyond just the cost impact the contribution to town coffers.

Mr. Cleary stated I think this is a step beyond your obligation in this case. In this case it's this project and this particular Pilot, not speculatively what else could be built in as an alternative.

Mr. Frenkel said I understand that but it's this project. What would the taxes be?

Mr. Cleary stated that's fair, are we covering our service costs of this facility with the Pilot that would be in place or are we getting our fair share.

Mr. Frenkel stated our taxes are not just based on whether we are covering our costs. Our property taxes are based on assessed value and I'd like to know what the assessed value is of the property once it's built.

Mr. Cleary said that's a fair question.

Mr. Frenkel said we are effectively being asked to approve a Pilot and I think my question is fair.

Mr. Charbonneau stated you're not being asked to approve the Pilot you're asked to consider it.

At which time, the discussion regarding the Pilot program and property taxes continued and discussed the 15-year Pilot plan and what the assessed value would be without the Pilot program.

Mr. Cote asked will you be buying or leasing the property?

Mr. Connuck replied we will be leasing the vast majority of the property. NYSEG for their substation needs to own the dirt underneath it and we're going to be subdividing that part.

Mr. Cote stated you're going to be leasing it from the current owner?

Mr. Connuck replied current owner.

Chairman Paeprer asked will NYSEG buy from the current owner?

Mr. Connuck replied there will be a nominal payment, but basically East Point is giving it to NYSEG in exchange for compensation that we're paying the land owner.

Mr. Frenkel asked if all of the taxes will be reduced proportionally by the Pilot or being affected equally by the Pilot.

Mr. Connuck stated we have had some preliminary discussions with the IDA, but we have not gotten to the nitty-gritty on those points yet. Some of the advice that we got was to begin that in earnest once we were getting to the public hearing phase for this. But we could accelerate that if we needed to.

Mr. Cleary stated I think typically a Pilot loops in all the taxing jurisdictions there may be separate negotiations for the school district for and so forth, but there is typically one Pilot for all of the taxing.

At which time, a discussion ensued regarding the Industrial Development Agency (IDA).

Mr. Cleary stated the IDA has a different perspective than does the Town of Carmel's Assessor. The IDA is incentivizing development. They're trying to give perks to make this happen.

Mr. Frenkel said if you told me that it's really the County taxes that are being affected that tells me one thing, if it's the town taxes that are primarily affected, that's a different story.

Mr. Connuck stated to be clear the IDA has not agreed to these terms yet. This is what we presented to them, but it's going to be an ongoing discussion.

Mr. Cleary asked are there other facilities where neighbors are closer, where there is a notification protocol that's in place?

Mr. Connuck replied yes. We can have phone numbers of people to quickly get a hold of them. Usually if there's a fire it's going to be obvious that there is a fire.

Mr. Cleary stated one of our primary concerns is public safety with this. This is new to us and your fire safety guy was very clear and helped us understand this, but I still think notification is an important element here and if it's something as simple as putting in a protocol where you have the numbers of the 50 people surrounding the site and as soon as the 911 call is made the neighbors are notified as well. It might be a reassuring element.

Chairman Paeprer stated we'd like to see that. An emergency response plan is pretty basic and I think it should cover the houses that you mentioned were 600 feet. Maybe the fire department could help you with that.

Vice Chairman Giannico asked how would the fire department know there is a fire. Will there be a fire alarm system or reporting system?

Mr. Connuck stated there's a lot of monitoring there.

Vice Chairman Giannico asked will there be monitoring in each cell and each enclosure.

Mr. Connuck replied not in each battery cell, but within each box, yes. He said we're hoping to have a process on a way to check on things, so that every time a sensor says there is something wrong, it doesn't automatically send the whole fire department to the site.

Mr. Cote asked will there off-site monitoring of the facility.

Mr. Connuck said there is going to be a number of sensors in there and internet there so that it can immediately tell person behind the desk there's a problem.

Mr. Cleary asked will you have HVAC equipment in each box.

Mr. Connuck replied sometimes in the box sometimes on top of the box it varies on the model.

Mr. Cleary asked are you drawing the power for that from the batteries or are they separately connected into the grid?

Mr. Connuck stated there's going to be extra generation that powers the HVAC system.

Mr. Cleary asked what is that generation?

Mr. Connuck replied from dedicated batteries, in addition, we're looking to have a backup generator.

Chairman Paepre asked where is the power for the air conditioning units that services the containers coming from.

Mr. Connuck stated typically on a normal day there's going to be the extra batteries that are encompassed within this plan. We haven't called out which containers exactly, but they're going to be batteries that run the operations and maintenance. In the event that there was a fire for example, or if there was another issue there will be a small generator on site, sometimes a diesel generator that can power them.

At which time, Mr. Thyberg pointed to backup generator on the drawing.

Mr. Carnazza stated we will need a lot of information on the generator.

Mr. Thyberg replied okay.

Mr. Cote stated you indicated that there'd be certain discrete batteries that would be used to power the HVAC and that generator would only kick in if there was a problem with that discrete set of batteries.

Mr. Connuck replied that's correct. He said 99.9% of the time that generator is not going to be on.

Vice Chairman Giannico stated your primary source is direct current (dc) from your batteries and your secondary source is going to be the generator which I would assume then you're going to have a transfer switch?

Mr. Connuck said I would assume, I'm not an electrical person but I believe so.

Vice Chairman Giannico said that's what we would want to see on the plans, is exactly how you're going to transfer power, the type of generator, type of switch and the size of the transfer switch.

Mr. Cleary asked also how often does that generator get exercised.

Mr. Connuck stated the generator location that we put on there is in the middle of the property you. There are a lot of woods to the neighbors so that that will help as well.

Chairman Paeprer said to continue to work with the consultants.

CARMEL FIRE DEPARTMENT – 94 GLENEIDA AVENUE – TM – 44.14-1-24 – WAIVER OF SITE PLAN APPLICATION

Mr. Carnazza read his memo which stated the applicant proposes to add an outdoor seating area with a three-walled shade structure for seating, shed, fire pit and seating wall with privacy fence around the area. What is the purpose of the shed and other than the shed question I have no objection to the waiver of site plan being granted.

Mr. Cleary read Mr. Franzetti's memo which stated the engineering department does not have any objection to the waiver the site plan.

Mr. Cleary stated where the outdoor seating is proposed, was originally approved to be lawn. As a result, nothing there is being displaced. He said there is an easement and the I think the seating area either encroaches under the easement or just need to make sure that the easement said don't put an outdoor seating area on top of my easement. He said to clarify if any lighting is proposed. What is a three-wall structure?

Mr. Adam Thyberg of Insite Engineering, representing the applicant addressed and stated it is a "lean to" structure. It's a three-wall shade structure. It is currently under a temporary certificate of occupancy and it's getting very close to a full C.O. on the main project and we're requesting a waiver of the amended site plan for the addition of an outdoor seating area. It would be an enclosed area and it would have a tan 6 foot fence in this area (points to map) It is essentially an area for the firefighters to be able to go out and get some fresh air. There's a proposed fire pit area with a small stone seat wall. There would be this "lean to" structure and a small shed in this location (points to map). He said it would be enclosed on two sides and have a pitched roof. The front would be open. It's basically a shelter from the sun.

Chairman Paeprer asked what are the dimensions?

Mr. Thyberg replied the dimensions are 20'x8'.

Mr. Cleary asked what is it made of?

Mr. Thyberg replied wood.

Mrs. Causa asked what is the shed for?

Mr. Mike Hengel replied to store lawn furniture. It will also be used by the Ambulance Corp. They gave us an easement to their property for the exit road. We will also share this area with the Ambulance Corp. We have a written agreement with them when the project was

done. They were nice enough to give us an easement for the road to go through that we needed to do this project. It's going to be a shared area with us and the Ambulance Corp

Mrs. Causa asked how close is the Ambulance Corp garage?

Mr. Hengel said it's up the road at the top.

Mr. Carnazza asked if there was a house behind there.

Mr. Hengel said there is an apartment building that is over here (points to map). Also, we are not proposing any additional lighting.

Chairman Paepre stated he was concerned on how the structure looks architecturally.

Mr. Hengel stated we will do whatever the town wants. He said it's going to be outdoor area and it's going to be used during the day, maybe early evening.

Mr. Thyberg said the fire department is open to any color suggestions that you might have. As far as the shed and the "lean to" structure will be fully enclosed with a 6 foot tan vinyl fence. It'll be behind a six-foot privacy.

Mr. Carnazza said why not do a Texture 111 on the walls and then just put a roof on top. Texture 111 is plywood with the lines cut into it.

Mr. Hengel said we're good with whatever the town wants.

Vice Chairman Giannico moved to schedule a public hearing. The motion was seconded by Mr. Frenkel with all in favor.

Mr. Frenkel moved to accept the minutes as corrected. The motion was seconded by Mr. Cote with all in favor.

At which time, Chairman Paepre welcomed the newest board member Nicholas Balzano to the Planning Board.

Vice Chairman Giannico moved to adjourn the meeting at 7:56 p.m. The motion was seconded by Mrs. Causa with all in favor.

Respectfully submitted,

Rose Trombetta