

Town of Ballston
Planning Board

**TOWN OF BALLSTON
PLANNING BOARD**

Regular Monthly Meeting: July 29, 2015

Present: Richard Doyle, Chairman
Jeffrey Cwalinski, Vice Chairman
James DiPasquale
Patrick Maher
John VanVorst
Thomas Johnson, Building Inspector
Kathryn Serra, Town Engineer
Peter Reilly, Planning Board Attorney
Members of the General Public

Chairman Doyle called the July 29, 2015 meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Chairman Doyle reviewed the agenda.

Chairman Doyle asked for corrections to the June 24, 2015 minutes.

MOTION: Mr. Maher made a motion to accept the June 24, 2015 minutes as amended. Mr. DiPasquale seconded the motion. **CARRIED.**

OLD BUSINESS:

Kelley Farms Mixed Use TND, Eastline Road, Ballston Lake, NY 12019; 239.-2-7.1 (Mixed Use Traditional Neighborhood Development) CONCEPT. Scott Lansing, P.E., Lansing Engineering, Geoff Booth (applicant), NY Development Group and Andy Brick, Esq., were present.

The proposed project consists of 26.5 acres located at 253 East line Road zoned Ballston Lake Residential and proposing a Traditional Neighborhood Development (TND).

The density of the project and subtracting the constrained lands is approximately 18.09 acres following the TND guidelines with an allowable density of 283 units.

The applicant is proposing a mixed-use type project

- Office (commercial use) fronting Eastline Road – 4 buildings – 10,000 sq. ft. totaling 40,000 sq. ft.

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- Multi-Family (residential units) – 72 units - (4) – 8-unit buildings with a mix of two and three bedrooms.
- Mixed-Use buildings (north) – (9) – 3-unit buildings totaling 27 units.
- All residential units to have garages attached.

The applicant proposes an active passive park located in the north east corner similar to the one proposed previously.

The proposed project consists of 19.8 acres of green space - 75% active Passive Park (3 acres ±) connecting all residential units through Kelley Farms Road and to the commercial uses.

The applicant is proposing street trees and street lights throughout the proposed project.

Mr. Lansing stated questions from the board at the last meeting if multi-family is permitted within the TND. The applicant was in receipt of a letter from Thomas Johnson, Building Inspector on a request from Donald Zee's office of a ruling or decision on the definition of multi-family, dated 6-12-2015 states that all multiple units and apartments are all synonyms and their position that multiple families are permitted within the TND.

Mr. Lansing said several items have been modified relative to the layout and have had another type of use – townhouses, multi-family, commercial and park land.

Mr. Lansing said another item was relative to the grid pattern of the roadway for potential future connection of the property to the south.

Andy Brick, Esq. stated he spoke with Mr. Reilly earlier today and his understanding is that there is a question that needs to be resolved by the Planning Board or Mr. Johnson on whether or not what is being proposed complies with the TND requirements. Mr. Brick stated it's his understanding that the board will not be taking any action this evening and thanked the board for the information received today.

Mr. Brick briefly went through the timeline as this project has progressed in the review process of the town.

The applicant originally appeared on April 30, 2015 and questions were raised by the board about meeting the requirements of a TND. In response to those questions, Mr. Lansing provided the board a 14 page step-by-step analysis, dated May 13, 2015; addressing the

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concern that apparently exists. Mr. Brick stated that letter addressed the issue of whether or not – how does it comply with a TND.

Mr. Brick stated there was a meeting on May 21, 2015 with the Chairman, staff, applicant and Mr. Zee regarding this project and any issues were addressed.

Mr. Brick stated on May 27, 2015 the applicant appeared at the Planning Board meeting and again went through the project and referenced the May 13, 2015 letter and went through why and how it meets the TND guidelines.

Mr. Brick stated on June 12, 2015 after the applicant requested an official interpretation from Thomas Johnson, Building Inspector who said, “Multi-Family is synonymous with apartments and condominiums.”

Mr. Brick stated the applicant was not able to appear on the June agenda because they were awaiting an interpretation from the Building Inspector.

Mr. Brick stated the applicant has already answered the question to the satisfaction of the board based upon the May 13, 2015 letter to make the July 27, 2015 meeting that the project does comply with a TND.

Mr. DiPasquale stated:

Lot #1	40,000 sq. ft. of Commercial
Lot #2	1-4 Unit, 1-8 unit Multiple-Family units (condominiums)
Lot #3	3- 4 unit, 6 – 8 unit and 9 – 3 unit townhouses
Lot #4	Active/Passive park land

Mr. Cwalinski stated it’s difficult for him to accept this as a TND because there are no single-family houses and remembered many years ago when we first started the TND process and said, “I think it was you Geoff, go out to the neighborhood somewhere in Saratoga and take a look at it and took a look at it – there were single-family houses and remembers sitting in this room with someone from Vermont discussing TND’s and single-family houses came up. Mr. Cwalinski said his two questions are – 1) where am I going wrong? 2) Would this be better addressed with a PUDD?”

Mr. Brick stated in response each of the residential units that would be either condos or townhomes due constitute a single-family dwelling – “you may be referring to detached single-family dwelling.” Mr. Reilly stated the term traditional as opposed to condominiums.

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Chairman Doyle stated it's a single-family home with a zero side lot line. The board is having trouble saying is that the same as a single-family home or is it a convenience to get more homes in and have no side yard setbacks.

Mr. Brick stated it's his understanding that question is going to be addressed by the Building Inspector.

Mr. Cwalinski said, "We have the word traditional in there and in his opinion words have meanings – so it should look like a Traditional Neighborhood Designs that we saw in the 1900's."

Chairman Doyle said, "You are certainly right – a person came in from Vermont; an expert on TND – narrow streets, single-family homes, small businesses and that is what we (the board) were sold." Chairman Doyle said when we look at this and read "What is a TND" – it does not seem to match the words. Chairman Doyle asked if the words are good enough to follow the intent. The board's understanding was from the people that your client brought to the meeting that it should look differently than what it looks now.

Mr. Brick stated he was not here when these people came in, but does agree that words have meaning and words are important. When you're drafting and designing a project, the words you utilize exist in the code and a plain meaning that exist in your code. The interpretation of what isn't there is strictly construed against the municipality as the drafter of the code. The applicant's position and documentation (14 page memorandum) is that this complies with the words that exists in your TND code §104-14. Mr. Brick said the words that we need to be guided by and what case law has always said, "The words are what exists in the code." The applicant's position is that this complies with §104-14.

Mr. Reilly stated that the project that the board has seen has undergone a change that the project that was here in April 2015 in response to the letter ruling by Mr. Johnson.

Mr. Reilly stated tonight's application the applicant did not come with the appropriate narrative so the board would not have the ability to review the project without the materials necessary. Mr. Reilly stated the board's position was that this was handled in the usual expeditious manner. Mr. Brick stated before the changes the applicant complied with the TND requirements and bulked up our compliance further.

Chairman Doyle said, "Based on questions from the board, the applicant changed his method and put in townhouses to convince us that it would meet the requirements." Mr. Booth stated not necessarily just the changes, but some of the comments from the board would like to see a greater mix of uses and tried to listen to the board and tried to introduce more uses and do feel that we have single-family in the back and graduates from single-family to townhouses to multi-

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family and commercial on the road.” Mr. Booth said we tried to make some changes based on the feedback from the board.

Mr. Brick will forward letter to Mr. Johnson.

Chairman Doyle thanked the applicant.

Application tabled.

KT Development, LLC, Benedict Road & Round Lake Road; 249.-3-37, 249.-3-40 (Major Subdivision – 19 Residential lots) CONCEPT. Scott Lansing, PE. Lansing Engineering was present on behalf of the applicant.

The proposed project consists of approximately 28.01 acres located on Benedict Road. The proposed conventional subdivision is located in the Ballston Lake Residential District consisting of 40,000 sq. ft. minimum size lots, 120' frontage and remaining setbacks to meet Ballston Lake Residential District zoning.

The project proposed to be served by municipal water and sanitary sewer and storm water managed on site.

A letter was received by C. T. Male and believes all comments are technical in nature and will be addressed.

Mr. Cwalinski asked the location of the cistern on Lot 19. Mr. Lansing stated it's located in the back corner of Lot 19.

Mr. DiPasquale asked Ms. Serra the status of the July 15, 2015 comment letter. Ms. Serra stated the comments were submitted on Monday.

Ms. Serra referenced comment #6 “It is recommended that the Board require some form of deed restriction for the lots which contain ACOE or NYSDEC wetlands, or are within the 100-foot adjacent area for NYSDEC wetlands. This is of particular concern for Lot 9, of which approximately 40% of the lot is within the 100-foot adjacent area.”

Chairman Doyle stated at the agenda meeting had spoken to board members about Lot 9. Chairman Doyle said, “We the town have problems where there is large areas of encroachment by NYSDEC with the 100' buffer and have that problem on Beacon Hill. Chairman Doyle stated there are two smaller ½ acre lots asked if the applicant would consider taking this and dividing it between the two lots and have two nice size large lots; dollar value would come out about the same. Mr. Lansing said, “We are fortunate enough to have the majority of the lots on the

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project to have rather large building envelopes – 60’ behind the home to the 100’ buffer and 30’ on the side yard - the applicant wants to maintain that lot. Chairman Doyle would ask the applicant to look at those types of problems and see a layout of how this is going to fit and to be included with the deed.

Ms. Serra stated at least if there is a deed restriction the owners will not be able to construct a pool on that lot. Chairman Doyle said, “What happens is they go to the Zoning Board and pulls out their hair and the Planning Board turns out to be the bad guy.” Ms. Serra agrees.

Ms. Serra stated that this project is not asking for any encroachment on the 100’ buffer so therefore there should be a deed restriction because the project we see is not impacting any NYSDEC wetlands or 100’ adjacent area.

A further discussion was held on deed restrictions

Chairman Doyle said the board needs to take some action as he and Mr. Johnson have been over to Beacon Hill, Chapel Hill and Timber Creek – trees were cut down at Timber Creek and a resident is complaining that people walking on the trail can see in the back of her house, which turns out to be a constant problem for the town itself. In each case they don’t come back to the engineer or developer, but come back to the town.

Mr. Cwalinski stated page 12 of the SEQRA form it talks about coordination with the US Fish and Wildlife Service relating to timing of construction and asked if that is something through a coordinated review. Ms. Serra replied no, that’s the bat question (Long-Eared Bat) because they are asking to be covered under the nationwide permit for a minor wetland fill.

Mr. Cwalinski stated in the April 29, 2015 meeting minutes on page 7, Chairman Doyle requested the history of this parcel of the last time it was forested or anything else – did not see that submitted. Mr. Lansing was not present at that meeting and will follow-up, but is not aware of any foresting or logging.

MOTION: Mr. VanVorst motioned to name The Town of Ballston Planning Board the Lead Agency in the SEQR process. Mr. Maher seconded the motion and all present voted in favor. **CARRIED.**

MOTION: Mr. Cwalinski made a motion to send out letter for Lead Agency. Mr. Maher seconded the motion and all present voted in favor. **CARRIED.**

A public hearing will be scheduled for the next meeting.

Application tabled.

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Nuri Ozbay (USA Gas Station), 991 Route 67, Ballston Spa, NY 12020; 216.-1-33 & 34 (Site Plan Review/Special Use Permit/Modify existing gas station/convenience store. Chris Meyer, PLS and Nuri Ozbay were present on behalf of USA Gas.

The applicant was in receipt of the C. T. Male comments dated, July 24, 2015.

Architectural renderings were submitted for the board's review, which included rust and brown colored roofs. Board preferred rust colored roof.

The onsite sanitary sewer issue has been resolved.

The water supply has been identified; ¾" copper line off LakeHill Road to the building.

The applicant proposes a stucco front with colors similar to the existing building.

The applicant asked if the board had a preference of the two proposed roof colors; rust color is in keeping with the existing colors.

Lighting is being added to the exterior, curbing and replacing the pump island canopy.

Still waiting for a response back from NYSDEC – a FOIL request was filled out two weeks prior.

The applicant proposing to repave the entire site and estimate of disturbance will have to be modified. Mr. Meyer consulted with the engineer from Vance Engineering who maintains that repaving – not disturbing the sub base will not constitute disturbance by NYSDEC standards.

The proposed light poles to include house side shields.

Mr. Cwalinski asked that deliveries be made after 8:00pm and before 6:00am.

The applicant is proposing to install two drywells and remove the canopy run-off into the drywells.

Mr. VanVorst asked if the same would be done with the building. Mr. Meyer stated that he would leave that to the engineer and is sure that it is possible, but will look into that.

Ms. Serra stated there are no severe drainage issues at this intersection, but obviously if NYSDOT asked you to use the drywells to make sure they are incorporated into the plan and meet the separation requirements and groundwater table and the engineer will have to update the plans.

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Mr. Cwalinski stated this area is mixed used not commercial as stated on (note 7) on the drawing.

A further discussion was held on the zoning district.

Mr. Cwalinski stated the design standards require the roof-top mechanicals to be screened from public view.

Mr. Cwalinski stated he would like to see a snow removal plan on the drawing; small site and parking is tight and would like to know when you plan on moving snow, at what accumulation and where is it going to go.

Mr. Cwalinski has a safety concern and would expect children to be walking from high school over to the store to buy things – school gets out at 3:30pm and traffic at that time is pretty bad and there are no sidewalks to get on that north side of Kingsley Road – shoulder maybe 18". Mr. Cwalinski would feel better if there were sidewalks to the intersection of Kingsley Road. Ms. Serra stated the town board looked at that seven or eight years ago with the routes to school program from NYSDOS and did not get that grant. Chairman Doyle said, "It was \$175,000.00 for that piece of sidewalk." Chairman Doyle stated there are sidewalks being constructed around the gas station itself. Mr. Cwalinski was hoping the sidewalks could be constructed further to the east.

Mr. DiPasquale asked why there are two entry doors proposed into the building. Mr. Ozbay said the existing office door will remain and two double doors for the main entrance.

A further discussion was held on signage.

Ms. Serra asked the board if C. T. Male should review for architecture compliance. Ms. Serra said the outstanding issues are as follows:

- No information on the gas canopy as to how it's going to look.
- No signage – description of sizes whether it building mounted or freestanding (note on plan the applicant is not proposing building signage).
- North and south sides of building – provide more details on how to address.
- Northwest and southeast – provide more details on how to address.

Mr. Cwalinski said yes to have C. T. Male perform a review for architecture compliance.

Ms. Serra stated it would be more of a recommendation.

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Mr. Cwalinski asked if the applicant will be selling diesel. Mr. Ozbay replied yes.

Ms. Serra asked if one of the tanks will be baffled.

Mr. Ozbay said one tank is 15,000 gallons (regular), 7,000 gallon (regular), 4,000 gallons (diesel) and 4,000 gallons (super). Mr. Johnson asked if off-road diesel will be sold. Mr. Ozbay said just on-road. Mr. Cwalinski asked about non-ethanol gas. Mr. Ozbay replied no.

Ms. Serra stated to hopefully expedite this review to hopefully get something by next week.

Chairman Doyle said to hopefully schedule public hearing for next meeting.

Application tabled.

Lang Media, 20 Mourningkill Drive, Ballston Spa, NY 12020; 228.-3-36.1 (Site Plan Review LED Billboard) Michael Fogel, Esq. with Brown Sharlow Duke & Fogel, PC was present on behalf of the applicant.

Mr. Fogel stated back in March 2015 Lange Media submitted an application to modify its existing static copy billboard to convert both sides of that billboard to digital copy. This is the billboard located on NYS Route 50 at the Everson Way intersection; the existing two sided billboard at Sherman Way to remain static copy as is.

There is no site disturbance involved the billboard will stay as is monopole – the only change is that the static copy will be changed to a digital copy display; essentially like a flat screen television. Mostly commercial advertisements and will include public service displays – for example Amber Alert’s and most recent State Prisoner Escapees and was requested by law enforcement show pictures of the escapees and contact information for the authorities.

A preliminary application has been submitted to NYSDOT.

Chairman Doyle has the contact information for NYSDOT.

The sign will be 10% smaller from the conversion to digital. Originally the sign was proposed to be digital, but at that time, NYSDOT had a restriction on digital billboards in the vicinity in intersection of state routes. After numerous years of study and consultation with Federal Highway Authority, NYSDOT issued new digital billboard criteria. The new digital billboard “commercial electronic variable message signs” included in the criteria when it reviews these applications is on traffic safety – within those criteria are several things that they (NYSDOT) studied and as long as they (NYSDOT) believe are met by the sign applicant that should be safe

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by passer-byes and traffic. NYSDOT has looked at the duration of the message and determined eight (8) seconds. That is an appropriate static time to ensure that drivers are not unduly distracted or lose attention and fail to focus on the road. NYSDOT almost universally imposes the eight second minimum duration of message (refresh rate) and find it's a safe rate. The applicant anticipates here that NYSDOT would impose the same eight second message rate. The preliminary indication of Lang Media has been eight seconds. The criterion states the NYSDOT has the ability to revisit that refresh rate - how quickly the ads change from one to another - it's instantaneous. The boards that Lang Media uses are brand new state-of-the-art with the best technology to ensure that they comply with the NYSDOT requirements. NYSDOT wants to ensure that there are multiple digital signs within a certain distance from one another and this location complies with that requirement. There is also a maximum brightness requirement – an RPI study found that most of the time the digital board is either as bright as or less bright than the static board. The studies found as long as there are limitations set for daytime and nighttime for maximum brightness, that it would not distract the driver. The digital sign faces have built in sensors that automatically adjust based on the amount of sunlight being read; automatically adjusts the brightness and ensures it's in compliance with the criteria proposed by NYSDOT.

Ms. Serra asked the spacing between billboards. Mr. Fogel stated 2500' between billboards. Ms. Serra said, "If this was approved, you're saying this would be the only one in that zone if allowed." Mr. Fogel stated yes. Mr. Maher stated that NYSDOT regulations would prohibit an additional sign. Mr. Fogel stated the NYSDOT would not even process the application. Mr. Reilly asked the applicant to confirm that they are all within 2500' of the existing billboard. Chairman Doyle stated that includes both sides of the road. Mr. Fogel stated that NYSDOT is broken up into regions and different practices among the regions.

Chairman Doyle spoke with Mr. Boatchford, NYSDOT at 457-8063 who seemed to be really busy.

Mr. DiPasquale said the 2500' is on a controlled access highway in our language an interstate and at least 300' on other highways.

Chairman Doyle said that would give the board concern as Lang Media has two – two sided signs and other billboards leased by other companies. Chairman Doyle said, "We don't really want four billboards on each side flashing all the time because that is a safety problem." Mr. Fogel said if it wasn't eliminated by these criteria NYSDOT would review each application as it comes in and make a determination on whether it's safe or not. Ms. Serra stated the regulations say it's reviewed on a case-by-case basis. Ms. Serra said you have to understand the criteria for a special use permit – there should be an easy way for you to say "Here are the homes that can currently see this billboard" that way the board can kind of understand who would be impacted. Ms. Serra stated the average driver takes 30 seconds from McCrea Hill

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Road past the billboards – are they going to see more images and take those numbers and apply towards special use permit criteria. Mr. Fogel stated it would not change from what's visible today. Ms. Serra stated it's a static picture – every eight seconds it changes and someone is sitting there trying to watch television and seeing this change out their window.

Mr. Cwalinski said image if you're watching television and have a window there and have this sign and every eight seconds something changes – that gets annoying. What makes it worse is that you're right inside your house and cannot isolate yourself from that.

Chairman Doyle stated the sign ordinance talks about rolling signs – could not image all the signs there flashing all the time.

Mr. Fogel asked what would the board like the applicant to do to address that issue. Ms. Serra said to be able to tell the board how many people will be affected. Mr. Fogel said it's intended to be viewed obviously by drivers; not interested in advertising people in their condos.

Ms. Serra stated that accident data is quite low – three accidents in three years. This is not considered a high accident stretch of roadway based on the information provided from NYSDOT. Ms. Serra stated there is no way the town can state this is a high-accident corridor; no data available to support that.

Mr. Cwalinski stated the closest the commercial electronic message boards are 300' otherwise they have to be a static sign. Mr. Fogel stated this is within the towns Billboard Overlay Zone and consistent with the zoning, planning and tantamount with the legislative determination that the signs are consistent with the neighborhood and character of the community – this is an appropriately zoned area for this billboard and this use.

Mr. Reilly said certainly the board does not disagree, but does require the issuance of a special use permit.

Chairman Doyle stated the board would have a public hearing and the board would determine what the affect is to the residents if any.

Mr. Fogel was of the understanding the public hearing was opened and closed back in March 2015. Chairman Doyle said that's true, but if we (the board) are going to go with this digital board asked Mr. Reilly if the public hearing should be opened again. Mr. Reilly said, "He was not present at that meeting, but the agenda does state a public hearing."

Chairman Doyle opened the public hearing at 8:40 p.m.

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Michael Audino, 24 Beacon Street stated when you go out on his deck this is what he sees. Mr. Audino stated that he and his wife moved from Latham, NY in August 2013 to this area because they liked it and had a lot to offer. At that time, the only billboard signs were located near the Mourningkill Creek. Mr. Audino stated when the billboards were erected was never notified and said, "Mr. Johnson said that Traditional Builders was notified (Everson Way Association)." Mr. Audino said, "He was a tractor trailer driver for 25 years and left the craft and went to work for the Town of Colonie, but in today's world, there are a total number of distracted drivers – the digital signs would be a very big distraction and would make it like Las Vegas." Mr. Audino said he would not have bought the property on Beacon Street if that sign was there and now having to see it on his deck will make it difficult to sell the property. "If it has to go digital, why does it have to be located near the residential properties and put down in the gully where the other signs are located." Mr. Audino stated there was an accident on NY Route 50 and since August 2013, has seen at least three accidents on that stretch of highway.

Anne Pierce, 110 Lake Road stated the applicant was here before when those two signs were erected the board expressed their concerns that the applicant wanted a digital sign and the board said, "We don't want the digital signs" and know they are a distraction. The applicant said, "We understand that this is against what we think the town character needs to be in that area, but really wanted the "lit signs", but the representative said "why don't we go a little bit bigger and increase the size of the sign and made them lit and then they said, "o.k. we will not go digital." Chairman Doyle said, "That was Mr. Lang." Ms. Pierce stated now they're back and Mr. Lang said he was willing to work with the town to write some design standards and Kelly Stewart, Town Council took over the job and all these years have passed and still no design standards have been created for the board. Ms. Pierce has mentioned this at town board meetings and Councilwoman Stewart told Ms. Pierce that "People are in line and keep coming up and want to do a sign in front of their business." Ms. Pierce stated that Mr. Lang said, "This is a very rural looking attractive section of NYS Route 50 and was going to work with the board and was going to do a little bit bigger sign and leave it lit." Ms. Pierce said "She does not know how many times she has attended these meetings and hear residents of Beacon Hill tell the board how upsetting it is for residents on that road.

Carl Heiner, 13 Beacon Street stated he is the President of the Everson Way HOA. Mr. Heiner stated if you look at the design of the buildings inside, the majority of the televisions are in-line either facing north or east so that sign which is on the western side comes right across and impact everyone's televisions. The resident's located on the west side even on the berm the light comes through to residents on the second floor have a clear view of the sign. Mr. Heiner stated as you come over the hill heading north coming over the hill (300') have a right hand turn onto Everson Way and another 150' another right hand turn onto Sherman Way and come over that hill 50 – 55mph 60 – 65mph your eyes are directed toward the sign and not directed towards the roadway – as a former driver's education instructor knows how long it takes for the brain to react for the foot to hit the brake to slow down. Mr. Heiner said, "The point he is

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trying to make is that you look at the signs and get distracted and wonder what's next." Mr. Heiner said he appreciates the board asking the right questions.

Liz Kormos asked if the NYSDOT regulations prohibit videos; once you have digital they can have moving images. Ms. Serra said it's prohibited by Local Law prohibits animated signs. Chairman Doyle stated that out zoning prohibits a continuous scrolling sign. Ms. Kormos said, "She agrees with these people and would not want that out my window."

Lisa Morrill, 18 Sherman Way said if she is standing in her front yard can't actually read the billboard, but can see the glow. After reading the impact statement, asked if there is going to any impact on the character of the neighborhood – is there some technical definition and who decides whether it does or does not because Ms. Morrill chose to live in there because of the rural atmosphere.

Chairman Doyle stated the application needs a special use permit and there are four criteria that the board evaluates.

Michael Audino stated he would like to invite any or all board members to 24 Beacon Street.

Chairman Doyle closed the public comment period for this evening at 9:29 p.m. The public hearing remains open.

Mr. Rossi said, "Back in March it did not get transcribe that way so when you have the intent to keep it open."

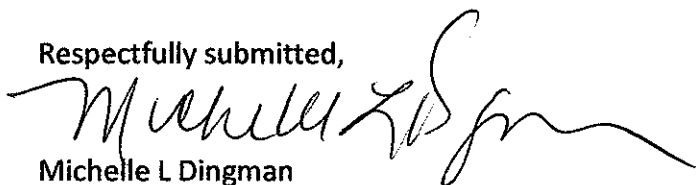
Mr. Cwalinski asked the applicant for a lighting analysis for an existing billboard at this location to compare illumination levels (existing versus proposed). Mr. Fogel asked for one of the existing static boards. Mr. Cwalinski said yes.

Chairman Doyle thanked everyone for coming.

MOTION: Mr. VanVorst made a motion to adjourn. Mr. Maher seconded the motion and all present voted in favor. **CARRIED.**

Meeting adjourned at 9:30 p.m.

Respectfully submitted,



Michelle L Dingman
Planning Board Secretary