



**TOWN OF WILTON**  
**22 TRAVER ROAD**  
**WILTON, NY 12831-9127**  
(518) 587-1939

**PLANNING BOARD**

William Rice,  
Chairman  
Harold VanEarden,  
Vice Chairman  
Michael G. Dobis  
Ron Slone  
David Gabay  
Brett Hebner  
Jeffrey Hurt  
David Catalfamo &  
Michael Coleman  
Alternate

Amy Dileone  
Executive Secretary  
Ryan K. Riper, P.E.  
Director of Planning &  
Engineering  
Mark Schachner  
Planning Board Counsel

**PLANNING BOARD**

**March 17, 2021**

A meeting of the Wilton Planning Board (“the Board”) occurred on March 17, 2021 via Zoom due to public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202.

**PLEDGE OF ALLEGIANCE**

**I. CALL TO ORDER:**

At 6:34p.m., Chairman Rice opens the Public Hearing.

**II. PUBLIC HEARING:**

**A. Frank J. Parillo: Frank J. Parillo - Ballard Road:** Application for Frank J. Parillo - Ballard Road by Frank J. Parillo for temporary trailer storage for a period of one year. Property located at/on 241 Ballard Road on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16 & 17; zoned C-3. **The following Notice of Public Hearing was advertised in the Saratogian Newspaper:**

**PLEASE TAKE NOTE** that the Planning Board for the Town of Wilton will hold a **PUBLIC HEARING** for an Application for Frank J. Parillo, 241 Ballard Road by Frank J. Parillo for temporary trailer storage for a period of one year. Property located at/on 241 Ballard Road on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16 & 17; zoned C-3.

**SAID HEARING** will be held on Wednesday, March 17, 2021 at 6:30PM via Zoom due to the public health and safety concerns related to COVID-19, in accordance with the Governor’s Executive Order 202. At that time, all persons will be given a chance to be heard. Please visit <https://townofwilton.com/> for more information and instructions on attending the meeting.

**BY RESOLUTION** of the Planning Board for the Town of Wilton, Saratoga County, State of New York.

Attorney Jon Lapper is here to represent the applicant Frank Parillo, who is also present.

General Site Statistics:

- Temporary use for one year to store maximum 86 on the property.
- The western most curb cut will be removed.

Mr. Riper, Town Engineer has no comments.  
There are no comments from the public.

Ron Slone moves, seconded by Hal VanEarden to close the Public Hearing.

**III. REGULAR MEETING:**

**PRESENT:** Chairman William Rice, Harold VanEarden, Michael Dobis, Ron Slone, David Gabay, Jeff Hurt, and Michael Coleman, Dave Catalfamo Alternates; Ryan K. Riper, P.E., Director of Planning and Engineering, Mark Schachner, Planning Board Counsel, Josh Carlsson, Land Use Administrator, and Amy DiLeone, Executive Secretary

**ABSENT:** Brett Hebner

**MINUTES APPROVAL:** Mr. VanEarden moves, seconded by Mr. Slone for the approval of the meeting minutes of March 17, 2021 as written. Ayes: Chairman Rice, Mr. Dobis, Mr. Hurt, Mr. Catalfamo, and Mr. Coleman Alternates

**CORRESPONDENCE:** None other than that relating to current applications before the Board.

**IV. APPLICATIONS:**

**A. Frank J. Parillo: Frank J. Parillo - Ballard Road:** Application for Frank J. Parillo - Ballard Road by Frank J. Parillo for temporary trailer storage for a period of one year. Property located at/on 241 Ballard Road on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16 & 17; zoned C-3. Frank Palumbo of CT Male is present to represent KMDA for Spectrum subdivision.

Attorney Jon Lapper is here to represent the applicant Frank Parillo, who is also present.

Mr. Riper, Town Engineer asks if Wilton Fire Department had been notified. Attorney Lapper is going to follow up and make sure they were notified.

Discussion of the trailer's contents and road worthiness of the trailers.

Mr. Parillo: The intension is these trailers are empty and roadworthy usable.

Discussion of when one year for temporary storage would begin.

On a motion introduced by Mr. Slone the Board adopts the following resolution

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application by Frank J. Parillo for Amended Site Plan for Frank J. Parillo - Ballard Road for temporary trailer storage for a period of one year. Conditioned upon all trailers being empty, except storage racks, and roadworthy. Further conditioned upon a letter from the Wilton Fire Department indicating there are no issue with the applicant's proposal. Property located

at/on 241 Ballard Road on 5.3 acre(s), Tax Map No(s). 115.-1-15, 16 & 17; zoned C-3. There are no new or different environmental impacts requiring further SEQRA review

The motion is seconded by Mr. Gabay and duly put to vote, all were in favor except Mr. VanEarden, on March 17, 2021.

**B. Quinn-Borchardt Brewing LLC: Artisanal Brew Works:** Application by Quinn-Borchardt Brewing LLC for Conceptual Site Plan for Artisanal Brew Works for proposed sit-down restaurant and brewery. Property located at/on 615 Maple Ave (Rte 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

Kurt Borchardt, Applicant and owner, Nick Zelgen of Environmental Design Partnership are present to represent Artisanal Brew Works.

Nick Zelgen is presenting.

General Site Statistics:

- They are seeking conceptual approval for the project.
- The project is located on a 17.3-acre parcel at 615 maple and the town of Wilton.
- The applicant wishes to move to a bigger building to expand his business and have more space.
- The project is zoned PDD planned unit development which was created back in 2009.
- This is an acceptable use for this zone.
- The applicant proposes to renovate the existing 10,400 square foot building Cole's Collision building.
- They want to make it into a brewery tap room with a restaurant.
- The applicant is also proposing some landscape improvements along the front of the building, as well as restriping and handicap parking.
- There will be some outdoor amenities that are seasonal, there's going to be an outdoor awning with a bar area and some high-top tables as well as a 50 ft. by 100 ft. outdoor tent with games and picnic tables.

The applicant, Mr. Borchardt is asking the Board to start the demolition process before he receives final approval. Mr. Riper, Town Engineer is saying he can't obtain a demolition permit or a building permit until he has approval by the planning board. Town Counsel, Mr. Schachner agreed the applicants not supposed to commence until the Board has issued Site Plan approval.

Discussion of starting construction on April 1<sup>st</sup> when the applicant takes possession of the Cole's Collision building.

Mr. Zelgen: I just wanted to add one thing. I was doing a little digging today into our, our files and found the PUDD legislation from 2009. There's a section in there about renovations to one of the buildings to 12,000 square foot one and it says, portion of work, interior renovations to existing building, which is essentially what he's at, we're asking to do. The commencement timeline was approval of plans by the town building department, and conceptual site plan approval from the town template and board. Is that something that that could get this done that can make it happen? I can share this, I just found it today.

Discussion of demolition before Final approval. Planning Board was okay with demolition only, after Conceptual with approval of Mark Mykins, Senior Building Inspector and Zoning Officer and the language of the PUDD being provided by Mr. Zelgen of EDP.

Mr. Riper, Town Engineer addresses the items in his review letter to the Board. On site traffic is discussed and signage is suggested.

On a motion introduced by Mr. Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application by Quinn-Borchardt Brewing LLC for Conceptual Site Plan for Artisanal Brew Works for proposed sit-down restaurant and brewery. Property located at/on 615 Maple Ave (Rte 9) on 17.35 acre(s), Tax Map No(s). 140.-3-26; zoned PUDD.

Set the Public Hearing for Wednesday, April 21, 2021.

The motion is seconded by Van Earden and duly put to vote, all in favor, on March 17, 2021.

**C. Stephanie and Brent Pollak: Northway Corridor Waiver:** Discussion regarding a waiver to the Northway Corridor Overlay to construct a 36' x 22' inground pool and fencing. Property located on 34 Glenburnie Drive, Tax Map No. 128.17-1-3, zoned R-1.

**§ 129-80. Permitted uses.**

**A.** The NC-1 Northway Corridor Overlay District prohibits all types of development, including earth moving and timber harvesting, within 100 feet from the right-of-way line of Interstate 87 (the New York State Northway) and any road/right-of-way contiguous with Interstate 87 (the New York State Northway) in the R-1, R-2, R-M, C-1, C-2, and CRT Zones, and prohibits all types of development, including earth moving and timber harvesting, within 50 feet from the right-of-way line of Interstate 87 (the New York State Northway) and any road/right-of-way contiguous with Interstate 87 (the New York State Northway) in the C-3 Zone. The intent of this section is to provide a green buffer between all development, whether commercial, industrial, or residential, and the Northway. **[Amended 6-6-1996; 8-1-1996]**

**B.** The Town of Wilton Planning Board shall serve as the Town's authority in administering this district, including granting any waiver(s) from this article of the Zoning Chapter by a majority vote of the Planning Board. **[Amended 3-2-2006]**

**C.** This green buffer shall be a no-cut, non-disturbance area of at least 100 feet from the right-of-way line. Underground utility work is exempt from the requirements of this article of the Zoning Chapter, provided that the disturbed area is restored to as close to its original condition as is practical. The Planning Board may, at its discretion, require additional plantings, screening or berming within this area. **[Amended 3-2-2006]**

Brent and Stephanie Pollack are present to discuss their project.

General Site Statistics:

- Property located on 34 Glenburnie Drive in the Northway Corridor Overlay District.
- The applicants would like to construct a 36' x 22' inground pool and fencing within the Northway Corridor Overlay District.
- The neighbors are aware of the Pollak's plan for a pool and a berm.
- The applicants would like to level out their yard by adding fill.
- The applicants would like to add a berm and some trees to shield from the noise of the Northway.
- Concerns of the addition of the berm and drainage of water.
- There will be no trees removed.
- The neighbor at 36 Glenburnie Drive acquired a Waiver for an existing pool in 2018.
- There are only drawings submitted for this project, no detailed site plan.
- The Planning Board is asking for a detailed site plan of the project to be submitted before any action is taken on this application.

There is no action to be taken on this application tonight due to the lack of a detailed site plan.

**New York Development Group: 148 Edie Road Conservation Subdivision:** Application by New York Development Group for Conceptual Subdivision for 148 Edie Road Conservation Subdivision for a thirty-eight (38) lot conservation subdivision. Property located at/on 148 Edie Road on 87.04 acre(s), Tax Map No(s). 141.-2-80; zoned R-2.

Scott Lansing with Lansing engineering is here representing 148 Edie Road Conservation Subdivision, representing New York Development Group, Saratoga.

Mr. Lansing is presenting.

General Site Statistics:

- We were last before the Board in January for Preliminary Application.
- Tonight, we will update the Board on changes that have been made.
- Mr. Lansing shows and arial view of the property for subdivision.
- We have performed wetland survey boundary survey and topographic survey for the parcel.
- We are proposing this is a Residential Conservation Subdivision, per the zoning ordinance we are not requesting consideration of any variances for the project to work.
- We are also proposing the preservation of the homestead lot. This lot is approximately 2.03 acres and is the existing owner's home, that will be subdivided from the overall 86.89 acres. The calculations do not include this parcel. This parcel on its own does meet the zoning ordinance and is subdivided off before we do the conservation subdivision calculations for the balance of the parcel.
- We are proposing 38 lots on the parcel.
- We are proposing open space along the bottom of the bog Meadowbrook and that is something that we anticipate as proposing for dedication to the Town.
- We perceive this as a potential future trail way along the existing waterway, something we think could be a benefit to the Town.
- We're also proposing one other open space area down in the south east corner of the parcel. We anticipate that that would probably be a deed restricted open space area that's something that we can finalize and flush out as we advance to preliminary final engineering for the project.

- All the lots are proposed to be 40,000 square foot minimum size 125 feet minimum of frontage and 25 ft. front yard setback 20 ft. side yard setback and 50 ft. rear yard setback
- We are proposing approximately 3670 linear feet of roadway and that is proposed for dedication to the town.
- Water would be served by individual on site wells and septic which are wastewater provided by individual wastewater disposal on the parcel.
- Stormwater would be managed on site; we are proposing two conceptual stormwater management areas one on the northern end and the other one on the southern end of the project.
- There were concerns by property owners about the roadway configuration, and the position of the lots adjacent to their homes. They had asked if anything could be done on that configuration. This plan does meet the zoning and it looks like there are clearly right of ways put in these areas for the extension of the roadways.
- The applicants did ask us to take a look at the project and the applicants did step up and provide this type of configuration. Whereas those roadways and those connections have been eliminated to provide a buffer around those existing homeowners.
- We are also proposing a 50 foot no cut buffer around all of those residents. Not only have the roadways been relocated, but the lots have also been relocated, there's a very significant buffer between any proposed home and their existing home. The no cut buffer is there to protect them permanently from any sort of cutting or clearing of the vegetation around their homes.
- We did receive comments from the Town Engineer. We feel that they are technical in nature. I think there were only two that we really felt needed some additional discussion.
- We did have the opportunity to speak with Mr. Riper. Yesterday, Wendy Holsberger from VHB engineering is the Traffic Engineer for the project was on the call as well.
- We did outline a plan for evaluating the concern with sight distance at the intersection with Edie Road.
- VHB's estimation calculations show that that intersection is appropriate with the mitigation of intersection warning signs.
- Ms. Holsberger did provide some documentation to Mr. Riper today, I don't believe Mr. Riper had a chance to review that or review that with the Highway Superintendent. That is a discussion item that we will continue to have with, the Highway Superintendent and the Town Engineer.
- The open space is explained.
- The extension of the right of way will be evaluated and discussed during Preliminary.

Chairman Rice initiates the discussion of the new curb cut on Edie Road and the fact that the Highway Superintendent, Kirk Woodcock is not in favor of this curb cut.

Memo from Mr. Woodcock:

To: Amy DiLeone, Ryan Riper, Town Board Members

From: Kirklin Woodcock, Highway Superintendent

Date: March 16, 2021

Re: Edie Road Conservation Subdivision

I have reviewed the information regarding the Edie Road Conservation Subdivision and have decided there cannot be a curb cut where it is planned. There is not enough sight distance to safely enter Edie Road from the proposed new road. Years ago, another developer wanted to do the same thing and it was denied. Since then, the traffic on Edie Road has increased significantly.

I highly recommend that the applicant find another way to access Edie Road.

- Edie Road is posted at 45mph and the traveling speeds are much higher according to the Town radar signs.
- Edie Road is considered a low volume road.
- The safety, site distance, and the vertical curve are concerns.
- Ms. Holsberger explains the traffic report and the guidelines.
- Ms. Holsberger: If you are not meeting the guidelines, then we try and do things like clearing vegetation and signage. We look at the volume, situation, safety, and how much distance is available, and based on our experience, our recommendation is a sign is appropriate here. Regrading the road to improve sight distance is a substantial improvement, but it would impact other properties.
- The property that would be impacted by regrading is the property of the Jordan's, the owners of the subdivision.
- Mr. Riper: The Highway Superintendents' decision on this application is very important, and there will have to be a discussions with him.
- Mr. Monroe: I'm Mike Monroe, Kirk's Deputy in the Highway Department. I talked with Kirk today and he is not in favor of a curb cut for this project, with the sight distance coming from that hill. We have our own radar signs and we've done our own studies on this road. I can't give you the data for the northbound traffic because our sign got destroyed in an accident that we had right there. I can tell you from the data that I was able to retrieve from it our 85th percentile speed is over 55 miles an hour on that stretch of Edie Road. First job Highway Superintendent is to protect our current residents and new residents. Knowing the growth on Edie Road, and the future development on Loudon Road with water and sewer over there, the current count daily traffic on Edie Road on this stretch is not going to go down it's going to increase. Kirk is not willing to grant a curb cut with the sight distance recommendation not being met.
- Ms. Holsberger: We had talked to Ryan about it, and we hadn't had the opportunity to kind of re-present some of the things that we had looked at going into our recommendation. But in lieu of reducing a roadway vertical curve, like we had talked about, which is a pretty major mitigation, we would rather go to a right and right out at that intersection. A right in right out eliminates the left-hand movements in both directions, know, is where the sight distance issues are, and with the second access point down on a on Amy Lane, that would provide the means for those left movements for the development. The New York State Department of Transportation has their standard right in right out driveway detail, which has, a raised Island. We can certainly work with the town and if they want to restrict those movements. That would be more appropriate for, the applicant to undertake and since it's, not a large development, there's not a large amount of traffic, it's going to put a little more traffic on Amy Lane, but you know, capacity wise, it's not, it's a small residential street, there's not a lot of traffic there. We were trying to keep it, separated but in lieu of reducing a roadway vertical curve.

The Board would like the applicant to discuss options and recommendations with the Highway Superintendent, Kirk Woodcock, and the Town Engineer, Ryan Riper and then come back before the Board for Conceptual approval. No action will be taken on this application tonight.

**E. Stephen and Donna Kloss: Kloss Subdivision:** Pre-Application and recommendation to the ZBA by Stephen and Donna Kloss for Kloss Subdivision for area variances for a five (5) lot residential subdivision. Property located at/on Woodard Rd and Corinth Mountain Rd on 39.45 acre(s), Tax Map No(s). 114.7-1-2, 101.-1-65.11 and 101.-1-64; zoned R-2, R-3.

Donna and Stephen Kloss are present, Mrs. Kloss is presenting.

General Site Statistics:

- We live on 27 Corinth Mountain Road and own 39.7 Acres on both Woodard Road and Corinth Mountain Road.
- We would like to subdivide 39.7 acres into five different lots.
- The following Area Variances are required for this subdivision:
  1. Lot #1 and #2 will be lot line adjustments to increase the rear of the properties.
  2. Lot #4 is located within the R-3 Zone and has no frontage on the road. The lot is proposed to be accessible by use of a 30-foot right of way through the property of David and Wendy McConkey. This will require a frontage variance of 400.00 feet and should be accompanied by a use and maintenance agreement between parties.
  3. Lot #5 has 272.87 feet of frontage; 400 feet is required amount of relief requested is 127.13 feet.
- County Comment: The ideal plan design for this property (and others of similar circumstances) would have been for this plan to come in with one point of access on CR# 101 (not #33, as shown) and another on Woodard Road. Rather than create several driveways/points of access in quick succession from the county road, the subdivider could have developed the property with a private internal loop road (easement) - could have previously and still could with this plan.
- Discussion of County comments pertaining to the number of curb cuts on Corinth Mountain Road.
- The Board is in favor of the subdivision as submitted and is giving a favorable recommendation to the Zoning Board of Appeals.

On a motion introduced by Mr. Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move for a favorable recommendation to the Zoning Board of Appeals for the Application by Stephen and Donna Kloss for Kloss Subdivision for area variances for a five (5) lot residential subdivision. Property located at/on Woodard Rd and Corinth Mountain Rd on 39.45 acre(s), Tax Map No(s). 114.7-1-2, 101.-1-65.11 and 101.-1-64; zoned R-2, R-3.

The motion is seconded by Van Earden and duly put to vote, all in favor, on March 17, 2021.

**F. FFBWOOD#2 LLC: Perry Crossing:** Application by FFBWOOD#2 LLC for Perry Crossing for a four (4) lot commercial subdivision for the construction of two (2) separate retail buildings and a separate bank with drive up window. Property located at/on Route 50 and Perry Rd on 5.12 acre(s), Tax Map No(s). 153.-3-90.5; zoned C-1.

Luigi Palleschi with ABD Engineering and Barry Feinman are present to represent FFBWOOD#2 LLC.

General Site Statistics:

- The parcel is situated at the north-northwest corner of Perry Road and Route 50. It's 5.12 acres, and it's bisected by Perry Road. It's bordered on the west side by the Shops of Wilton, and on the north side by Pyramid Pines mobile home park. On the east and south of the parcel is Perry Road and Route 50. On the opposite side of Route 50 is forever wild. The property is zoned C-1, and it's currently vacant.
- In 2015 an application was submitted for this similar Site Plan it was more for retail strip mall with larger buildings, more parking, and less of a buffer to the neighbors, especially to Pyramid Pines in the back.
- We are proposing to subdivide this 5.12-acre parcel into four parcels. The bank being parcel number one, the tire retailer being parcel number two, the Advanced Auto Parts retailer being number three, and then the fourth lot would be the remaining lot on the other side of the road.
- The lot area and frontage for each of these lots are all conforming.
- The variances that were granted back in 2002 could be voided as we move forward with this subdivision. Some of those variances included buffers along Route 50, as well as a Pyramid Pines.
- With this proposal, the variances would be actually less than what was granted in 2002. For instance, in 2002, the green space was reduced to 25%. Whereas the proposal you see here, we're meeting, or we can meet 35% green space for each of these lots.
- We can move forward without variances for this subdivision. It's important to note that when you saw the original or the 2015 site plan, the development with the bigger building the bigger parking lot, and the positioning of it was tucked further back along and closer to the pyramid pines.
- There was a concrete wall on the original site plan that was to be built as part of that concept plan, as a buffer for Pyramid Pines. We've met Mr. Cassidy, the manager of Pyramid Pines out on site, and we had a discussion. We showed him this conceptual plan, showing him how the buildings would be further away from Pyramid Pines and instead of installing the concrete wall, we would preserve this existing tree buffer that you see along the rear, or between our project and the Pyramid Pines. Rather than cutting the trees down to make a concrete wall. We've discussed this with Mr. Cassidy, and they're agreeable to this.
- They all want to maintain their own lots have their own look, and they also want their own curb cut. We understand that we can get an individual curb cut for each of these lots. We had proposed one curb cut that would be centrally located here. We have about 115 linear feet of road frontage along Route 50 and Perry road. We've positioned this curb cut about 232 feet from the existing right in right out intersection. And three it's 333 feet from the intersection of Perry Road to our proposed curb cut.
- We're hoping for this Board to give us some positive feedback for this layout, so that we can take it to the next step with DOT and everybody else.
- There will be water and sewer for this subdivision.

Mr. Riper: I just want to make sure that the applicant understands that they, should comply with the requirements under §129-52. Some of those requirements are, the noise, the light, and obviously, with a tire change center the noise from the air guns is a constant thing. I just want to make sure that they're aware of these things, and the Board is aware of it.

The process for this application will be as follows: recommendation to the ZBA for variances by the Planning Board, if variances are granted, back to the Planning Board for Subdivision approval, and then Site Plan approval.

There was no action taken on this application tonight it was a Pre-Application.

**G. Louis P. Faraone: Seasoned Gourmet Firewood - Exit 15N:** Application by Louis P. Faraone for Preliminary and Final approval for Subdivision and Site Plan for Seasoned Gourmet Firewood Exit 15N for a pre-existing, non-conforming commercial retail use. Property located at/on 4226 Route 50 on 13.33 acre(s), Tax Map No(s). 141.-2-66, 141.-1-6, 141.-2-54, 141.-1-33 and a portion of 141.-1-31.1; zoned RB-1.

Justin Grassi, attorney is present on behalf of Lou Faraone for Seasoned Gourmet Firewood.

Attorney Grassi: As this Board will probably recall last month, I was here with the that unfortunate news that we had not yet received a response from the Department of Transportation. We finally do have a response, at least a verbal one that they have reviewed and approved the slight modification that we that we made since December that I went over last month. With regard to this driveway D, which we have now removed and blocked off with directional signage pursuant to DOT guidance. I think with that we have resolved any of the outstanding comments, questions, concerns from the Town with the exception of the items in the Town Engineer's letter, which we are in complete agreement with as conditions of approval.

Chairman Rice references #4 of the Town Engineers letter, merging the 5 parcels.

Attorney Grassi acknowledges that if one of the parcels is sold, they would have to come back before the Planning Board.

On a motion introduced by Mr. Slone the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application by Louis P. Faraone for Preliminary Subdivision for Seasoned Gourmet Firewood - Exit 15N for a pre-existing, non-conforming commercial retail use. Property located at/on 4226 Route 50 on 13.33 acre(s), Tax Map No(s). 141.-2-66, 141.-1-6, 141.-2-54, 141.-1-33 and a portion of 141.-1-31.1; zoned RB-1

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on March 17,

On a motion introduced by Mr. Slone the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application for Final Subdivision by Louis P. Faraone for Seasoned Gourmet Firewood–Exit 15N for a pre-existing, non-conforming commercial use. Conditioned upon compliance with Town Engineer’s review letter dated March 11, 2021 and further conditioned that any proposed conveyance of any of the parcels shall be subject to further subdivision modification review and approval by the Planning Board. Property located on 4226 Route 50 on 13.33± acres, Tax Map Numbers 141.-2-66, 141.-1-6, 141.-2-54, 141.-1-33 and a portion of 141.-1-31.1; zoned RB-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Gabay and duly put to vote, all in favor, on March 17.

On a motion introduced by Mr. Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Application by Louis P. Faraone for Preliminary Site Plan for Seasoned Gourmet Firewood - Exit 15N for a pre-existing, non-conforming commercial retail use. Property located at/on 4226 Route 50 on 13.33 acre(s), Tax Map No(s). 141.-2-66, 141.-1-6, 141.-2-54, 141.-1-33 and a portion of 141.-1-31.1; zoned RB-1.

The motion is seconded by Mr. Van Earden and duly put to vote, all in favor, on March 17,

On a motion introduced by Mr. Gabay the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board does hereby move to approve the Final Site Plan Application by Louis P. Faraone for Seasoned Gourmet Firewood Exit 15N for a pre-existing, non-conforming commercial use. Conditioned upon compliance with Town Engineer's review letter dated March 11, 2021 and further conditioned that any proposed conveyance of any of the parcels shall be subject to further Site Plan modification review and approval by the Planning Board. Property located on 4226 Route 50 on 13.33± acres, Tax Map Numbers 141.-2-66, 141.-1-6, 141.-2-54, 141.-1-33 and a portion of 141.-1-31.1; zoned RB-1. There are no new or different environmental impacts requiring further SEQRA review.

The motion is seconded by Mr. Van Earden and duly put to vote, all in favor, on March 17,

On a motion introduced by Mr. Slone the Board adopts the following resolution:

**NOW, THEREFORE, BE IT RESOLVED** that the meeting of the Planning Board be adjourned at 8:24p.m. The motion is seconded by Mr. Gabay and duly put to vote, all in favor on this day March 17, 2021.

Date Approved April 21, 2021

Amy DiLeone  
Executive Secretary