

CHILI PLANNING BOARD  
June 8, 2021

A meeting of the Chili Planning Board was held on June 8, 2021 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson Michael Nyhan.

PRESENT: Paul Bloser, David Cross, Joseph Defendis, Matt Emens, Glenn Hyde, John Hellaby and Chairperson Michael Nyhan.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Eric Stowe, Assistant Counsel for the Town; Paul Wanzenried, Building Department Manger.

Chairperson Michael Nyhan declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

PUBLIC HEARINGS:

1. Application of New Vision Ministry, 200 Air Park Drive, Rochester, New York 14624, Davpart Rochester owner; for preliminary site plan approval of a special use permit to allow a Church in the GB District at property located at 200 Air Park Drive in GB District.

MICHAEL NYHAN: Anybody here from New Vision Ministries to present the application?

Anthony Miller and Chris Rourk were present to represent the application.

MR. MILLER: Good evening. My name is Anthony Miller, representing as Deacon for New Vision Ministries, along with Pastor Chris Rourk, from the same establishment.

And the purpose this evening is to gain Special Use Permit to allow New Vision Ministries to operate as an assembly at that location at 200 Air Park Drive 14624.

MICHAEL NYHAN: Okay. Can you explain a little bit about what your hours would be, when you will be in there, how many people you expect to be in there, the size of your congregation?

MR. MILLER: Sure. Preliminary will be primarily on Sundays. We would probably utilize the hours between like 10 and 2 o'clock, maybe 3 o'clock on a Sunday just for our gathering, assembly for church service. And then possibly during the week, if we get to that point, once we start to grow, probably would be one hour during a weeknight. We're not sure which day, but during the weeknight for like a Bible study type of environment.

And right now, we're probably at about 20, maybe 25 congregants in the initial setup for that location.

MICHAEL NYHAN: Okay. Are there any offices there? Or just simply for services? Will there be people there during the week as an office?

MR. MILLER: No. No office hours. Just assembly during the service time of Sunday and eventually during the week, but initially it is going to be just on Sundays.

MICHAEL NYHAN: You will be remodeling the inside or redoing the inside to fit your needs?

MR. MILLER: No. The building will be as is. It is really conducive to what we're needing. The office space. The main -- what we call main sanctuary, the main location. As well as there is some offices that will be for Pastor. As well as, you know, a kitchen, bathrooms. So really there is no construction.

Only thing that we may do is add a door that goes into the main hall, if you will, but everything else will be as is other than cosmetics, painting, doing the floors.

MICHAEL NYHAN: Any changes to the exterior of the building?

MR. MILLER: No. Other than putting up a sign.

JOHN HELLABY: You stated you would have 25 members. At what point will you outgrow this space? If you try to grow your congregation, how many people in total will this house right now? Roughly? Doesn't have to be exact.

MR. MILLER: The building, based on the square footage, will probably allow us up to maybe 100 people there.

JOHN HELLABY: So you have some time.

MR. MILLER: Yes, sir.

COMMENTS OR QUESTIONS FROM THE AUDIENCE: None.

Michael Nyhan made a motion to close the Public Hearing portion of this application, and John

Hellaby seconded the motion. The Board unanimously approved the motion.

The Public Hearing portion of this application was closed at this time.

MICHAEL NYHAN: Any further discussion or any questions on the application? Any conditions?

JOHN HELLABY: SEQR form has wrong answers on the thing.

MICHAEL NYHAN: Let see what that is. We'll make those changes.

MATT EMENS: Page 2.

MICHAEL NYHAN: Did you receive a letter with the engineering comments relative to your SEQR form?

MR. MILLER: Yes.

MICHAEL NYHAN: There is two changes, Number 10 and 11. The connection will be to the public water as well as sewers, correct? So we're going to change that on the form to "yes."

MR. MILLER: Okay.

MICHAEL NYHAN: On both of those.

Anything else? Any comments?

DAVID CROSS: Waiving final approval?

MICHAEL NYHAN: Paul (Wanzenried), has there been --

PAUL WANZENRIED: They're all set.

MICHAEL NYHAN: Okay. For final.

As far as conditions, I will -- subject to all building permits, if any are needed?

PAUL WANZENRIED: Yep. Any Fire Marshal --

MICHAEL NYHAN: Fire Marshal Code and any sign change?

PAUL WANZENRIED: Right.

MICHAEL NYHAN: Anything else?

PAUL WANZENRIED: No. That would cover me.

MICHAEL NYHAN: Anything else from anyone on the Board?

Michael Nyhan made a motion to declare the Board lead agency as far as SEQR, and based on evidence and information presented at this meeting, determined the application to be an Unlisted Action with no significant environmental impact, and John Hellaby seconded the motion. The Board all voted yes on the motion.

MICHAEL NYHAN: As far as the application goes, conditions of approval, I have the application is subject to all required permits, inspections and code compliance regulations.

The applicant to comply with all required life safety conditions and permits from the Fire Marshal.

Any signage change to comply with Town Code, including obtaining sign permits.

With those conditions, application of New Vision Ministry, 200 Air Park Drive, Rochester, New York 14624, Davpart Rochester owner; for preliminary site plan approval with waiver of final of a special use permit to allow a Church in the GB District at property located at 200 Air Park Drive in GB District.

JOHN HELLABY: Second.

DECISION: Unanimous by approved by a vote of 7 yes with the following conditions:

1. Application is subject to all required permits, inspections, and code compliance regulations.
2. Applicant to comply with all required life safety conditions and permits from the Town Fire Marshal.
3. Ant signage change shall comply with Town Code, including obtaining sign permits.

Note: Final site plan approval has been waived by the Planning Board.

2. Application of Flower City Tree, 610 Millstead Way, Rochester, New York 14624, Flower City Land, LLC owner; for preliminary site plan approval to erect a storage building of 9,760 sq. ft. at property located at 610 Millstead Way in GB District.

Greg McMahon was present to represent the application.

MR. MCMAHON: Good evening. My name is Greg McMahon with McMahon LaRue Associates. We are the engineers for the applicant. I understand that this is on our part informational tonight since there was an error with the advertisement.

MICHAEL NYHAN: There is -- was an error with the notice, correct? We'll hear it and I will have the Public Hearing open and I will leave it open for next month. You plan on coming back next month for approvals -- or a vote, I should say?

MR. MCMAHON: Right. I would just like to pass out just some color -- the applicant is proposing a steel building, about 9700, 9800 square feet on the property located at 610 Millstead

Way. The purpose of this building is going to be for the secure storage of their equipment. They're a tree removal company working throughout the area and this will be secure indoor storage for all their equipment.

There is no -- at this time -- no proposed offices. There are no customers that visit the site. There will be a restroom facility in the building, but besides that, it is storage.

The parcel is -- I'm sorry. I didn't -- I have updated plans, but I want to submit these next week along with the comments to the engineers -- a response to the engineer's comments.

MICHAEL NYHAN: Okay.

MR. MCMAHON: But if you would like, I can go through the comments and how we plan on addressing those.

MICHAEL NYHAN: Just -- you will be able to address each of those and you will have written comments?

MR. MCMAHON: We'll have a written response and revised plans to the Town next week probably to -- certainly in time for the continuation of the Public Hearing and the decision at the next meeting.

MICHAEL NYHAN: You don't need to respond verbally tonight to every question. We'll wait until we get it next week.

MR. MCMAHON: Generally they centered around parking on the site and we weren't clear with the number of employees. We have taken care of that. We'll be addressing that. We didn't take exception to any of their comments. We're -- we certainly feel we can address all of them.

MICHAEL NYHAN: Okay. Very good. Anything else for tonight?

MR. MCMAHON: I think that covers it. Well, I mean, there will be an entrance, a new entrance off Millstead Way. We'll be bringing a 1-inch water service and 4-inch sanitary lateral into the building, but besides that, there are no additional utilities. Disturbance is about 37,000 square feet, so we're less than an acre on the site disturbance.

MICHAEL NYHAN: Any variances required from our Zoning Board?

MR. MCMAHON: No. All of the building -- everything we're proposing now will be in accordance with the code. We have moved the parking to the back of the building to alleviate that variance. We are within all of the setbacks. So -- so to the best of our knowledge, we won't be requesting any variances.

MICHAEL NYHAN: What are the normal hours of operation so that -- I take it employees come to the building, pick up the equipment and leave for the day?

MR. MCMAHON: It would probably be any time from 6:00, 6:30 in the morning until 6:00 in the evening, depending on the job. You know, sometimes they get -- they get to the end of the job and you want to finish it up that day. They may be a little bit later, but generally normal business working hours. The only site lighting that is proposed or going to be is building-mounted, downcast lighting around the building. So there is -- we don't anticipate any issues with extraneous lighting.

MICHAEL NYHAN: And all of the equipment will be inside the building? That is where it is going to be parked?

MR. MCMAHON: That is the intent of the building. To store the equipment securely inside the building.

MICHAEL NYHAN: No fence around the building?

MR. MCMAHON: No.

MATT EMENS: You answered the question about the parking. It looks like they're addressing those. No comments at this time.

JOHN HELLABY: They presently are parking all their equipment off of Scottsville Road behind that garage down there? Is that the same outfit?

MR. MCMAHON: I honestly don't know.

JOHN HELLABY: I believe it is.

You mentioned the thing about the exterior lighting. Just make sure they're dark sky, especially being that close to the airport.

The only other thing I have in the back of my mind right now which does not pertain to the building, but I'm going to make sure it gets written into the -- the next meeting is that no storage of the lumber on-site. Because I have seen too many of these tree people that start piling logs out behind the shop and the next thing you know you have a mountain of disaster back there. So I don't know what their plans are for that.

MR. MCMAHON: I will cover that with them and we'll be able to respond to that at the next meeting.

As far as lighting goes, we have shown lighting contours on the plans and a schematic -- or a detail of the proposed lighting fixtures on the detail sheet. But it is dark sky compliant.

MICHAEL NYHAN: Building going to have -- all steel building, correct? Metal roof, metal sides? Dark tan?

MR. MCMAHON: Yes. It's going to be a dark gray roof with a lighter gray siding.

MICHAEL NYHAN: Oversized overhead doors?

MR. MCMAHON: The doors -- four doors. As planned now, four doors in the front and two in the rear.

MICHAEL NYHAN: Are there any gutter systems on the building where water will drain to? I don't see any on the drawing.

MR. MCMAHON: None proposed at this time. I will clarify that with the owners.

MICHAEL NYHAN: Where they would drain to?

MR. MCMAHON: Where they would drain to, yes.

MICHAEL NYHAN: Not drain off the property.

MR. MCMAHON: Right now we're sheet-draining the property. There is a swale that runs down the south -- my directions straight -- the south side of the property. Comes from properties over closer to Scottsville Road. Crosses underneath the culvert underneath Millstead and continues. There are easements -- there are easements that are shown that are covered.

MICHAEL NYHAN: Okay.

DAVID CROSS: Just trying to figure out where this is, Greg (McMahon). Just north of the Morgood Tools Company?

MR. MCMAHON: If you're on Paul Road, you make a right onto Millstead. If you're coming from Scottsville, you go past -- you have Morgood and it's a vacant -- vacant parcel, kind of midway down Millstead.

DAVID CROSS: Okay. Is this -- I guess for the Town, is this going to go through the Architectural Advisory Committee?

MICHAEL NYHAN: No, it won't.

DAVID CROSS: Not pertinent?

What do you propose for landscaping?

MR. MCMAHON: We'll address -- that was one of the comments from Lu Engineers. We'll address that on the next plan. We'll be doing -- there were -- one of the comments -- there were originally trees along the frontage that they picked up from some Google photo -- Google aerial from about 2018. Those trees are no longer there. The site is cleared.

So we'll be proposing some -- at a minimum some street trees along Millstead to replace what was there originally.

DAVID CROSS: That's all I have.

MICHAEL NYHAN: You will have those landscape plans so we can submit them to our Conservation Board, right?

MR. MCMAHON: They'll be part of the set, the revised set we submit.

MICHAEL NYHAN: So we can have their comments for the next meeting?

MR. MCMAHON: Yes.

ERIC STOWE: Just disclosure. I have done work for Flower City Land, the property owner. But no involvement with this application.

PAUL WANZENRIED: I have a question. Is the tenant going to bring any product in, store any shavings, any stumps, trees? Any of that storage going to be on the property?

MR. MCMAHON: My understanding, and I will clarify that, was no. They have property -- they also have property off of Brooks Avenue, across from -- well, I refer to it as the old Holiday Inn. That's currently an area where they're storing mulch, firewood, those types of things. This -- and I will clarify that, but it is my understanding this is a secure equipment storage.

PAUL WANZENRIED: Okay. Something just for the Board to think about.

MICHAEL NYHAN: Thank you.

COMMENTS OR QUESTIONS FROM THE AUDIENCE: None.

MICHAEL NYHAN: I will keep the Public Hearing open because we won't be voting on this tonight. I will keep the Public Hearing open.

Any other questions you have other than what you have learned you need to supply for the next meeting?

MR. MCMAHON: Yes. I did have one question. There was a comment made about the Town's requirement for a loading area.

MATT EMENS: Loading berth.

MR. MCMAHON: And with this facility, basically we have pull-in, pull-out garage doors. Loading is all inside. Is this something we still need to address? My intent was to respond to the fact that the way this building is set up, it has multiple areas where loading can take place due to the nature of the building. And again, I will respond to that in my comments, but that was the only thing that -- that was a little unclear to me.

MICHAEL NYHAN: Is -- is that a requirement by the code, Paul (Wanzenried), or was that a recommendation?

PAUL WANZENRIED: It is a code -- it is a code requirement per the Town Engineer -- hang on. Legal wants me to look at something. But per the engineer's letter, it is in the Town Code. There is a loading berth required. But what you define a loading berth as, whether it is a drop -- you think of a loading dock as a drop dock when you say "loading dock." Maybe it's not. Maybe it's just a space that is 14 feet by 60 feet and it doesn't impede any traffic flow or traffic, you know -- so --

MICHAEL NYHAN: So --

PAUL WANZENRIED: Mr. -- Mr. McMahon's design -- I will look at the revised ones, but it could just show there is a 14 by 60 foot space in front of the door that is a loading dock.

MICHAEL NYHAN: So the intent is to not block any driveway area or -- or -- or impede any traffic, correct?

PAUL WANZENRIED: Impede the traffic flow around it or something like that.

MR. MCMAHON: I understand.

MICHAEL NYHAN: If you can show that specifically or designate --

MR. MCMAHON: We'll make sure that is on the revised plan. That is all I had.

MICHAEL NYHAN: Thank you.

I need a request from you to table this then so we can vote on that.

MR. MCMAHON: Yes, please, if you would.

MICHAEL NYHAN: You request --

MR. MCMAHON: I request it be tabled. We'll attend the Planning Board meeting in July.

MICHAEL NYHAN: Okay. Motion from the applicant to table this.

Second?

JOHN HELLABY: Second.

DECISION: Unanimously at the request of the applicant by a vote of 7 yes to table.  
Application will be moved to the July 13, 2021 meeting. Public hearing has been left open.

3. Application of SMATTL Holdings, LLC, owner; 50 Stablegate Crossing, Webster, New York 14580 for preliminary site plan approval to erect ten industrial buildings totaling approximately 164,200 sq. ft. per plan submitted at property located at 3513 Union Street in GI District.
4. Application of SMATTL Holdings, LLC, owner; 50 Stablegate Crossing, Webster, New York 14580 for preliminary subdivision approval of 8 lots to be known as Black Creek Industrial Park at property located at 3513 Union Street in GI District.

PAUL BLOSER: Mr. Chairman, I have to recuse myself from this application.

MICHAEL NYHAN: Thank you.

Cade Krueger, Bob Winans and Salvatore Licciardello were present to represent the application.

MR. KRUEGER: Good evening, Mr. Chairman. Members of the Board. My name is Cade Krueger with DDS Engineers. Also with me here tonight is Bob Winans, also from DDS, and a representative of the developer, Salvatore Licciardello, on behalf of our client SMATTL Holdings, LLC.

We're seeking preliminary overall site plan approval and preliminary approval for subdivision of eight building lots that will comply with the General Industrial code and Town dedicated roadway per Town specifications.

Project site is located at 3513 Union Street on a 25-acre vacant, industrial-zoned parcel and we have provided a preliminary site plan showing how the dedicated road, utilities and grading will be constructed, along with how the lots could be developed in the future.

Once we receive preliminary subdivision approval, we'll return for final subdivision approval that will include more detailed plans for the construction of the dedicated roadway, sanitary sewer, water main and storm sewer, things of that nature.

The proposed development was last in front of the Board a number of years ago -- I believe it was 2016 -- at which time it was requested to be tabled in order to address engineering comments at the time and outstanding SEQR items. We wanted to get the project back on the agenda as we have addressed a number of the site plan comments tonight and closed the loop on some of those SEQR items.

The DEC determined in 2016 that there are no DEC wetlands present on the site and that no fresh water wetland permits would be required.

In addition, the wetland delineation for the site has been updated as of April of this year, as a result of being over the five-year mark since it was last done. A request for determination from the Army Corps for that delineation has been submitted. We have not received that back yet. And a copy of the wetland delineation report has been submitted to Town staff.

Secondly, we have received a fact-finding letter from SHPO, in regards to archeo at the site. It states that there is no expected impact to any historic properties or archaeological or historic resources. A copy of that fact-finding letter and the Phase 1 archeo survey has also been submitted to Town staff at this time.

The New York State DOT has requested an updated traffic impact analysis and the developer is in the process of getting that revised with SRF. He is contracting with them separately.

In addition, we have addressed the DOT comments from 2016 on the access permit. And we're in the process of resubmitting those plans to the DOT.

We have submitted revised plans to the County agencies and we'll be addressing those comments as they are received.

Lastly, we have received updated comments from Lu Engineers in a letter from today. We will continue to work with Town staff and the Town Engineer to address engineering comments on the overall project.

Before I turn the discussion over to the Board for questions and comments, I would like to request that the application be tabled at this time until the July meeting in order for us to continue to address the most current Town Engineer comments and get feedback from the DOT on a revised traffic impact analysis. Thank you.

MICHAEL NYHAN: Okay. Well, probably would be to your benefit, if you would like, to continue with the discussion so you can hear the feedback and I will also open the Public Hearing before the end of this so you will be able to hear those comments, as well.

MR. KRUEGER: Absolutely.

MICHAEL NYHAN: With that, I will ask Joe (Defendis) if you have any questions.

JOSEPH DEFENDIS: Will you be addressing -- I'm looking at some of the load requirements for the sanitary and water, and the comment is that, you know, you will have to address it as the tenants come on.

But how are you sizing these items if you don't have the tenant involved?

MR. KRUEGER: Sure. We have a water model that is based on experience and based on fire flows for these types of buildings for sprinklers that we use to do a rough sizing for the main. And we have information from the Water Authority as far as stack pressures out there. So we'll make sure that is made in size to handle the furthest hydrant at the site with flow conditions.

JOSEPH DEFENDIS: That's all I got.

MATT EMENS: I guess just -- I mean it seemed like there was a lot of stuff in the letter. I know that they responded. The old letter you mentioned in the application of 2016. So I see your response to those.

Lu Engineers' newest comments, there is still quite a few things there. Not that you can't get past them, but I guess some of the biggest ones -- we just talked about loading berths on the last application. I guess I think about loading docks.

I also think about office buildings. If you're going to have -- you see -- whether it's a FedEx truck, you know, Amazon trucks, whatever those delivery trucks are, there has got to be a spot for them to park for loading and unloading.

MR. KRUEGER: Dedicated space.

MATT EMENS: It doesn't matter what the use is. I see it everywhere I go. So I think -- I know it is tough because you don't know exactly what all of the buildings are. Some of them it seems you got figured out. Pretty specific with the self-storage units in the back. But the rest of them, it is something that has to be figured in.

I see the comments about -- even if you are not going to have large delivery trucks with loading docks and those aren't going to be used, there will be the delivery trucks. And then obviously the turning radius of the largest fire truck that is going to be going in there from the Fire Marshal. I see a lot of comments in there about that. Interested to see kind of how you address those and obviously want to see those graphically, too.

MR. KRUEGER: Yep.

MATT EMENS: I think that is all I have right now.

JOHN HELLABY: Did you state you would be submitting a new traffic site?

MR. KRUEGER: Yes. Yep.

JOHN HELLABY: Do you know whether or not you're going to need additional turning lanes out on Union Street yet?

MR. KRUEGER: We won't know that until it comes out. According to the first traffic study we did not. But obviously --

JOHN HELLABY: Five years ago you were real close. You were like two points off the mark, if I recall.

MR. KRUEGER: C&M Forwarding has gone in just to the north of our project since then, so we'll take a look at the revised analysis.

JOHN HELLABY: All right. I would assume zoning variances is the same. You don't know if you have all of the bases covered until you get your layouts figured out.

MR. KRUEGER: We don't intend to go for any variances. You know, if we have to modify some of the -- some of the sites to comply with the zoning regulations, that's what we're going to do.

JOHN HELLABY: All right. I know -- I won't steal Dave (Cross)'s thunder, but I know five years ago we made a comment about having some conceptual views from other streets and cross-sections over there, so make sure you get your stuff.

DAVID CROSS: Thanks, Al (Hellaby).

JOHN HELLABY: That's all I got.

MICHAEL NYHAN: You will be submitting a stamped landscape drawing to our Conservation Board, correct?

Concerns about the wetlands.

We also have concerns about the visibility from the residential areas that -- it's very flat land there. I know there is a railroad track on one side and homes just beyond that. We want to make sure there is some sort of -- we don't even know what size these buildings will be. They can be up to like 50 feet, so we want to be sure we will be able to provide some sort of a buffer.

MR. KRUEGER: Yes, there is some berming on that south side and we'll certainly landscape that area, as well, and show it on the landscape plan.

MICHAEL NYHAN: We received the full Environmental Assessment Form this week. Is that the most recent one? Did it address the comments from the original letter that you had mentioned that they were addressed -- this is the EAF you're talking about, the one we received this week?

MR. KRUEGER: Yes.

MICHAEL NYHAN: This document isn't signed. So we're going to need --

MR. KRUEGER: Owner's signature.

MICHAEL NYHAN: -- an owner to sign that. I forget who it is -- but -- Angelo to sign that, date it and put his title on there.

MR. KRUEGER: Yes.

MICHAEL NYHAN: We'll need at least one original of that.

MR. KRUEGER: Okay.

MICHAEL NYHAN: And if nothing else has changed in the form, we'll use this form for our review at the next meeting, but we will need that signed copy.

MR. KRUEGER: Okay.

MICHAEL NYHAN: The traffic study you mentioned. The engineering comments. One thing I noticed, there was one small area -- maybe not real small, but it is up front near Union Street for snow storage. It didn't look like there was room anywhere else for snow storage.

MR. KRUEGER: Pretty tight.

MICHAEL NYHAN: That means you will be pushing all that snow on a dedicated highway that the Town owns to stack it up front.

MR. KRUEGER: We don't want to do that.

MICHAEL NYHAN: Right. The Highway Superintendent won't want you to do that either. So you will have to find snow storage by reducing something on that plan in order to --

MR. KRUEGER: Yes. I think we have areas we can delineate for more snow storage.

MICHAEL NYHAN: Mike (Hanscom), did you get a SWPPP? I don't remember.

MICHAEL HANSCOM: I did receive one.

MICHAEL NYHAN: You did. Okay. Good. Thank you.

That's all I have. All I have for now.

DAVID CROSS: Like Al (Hellaby) mentioned, the views from offsite. Big changes in traffic from 2016. C&M Forwarding. Very interested to see the revised traffic study and I will leave it at that.

#### COMMENTS OR QUESTIONS FROM THE AUDIENCE:

DAN BOON, 1 Boon Drive

MR. BOON: Dan Boon, 1 Boon Drive. I guess I'm just -- is this road coming out right across from Boon Drive?

MICHAEL NYHAN: Yes.

MR. BOON: Now, that is one of the reasons I come in tonight. I'm concerned. It is getting pretty heavy with C&M Forwarding and everything else going on there, traffic is getting tough. I know the Board will look at that and decide, you know -- I have been through that myself, so. Just gotten a lot busier since I went in there, so.

And I -- obviously the other -- the old -- the old residential side to all this.

Are these going to be individually owned properties? Sold off? Is that what they're doing?

MICHAEL NYHAN: At this point -- go ahead and answer.

MR. KRUEGER: Yes. That would be the intent. Is once the dedicated road goes in and -- the utility infrastructure, these would be lots for sale.

MICHAEL NYHAN: So you put in the infrastructure and you would then sell each individual lot and develop it as people came in.

MR. KRUEGER: And we'll come in for final at that time for those sites. And I also want to say that the owner is comfortable with keeping the road private until the Town is comfortable with dedicating it, taking dedication. Obviously it is going to get beat up with construction vehicles.

So he will leave it binder until -- you know, until one lot -- one or two lots get sold and the Town is ready to take dedication of that road.

MICHAEL NYHAN: Okay. Thank you.

MR. BOON: That is my only -- I just think the traffic, the Town has to look at it. It has just gotten a lot worse since -- a lot of things happening in there now. Union Processing is real busy, a lot of truck traffic. All right. That's all I got to say, guys. Thank you.

MICHAEL NYHAN: Thank you.

JOE ENGE

MR. ENGE: Joe Enge, P Tool & Die Company. We're the property one building south of that. When we originally sold part of that land so it could align with Boon Drive, we were told we would be able to have access off that road to the back of our property, which would also alleviate truck traffic off the main road. I just want to make sure that that is still something that we have the ability to do.

MICHAEL NYHAN: Okay. Anything else?

MR. ENGE: No.

MICHAEL NYHAN: Any considerations for a cross-access easement to be able to permit that roadway? Any discussion?

MR. KRUEGER: I guess I can't address that. We'll have to talk to the developer and make sure he is aware of that.

MICHAEL NYHAN: Could you do that?

MR. KRUEGER: Yep.

MICHAEL NYHAN: Of course, you will have to have a cross-easement access and all of the documentation signed and -- for a review by our Town Attorney, as well.

MR. KRUEGER: Sure.

MICHAEL NYHAN: Any other comments, questions from the audience?

ERIC STOWE: Just with respect to cross access, that -- unless it was a condition of the subdivision when the southerly parcel was split off, we may not have any ability to really enforce that. That -- if it is a condition of subdivision approval, that's one thing. But if it is not, then that

is private between two landowners.

MICHAEL NYHAN: Okay. Anything else? Any other Board discussion? I will leave the Public Hearing open.

At the request of the applicant, I make a motion to table this until the July meeting -- correct?

MR. KRUEGER: Uh-huh.

JOHN HELLABY: Second.

DECISION ON APPLICATIONS 3 AND 4: Unanimously tabled at the applicant's request by a vote of 6 yes with 1 abstention (Paul Bloser)  
Application has been moved to the July 13, 2021 meeting. Public hearing has been left open.

Michael Nyhan made a motion to accept and adopt the 5/11/21 Planning Board meeting minutes, and John Hellaby seconded the motion. All Board members were in favor of the motion.

The meeting was adjourned at 7:37 p.m.