

Tom Dobrydney of Fagan Engineers represented the application. There will be no change to lighting, signage or landscaping. The project will provide additional parking for guests and visitors. It is anticipated that employment may increase by 5-6 positions over the next few years.

The proposed new parking stalls face the existing stalls so there would be no impact from headlights or a change in the view impact on the surrounding properties.

Although the amount of new storm water discharge is not significant, the Applicant needs to quantify the volume of drainage being sent to the regional pond, and the remaining capacity of the pond. Also, the applicant needs sign-off from owner of pond to accept such drainage.

Applicant must also provide documentation as to whether the project requires approval of the EPIC® Architectural Review Board.

The Planning Board reviewed the Environmental Assessment Form.

RESOLUTION TO CLASSIFY THIS AS AN UNLISTED ACTION SINCE IT IS A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, TO DECLARE THE PLANNING BOARD LEAD AGENCY, AND TO MAKE A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.

**MOTION BY: TED METARKO
DISPOSITION: 7-0**

SECONDED BY: JOHN GARGANO

Acting Chairman Wayne Kennedy opened the Public Hearing at 7:13 PM.

No one from the public wishing to be heard, Acting Chairman Kennedy closed the Public Hearing at 7:14 PM.

UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SITE PLAN AMENDMENT CONTINGENT UPON SIGN-OFF FROM THE OWNER OF THE POND THAT THE STORM WATER DRAINAGE WILL BE ACCEPTED, AND DOCUMENTATION THAT THE PROJECT DOES NOT NEED OR HAS RECEIVED APPROVAL OF THE EPIC® ARCHITECTURAL REVIEW BOARD.

**MOTION BY: JOE BANACH
DISPOSITION: 7-0**

SECONDED BY: DOUG PORTER

RESOLUTION TO ADJOURN THE MEETING at 7:15 PM.

**MOTION BY: DOUG PORTER
DISPOSITION: 7-0**

SECONDED BY: JOHN GARGANO

Submitted by:

Rita Y. McCarthy
Acting Planning Board Secretary