

**MINUTES MEETING**  
**Town of Halfmoon Planning Board**  
**April 12, 2021**

**Those present at the April 12, 2021 Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman – absent  
Marcel Nadeau- Vice Chairman  
John Higgins  
Tom Koval  
Rich Berkowitz  
Thomas Werner  
Mike Ziobrowski

**Planning Board Alternates:**

Charlie Lucia  
Brendan Nielsen - absent

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison(s):**

John Wasielewski  
Eric Catricala

**Town Engineer:**

Joel Bianchi

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***Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm***

**Marcel Nadeau:** Good evening, welcome to the April 12<sup>th</sup> Halfmoon Planning Board meeting. Board members, have you had a chance to review the minutes?

**Rich Berkowitz:** I make a motion to approve.

**Mike Ziobrowski:** I'll second.

**Marcel Nadeau:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, thank you.

**Public Hearing:**

**21.035                      Forest Lane Apts., 300 Forest Lane – PDD Amendment Recommendation**

**Ben Lussier:** Good evening my name is Benjamin Lussier, owner of Forest Lane Apartments right off of Dunsbach Road in Halfmoon. Im here tonight to request an amendment to the existing PDD for the property. It's a very old PDD that was created in the early 80's and it's become, there are some restrictions that are a bit obsolete in the PDD that restricts the size of each apartment unit to 624 sq. ft. per unit, kind of don't know the reason why that restriction ever got placed on that PDD, from what we found in our research, can't find any other properties that seem to have that size limit per unit. I'm just looking to remove that restriction on the PDD to allow for larger sized apartment units. We do currently already have larger units that were done, that had building permits and certificate of occupancies granted for them, that was all done through the motions but we are looking to possibly put on some additions on a few older buildings to make each unit a little bit bigger and so we need to start by removing that restriction. Keep in mind the important part here is that we are not looking to increase the number of units in the complex we are not looking to increase the number of occupants in the complex, what we're looking to do is get a little bit more space for the existing residents and also new residents coming in that to help appeal to them and attract them little larger size units. Still keeping one bedroom units but hoping to add a walk-in closet for the bedrooms also an office or den and some additional storage units, storage space for the units. Should not have any impact like I had mentions on the number of occupants shouldn't affect traffic , shouldn't affect the septic outfall, should not affect the utilities going in and out of the complex, the electric the water usage anything like that's basically what we are looking to do with that part of the amendment the other second part is that we are looking to be able to amend the local law just to allow for the possibility of non –habitable buildings such as garages and also an office space , possibly recreational space. This is something we would consider for the future, we have no plans of doing that right now, we just want to amend the actual local law and the document that states the, you know what's allowed on that property so to allow for non-habitual dwellings like that if we decided in the future to want to construct something like that if the property allowed for it. Also looking to be able to place a signs to advertise the name of the property that we have gotten some confusion when we tell new residents or people who are unfamiliar where we are located they end up either down the road at Sandy Rock Way or down somebody's driveway looking for Forest Lane Apartments because they can't find it , there is a street sign but its small and it's a little bit hidden by the trees so we would like to get a larger sign on the property that basically lets people know that we are there, and that's about it.

**Marcel Nadeau:** Okay, Board members we received three letters I believe that's in your packet. I'll open the public hearing anyone from the public wish to speak? (no public comment from the audience or online). I'll close the public hearing. Board members comments?

**Tom Koval:** I have a few quick questions obviously the sign will be a separate permit you would have to come back for that afterwards. The non-habitable space, these garages you're speaking of would strictly be used for the residents, it wouldn't be a rented separate garage for outsiders to rent for storage space?

**Ben Lussier:** That's correct it would only be for Forest Lane residents.

**Tom Koval:** Okay and the office would just be a rental office per se?

**Ben Lussier:** That's correct.

**Tom Koval:** It wouldn't be for any outside rental?

**Ben Lussier:** That's correct yea, its tough right now because a lot of our correspondence with existing residents and new residents is all done on the phone or through email or texting and meeting at the apartment and a lot of people ask where is your rental office and we have to explain to them we don't have one that they can walk into, it's an informal.

**Tom Koval:** No, I understand I just want to clarify all of these things so you don't go put 50 garages up on the property and start renting them out for storage and the same with the office we don't want to have to afterwards find out that it's an office or Bobs widgets or whatever.

**Ben Lussier:** Right understandable.

**Tom Koval:** It's easier now to get this straight than afterwards.

**Ben Lussier:** Agreed.

**Marcel Nadeau:** Any other comments? (no comments).

**Rich Berkowitz:** I'll make a motion to send a positive recommendation to the Town Board.

**Marcel Nadeau:** Excuse me Rich SEQR has been addressed correct?

**Richard Harris:** Town Board will address that.

**Tom Koval:** I'll second.

**Marcel Nadeau:** All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, thank you.

**Ben Lussier:** Thank you.

*Forest Lane Apts. – PDD Amendment Recommendation  
PUBLIC HEARING HELD & POSITIVE RECOMMENDATION ISSUED. Board held a Public Hearing and issued a Positive Recommendation for a PDD amendment request to allow an increase in the square footage of apartments, and allow construction of an office, covered parking structures and signage.*

**New Business:**

**21.049                      Rise, 1675 Rt. 9 (JS Watkins Plaza) – Sign**

*No show*

**Richard Harris:** It doesn't appear the applicant is here, it doesn't appear they are here or online.

**Marcel Nadeau:** Alright we will put it towards the end.

**Richard Harris:** Yup, okay.

***Rise, 1675 Rt. 9 (JS Watkins Plaza) – Sign  
TABLED. Applicant failed to appear.***

**21.053                    United Ag & Turf, 1917 Rt. 9 – Sign**

**Terry:** Hi my name is Terry from Saxton Sign Corporation, what they are looking to do is to remove the John Deere sign that is there and replace it, that is an illuminated sign that is there, the one they are putting up is non illuminated pan sign. It's going to be 4 ft. x 9 ft. 11 and we are just changing the name.

**Marcel Nadeau:** Board members any questions?

**Rich Berkowitz:** Same exact size?

**Terry:** No the one that is there is smaller square, you know it's a John Deere logo.

**Rich Berkowitz:** But this fits within the guidelines?

**Richard Harris:** It meet the sq. footage limits.

**Rich Berkowitz:** I make a motion to approve the sign.

**Tom Koval:** I'll second.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**Terry:** Thank you, have a good night.

***United Ag & Turf – Sign  
APPROVED. Board approved a wall-mounted building sign for the new business name.***

**21.058                    Trader Joe's, 3 Halfmoon Crossing – Sign**

***Tom Koval recused himself.***

**Todd Fischer:** Good evening everybody Todd Fisher with the Equinox Companies, the owner of the property, the only thing im here to tell you tonight is I can't tell you who the tenant is. Actually the only dog we have in the fight tonight on the signage is the sign #4 which is the pylon sign, gonna be actually on the property itself so if there is anything about that I know I can address it or Tom Wheeler from A.J. Sign is here representing Trader Joes tonight on behalf of Broadway Sign which is their national sign company so I'll turn this over to Tom Wheeler.

**Tom Wheeler:** Hello, basically Trader Joes is a grocery store as we all figured out , on the building we want to do three sets of channel letters , basically facing the front and facing the road as you come down you will be able to see the channel letters. The two of the sets are 116 sq. ft. that's if you draw a box around them, if you took out the

negative space around Joe's you're really around 100, and then there is that third set which is a little smaller, and then they also want to put panels in all the pylon signs around the property, the Crossing as you know has pylon signs a few different places. We have the one by the pet store, the one by Red Robin, the one on route 9 by Well Now and then there is two in Clifton Park, one on 146 and one by the storage facility. Obviously those don't matter to you guys but we have the three in Halfmoon and then the channel letters.

**Marcel Nadeau:** Questions by the Board?

**Tom Werner:** The one by the entrance, will sited such that there won't be any traffic site distance restrictions?

**Tom Wheeler:** Yea that sign is built the way it is specifically to keep it up off the ground so cars can see underneath it on a single pole, that's why there is no skirt around it no base it's simple and that's on purpose for site distance.

**Tom Werner:** I don't know about the four feet.

**Todd Fisher:** Actually this was addressed in our approval for the building itself, we addressed it on the site plan if you think about it the driveway for Trader Joes coming out onto Halfmoon Crossing Blvd sets a whole lot lower than the upper section , there is about a four percent grade there so really in my opinion I think the site distance for that particular road has to be 330 feet , and if you look at it I try to tell Boehler Engineering that I thought it was plenty even without raising the sign up, and I still believe that.

**Tom Werner:** Yea I agree there is the clearance underneath the sign but also where you place it back from Crossing Blvd.

**Tom Wheeler:** We haven't really determined, there's not a whole lot of room , I can't remember exactly now what we we're required to set back , is it the ten feet or is does it come right up to the right of way?

**Richard Harris:** Commercial.

**Tom Wheeler:** Yea we are not going to be right up on the , I mean we are probably going to be at least ten feet back with it , we will certainly look at that for you but I am very , very confident that there is more than that 330 feet of.

**Tom Werner:** It's just that I think that we all anticipate that it's going to be busy there for a number of reasons , you've got home depot , you've got the car wash you got the traffic in and out of the plaza so it's going to be dicey at times I would say.

**Tom Wheeler:** Yea and because of the distance and because of that 4% grade that goes up from Halfmoon Crossing Blvd to route 9, you're going to be able to see a lot, and traffic is going to be there I know at least for the first couple of months there will be a lot of traffic so.

**Richard Harris:** Tom do you think if this is denied and it goes to the ZBA if the ZBA approves it you can come back for final sign approval, do you think by then you could get us an idea of the location it will be in?

**Tom Wheeler:** Oh yea, absolutely.

**Richard Harris:** Okay, great.

**Marcel Nadeau:** Any other questions by the Board?

**John Higgins:** Yea did the store at least even try to adhere to the Towns maximum signage , I mean they could downsize the Trader Joe's because let's face it, everybody is going to know what it is after its open and you know , do they need signs that big or can they possibly get closer to adhering to the Towns requirements because every single applicant that comes in typically wants more signage and bigger signage that what the Town allows so I know you are going to go to the ZBA but the ZBA in the past has disapproved excess signage, so I'm not saying what they are going to do but did they at least take a look at possibly getting closer to what's allowed?

**Tom Wheeler:** We are allowed 200 sq. ft.?

**Paul Marlow:** It was 287sq. ft. and you are at 323.

**Todd Fischer:** Because you are counting the tenant panels in that?

**Paul Marlow:** So the only signs that are counted in that 323 count are the three wall mounted, because the one that is out by the road is a multi- tenant sign, it doesn't get counted with the total square footage so, what to Johns point you would have to get rid of 36 feet between those three wall mounted signs basically.

**Todd Fischer:** It's overall 12 %.

**Paul Marlow:** Which if you are driving down the road you won't notice a difference anyway, I would imagine.

**Todd Fischer:** It's 36 feet that we are looking for and if you measured Trader Joe's and you took the negative space under the T and under the R you're going to have that, because this is a measured drawing a box around the whole thing if we had to find 36 feet among the three signs Im sure we could do that, that's inches.

**Richard Harris:** You gave us that square footage.

**Paul Marlow:** Can you get me a square footage of just what trader is and what Trader Joe's is?

**Todd Fischer:** Yea I could do that.

**Paul Marlow:** Like Rich said right now your dimension, the whole thing was the size of Trader word but you know on either side of Joe's is quite a bit of negative space.

**Todd Fischer:** I can get you that and we can, and that will definitely get us under by a lot.

**Paul Marlow:** I told them what the requirements were and what they were allowed.

**Richard Harris:** That brings this under.

**Mike Ziobrowski:** If it brings it under then we are good.

**Rich Berkowitz:** So they went straight from the T down and then across then up to the R?

**Richard Harris:** So then that one is obviously easy.

**Rich Berkowitz:** It's the other two.

**Mike Ziobrowski:** So the adjustment would be A-1 and A-2 calculation.

**Richard Harris:** Yes.

**Todd Fischer:** And then you've got the space between Trader and Joe's also, we are going to do two box im going to definitely have a...

**Paul Marlow:** Yea I think even if you just do the end of the J and S you'll be alright.

**Todd Fischer:** Yup, easily.

**Marcel Nadeau:** So they are going to do a 12 sq. ft. variance?

**Lyn Murphy:** That is up to the applicant, you can either proceed with what is proposed now or you can re-do those calculations and come back in two weeks and if you're below then you're hearing what the Board is saying.

**Todd Fisher:** I will come back in two weeks with those, but if we are under then we don't have to go to the ZBA.

**Richard Harris:** Correct, if you are...

**Todd Fischer:** We will be under.

**Marcel Nadeau:** Todd go ahead.

**Todd Fischer:** I think within the two weeks' time we can also come back and tell you what we are for site distance, now you said Rich that you wanted to see where the sign was going to be do you want just a post out there something like that?

**Richard Harris:** No, no if you could just show it on a rendering you know on an aerial image so you could get a sense.

**Todd Fischer:** I can have Boehler take a look at it and give you a determination of that.

**John Higgins:** Todd also on the site distance calculation can you calculate that from like a suv or a pickup truck height rather than a car height?

**Todd Fischer:** Yea as a matter of fact, I mean I'm not an engineer but that's what I did and looked at it on a 3 ½ foot eye elevation and....

**John Higgins:** You know we're seeing more and more higher vehicles these days so.

**Todd Fischer:** Yea.

**John Higgins:** Thank you.

**Rich Berkowitz:** How far off the curb cut is the sign?

**Todd Fischer:** How far off of the right of way is the sign going to be?

**Rich Berkowitz:** How far away from the road, from the driveway to the ...

**Todd Fischer:** It's probably at least 300 feet.

**Rich Berkowitz:** No, no m no from the elevated sign, the monument sign to the pole sign how far away is that from the road?

**Todd Fischer:** It's a curb cut, I'm thinking it's almost 300 feet.

**Rich Berkowitz:** So why are we worrying about site distances?

**Mike Ziobrowski:** You said it was 10 originally.

**Todd Fischer:** No, ten feet off of the right of way , what I was asking Rich was how close we had to be away from the road with the sign and he said actually you could go right up to the ...

**Richard Harris:** Right up to your property line we don't have a setback for signs that are commercial, yea your front property line, correct.

**Todd Fischer:** We are not going to put it that close it will be back a ways so.

**Richard Harris:** Just so you know, some signs do have a set-back, like permanent subdivision signs and residential district do, I think it's 15, on sides and front but the commercial they could go right up to the property line.

**Todd Fischer:** So let me just come back next time and show you this on paper.

**Lyn Murphy:** So you need a motion to table.

**Rich Berkowitz:** I make a motion to table.

**Mike Ziobrowski:** I'll second.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

***Trader Joe's – Sign***

***TABLED. Board tabled the request to install tenant signage pending the submittal of revisions by the applicant.***



**Jeremiah Madden:** Good evening my name is Jerimiah Madden , right now we currently have a show room located in Clifton Park north of 1581 Route 9. We are proposing to purchase this building, at this point in time there are two active tenants in the building and four vacant spots. During Covid there are more vacant spots moved out. So we are proposing to take over the four vacant spots to remodel them into our new showroom and to move our showroom to Clifton Park to here into Halfmoon. The nail salon on the end will stay and continue to be a tenant and the fitness artist will take up the lower part of the building and they will continue to stay. We are asking for zoning change to put a showroom in that location.

**Lyn Murphy:** It's not a zoning change it's just a change of use.

**Jeremiah Madden:** I'm sorry I don't know what I'm talking about.

**Marcel Nadeau:** Questions by the Board?

**John Higgins:** That building in the back, are you going to be obviously deliveries with tractor trailers, you're going to be unloading in the back on the lower level or out front, because previously with some of the tenants they did have some problems with tractor trailers trying to unload in the front and affecting traffic.

**Jeremiah Madden:** So this particular location will be just a showroom we won't have any ware-housing or deliveries at all and we have our main location is down in Delmar where we warehouse all of our product so if someone were to purchase something they would either have us deliver it from our Delmar location or they would pick it up down there, but we don't offer pick up in that location so we won't have that.

**John Higgins:** Okay, so that solves a lot of problems, thank you.

**Rich Berkowitz:** This is a much less intense use than nail salon or wasn't there a cell phone store there once?

**Jeremiah Madden:** There was a couple different things, there was like a bank, and a mortgage office at one time and there was also a hair salon that is moving out so yea. , Elevate was there.

**Rich Berkowitz:** There is no sign application right now?

**Jerimiah Madden:** No I am under contract with Ray Sign and they will come and submit the change of sign.

**Rich Berkowitz:** Okay, I'll make a motion to approve the change of use and tenant.

**Mike Ziobrowski:** I will second.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**Jerimiah Madden:** Thank you.

***Matchless Stove & Chimney (1581 Plaza) – Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 6,000 SF for a retail showroom/sales space.***

**21.065                      Extreme Sandblasting & Paint, 28 Corporate Drive – Change of Use/Tenant**

**Joe Abele:** Hi my name is Joe Abele Im here from Abele Builders and Im here asking for a change of tenant permit for a tenant that is just going to be here for a short time, 7 months, it was quick, they are from Florida and they are actually painting the Twin Bridges it's a contract job and they just need an administrative office for the time being. There is no consruction done on the site its as is, we just painted the place and they will not be requiring any signage, as of right now they've told me they don't, if they do we will come for sign permit.

**Tom Koval:** They storing any of the paint or materials or anything like that on site?

**Joe Abele:** No.

**Tom Koval:** Yea okay, so they are sand blasting, so this is strictly office space?

**Joe Abele:** Strictly office, yea, I don't know if they are doing any, it's just the name of their company, extreme sandblasting and painting, but no nothing is stored there, it's a tiny space.

**Mike Ziobrowski:** So none of the 21 part time employees will be at this space?

**Joe Abele:** Correct.

**Tom Koval:** I make a motion to approve the change of use & tenant.

**Mike Ziobrowski:** I'll second.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

*Extreme Sandblasting & Paint – Change of Use/Tenant  
APPROVED. Board approved the use of approx. 674 SF for a temporary office.*

**21.066                      LS Power Location #2, 21 Corporate Drive – Change of Use/Tenant**

**Joe Abele:** Joe Abele again with Abele Builders here asking for a change of tenant permit, this is for LS Power, they were approved I believe a few meetings ago, for another building, representative from their company came. They are moving into 13 Corporate Dr. one of our buildings and it is going to be a very extensive fit up that will take up to a year , but in the meantime they need sort of like an administrative office , kind of line the past matter. It is going to be a 21 Corporate Drive, and it is basically like going to be an administrative spot for most of the team is from Texas, they have a lot of people coming and going and this space will serve as an office for them during their fit up. No signage required , it's a short lease one year , same deal ,they told me they don't need signs , if they do I'll come for a sign permit, but generally for a year lease no one needs a sign for us.

**Marcel Nadeau:** Questions by the Board?

**Mike Ziobrowski:** How many full time employees?

**Joe Abele:** Let's see, I've got it right here, did I say that? Yea Im not sure it will be a revolving number of people when they need to come in to look at the fit-up they will be working there

**Mike Ziobrowski:** So you have adequate parking there?

**Joe Abele:** Absolutely, yea.

**Rich Berkowitz:** There is no added security that you need?

**Joe Abele:** No

**Rich Berkowitz:** I make a motion to approve the change of tenant.

**Tom Werner:** I second.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

*LS Power Location #2 – Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 3,242 SAF for a temporary office/operations center.*

**21.068                    Jen's Hens, Odds & Ends, 57 Canal Road – Home Occupation**

*Tom Koval recused himself.*

**Jen Fox:** Hi, Im Jen Fox and I am looking to start a home occupation, Jens Hens Odds & Ends a farm stand just home grown stuff , a hobby for me and the kids for the summer time and some antiques collectables, things like that along with red and green peppers , worms , potatoes, just things that we are growing in the yard and things that we are making.

**Marcel Nadeau:** Any questions from the Board.

**Rich Berkowitz:** Are there chickens there now?

**Jen Fox:** Yes, we have 19 of them, yup.

**Rich Berkowitz:** No complaints from neighbors about them?

**Jen Fox:** No, they love them, they want us to get goats next.

**John Higgins:** Rich, the homegrown stuff there should be no problem but is there a problem of retail of antiques?

**Richard Harris:** No, I talked to Lyn and read over the home occupation, there is no restriction on against retail in a home occupation. It's similar to a special use permit, noise, odor concerns impacting the residential character of the neighborhood, not specific too office only or ...

**Lyn Murphy:** I think the reason you guys come up with this retail bar whenever we talk about these is because there was one home occupation that involved gun sales and it had to be done through the internet pursuant to their federal firearms license and so at that point we put as a condition you can't have retail, but that was just an isolated incident based on what they were doing, the local law does not prohibit retail.

**John Higgins:** Okay thank you.

**Richard Harris:** And Don had the same question that he had asked me to talk to Lyn about. I have worked in other towns where they do prohibit retail in a home occupation, they list specific uses you know that are maybe commercial nature but that are allowed at a home but Halfmoon does not have that.

**Marcel Nadeau:** So do I need to set a public hearing?

**Tom Werner:** You might have need for additional parking on occasion?

**Jen Fox:** We actually have plenty of parking there, but we really anticipate all of our traffic to be from the bike path right there we are really looking to go after the families and the kids there to get snacks and just people are always coming up to our house and wanting to see the chickens and stuff so it was just a fun way for me and the kids to kind of get involved with things so.

**Marcel Nadeau:** Alright we will need to set a public hearing for that.

**Rich Berkowitz:** I will make a motion to set a public hearing for April 26<sup>th</sup>.

**Mike Ziobrowski:** I second.

**Marcel Nadeau:** I have a motion first and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**Jen Fox:** Thank you.

*Jen's Hens, Odds & Ends – Home Occupation  
PUBLIC HEARING SET. Board set an April 26, 2021 Public Hearing for a request to operate a  
part-time retail stand from the home.*

**21.057                      Hoffman Carwash, 1589 Rt. 9 - Site Plan (Renewal)**

**Jason Dell:** Good evening my name is Jason Dell an engineer with Lansing Engineering, here on behalf of the applicant to request a re-approval of the Hoffman site plan, also with me this evening is Marty from Hoffman's Car Wash. This Board re-approved these site plans last year and we are back before you this evening to request an extension of that approval. The applicant does intend to move forward with building the building this year so we are here this evening to request the approvals.

**Marcel Nadeau:** So no changes at all on the site?

**Jason Dell:** That is correct.

**Marcel Nadeau:** Board members?

**Rich Berkowitz:** I make a motion to approve the renewal.

**Tom Koval:** I'll second.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

**Jason Dell:** thank you.

*Hoffman Carwash- Site Plan (Renewal)*

*APPROVED. Board renewed the Site Plan approval for a proposed 6,400 SF drive-thru car wash.*

**21.070                      Eastpointe Homes, Cemetery Road – Amendment to Final Subdivision (Site Plan)**

**Jason Dell:** Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Eastpointe subdivisions and a couple of minor modifications that the applicant would like to make to the approved plan. As you are all aware the project is currently under construction, Im meeting with the applicant out there he would like to make some changes or a couple of changes. First is in the center of the site as Rich eluded to in the pre-meet the applicant is looking to eliminate one of the lots in the center of the project bringing the total down from 37 lots down to 36 lots. In addition to eliminating one of the lots the center lot line we would like to shift it about 10 feet to the east to give the homes on the front side a little bit more of a back yard. So that it the first request, the second request is for lots approximately starting at 39 and extending around to the first lot here at the intersection, basically reducing the front yard se back from 20 feet down to 15 feet and that will provide additional rear yard areas for the lots around the outside. The setback on this side we had the sidewalk in the inside so we are not looking to adjust the setback on those lots just around the outside of the loop where we don't have the sidewalk, and again that's to provide a little bit bigger of a back yard for the houses. So those are our two requests for this project.

**Marcel Nadeau:** Questions by the Board?

**John Higgins:** As I mentioned during the pre-meeting that doesn't allow a whole lot of parking space in front, we have some of the Belmonte developments that have similar problems and for snow plowing in the winter they can't park on the roads and unfortunately a lot of people use their garages as a storage area other than for cars. Is there any way that you could make provisions for more parking on each one , I don't know whether a double wide driveway might work , I don't know Im just asking questions because I know they have problems behind me in the winter with people parking in the road.

**Mike Ziobrowski:** Where is that exactly?

**John Higgins:** What's that Summit Hills.

**Mike Ziobrowski:** That is my neighborhood, is it possible to get no parking signs or something of that nature to maybe discern I don't know.

**Jason Dell:** Well there is no parking on the Town roads in the winter, correct Rich?

**Richard Harris:** In the winter when there is a snow storm for 48 hours.

**Jason Dell:** I mean the subdivision remains exactly what was previously approved it's just the set back on the front of the...

**John Higgins:** Yea now you are cutting it from two cars parking in a driveway down to one, you know when you are eliminating that extra 5 feet it makes a huge difference.

**Jason Dell:** You mean from the driveway to the excuse me from the edge of the house to the wing on the road is about 31 feet. On the inside loop from the building setback to the sidewalk is 27 feet so it's still relatively the same amount of parking pre this application to now it's a difference of 5 feet but to the applicants point it gives a little bit bigger back yard and patio are in the rear of the house. So the parking numbers really aren't very different from this proposal vs what was previously approved.

**Mike Ziobrowski:** Is there a home that is already built on that back side already?

**Jason Dell:** Yes there is quite a few homes already built through here.

**Mike Ziobrowski:** But where you proposing this adjustment?

**Jason Dell:** This adjustment, no there are no houses in there.

**Mike Ziobrowski:** I just want to see, the reason I asked is because if we wanted to see one, is there enough room taped out that you can get two cars in that driveway.

**Jason Dell:** The type of house that is proposed could allow if you didn't have a bump out in the front , could allow for a double load garage if that's what that buyer wanted for that lot.

**John Higgins:** Okay but the length of the driveway is still going to be what 25 feet, I misunderstood because I thought the driveway was only going to be 15 feet, that's why Im asking the question.

**Jason Dell:** No you've got the right away line and then you've got the, I believe it's about 12 feet to the edge of pavement and back so you've actually got 31 feet for this driveway right here, for this driveway over here is 31 feet.

**John Higgins:** Yes, okay that answers my question, as long as you can get two cars there I don't have a problem with it thank you.

**Marcel Nadeau:** Do you have any other questions?

**Richard Harris:** We do need a public hearing on this, we are treating it, because of the lot line it's not a simple consolidation and so they are moving a lot line so it's really no different than, can we do this in May because we've got Brookwood on the next meeting which is expanded notice I think we will get comments and feedback.

**Rich Berkowitz:** What is it May 10<sup>th</sup>?

**Richard Harris:** May 10<sup>th</sup>.

**Rich Berkowitz:** I make a motion to have a public hearing May 10<sup>th</sup>.

**Mike Ziobrowski:** I second.

**Tom Koval:** Did we solve the problem of the encroachment of the neighbor's property?

**Richard Harris:** Yea I actually spoke to the neighbors , Dan Lil from Abele Builders met with them , I think it was the same day that I talked to them and they had got the foundation location , it was not on their property , they do believe that when they were doing some grading , Abeles vehicle was on their property a little bit , but that they talked , they worked it out , there is going to be trees , more trees planted there I guess the home owner said they even saw them sitting there when Dan pointed them out , the trees aren't going to go up there so that was probably two to three weeks ago, and it was the same homeowner you visited. They were satisfied that day with the foundation location.

**Tom Koval:** I hadn't heard back so I figured it was probably.

**Richard Harris:** I talked to him a couple of times that day and in between he had met with Dan Lil between morning and night whose President of Abele Builders and was very satisfied and happy and it got clarified to them where the property lines were and you know Im not the greatest estimating distance from my eyes so I can do this so they thought that maybe their estimation was a little off but once they saw everything, and we got the foundation plan they were satisfied for that time being and said give me a call, they were very happy with Abeles response.

**Marcel Nadeau:** I have a motion and a second for a public hearing, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.

*Eastpointe Homes – Amendment to Final Subdivision (Minor Subdivision)  
PUBLIC HEARING SET. Board set a May 10, 2021 Public Hearing for proposed lot line and  
setback modifications.*

**21.062                      Summit at Halfmoon Planned Development District, 1620 Rt. 9 - PDD Recommendation**

**Jason Dell:** Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Summit at Halfmoon Senior Living Facility and Boyajan Pdd amendment, also with me this evening is Wendy Holtzberger from VHB as well as Mary Elizabeth Slevin the project attorney. So our proposal this evening consists of amending the existing Boyajan PDD to allow for the development of the multi- family senior living facility. The project site totals about 13.6 acres and consists of two parcels. There is the main parcel in the center as well as small .9 acre parcel that is located along at 29 Sitterly road. The parcel along Sitterly road is zoned as C-1 commercial currently and the remaining parcel is zoned as part of the Boyajan PDD. The existing site is predominately wooded as we spoke about briefly in the pre-meet and it is surrounded all the way around with different development types, we've got C-1 commercial we've got the restaurants along route 9 along the western side of the property is a Twin Lakes apartment complex as well as different apartments located along Sitterly to the south of the project site. So our project proposes the construction of a 110 unit independent senior living facility with some garages around the outside, the main building has a foot print of about 50,000 sq. ft. for a total of about 150,000 sq. ft. for the 3 story building. A small maintenance garage is also located on the site as well as our 5 garage buildings on the site as well. Access into the facility will be off of a main boulevard entrance coming off

Sitterly Road, there will also be access off of the existing drive back to the Wilscott facility in the back. That access currently exists and traverses the property in an easement. So the parking for the facility has been proposed in accordance with similar facilities that is operated by the applicant, they currently have 5 similar facilities in the Capital District so the parking that is proposed out there is in accordance with what they need for these facilities and they include 120 typical parking stalls 10 x 20 as well as there is the five garage buildings around there will be additional 50 parking spots for those garages so we will have about 170 parking stalls for the facility, with an additional 24 banked stalls proposed if and when they do need the parking they would be able to construct it. So in order for the project to move forward we do need to request 2 amendments to the Boyajan PDD. The first would be to add the parcel located at 29 Sitterly into the PDD that will allow for the access to be off of Sitterly road with a large.. with a nice Boulevard. The second modification to the PDD would be to allow for the multi-family use, the Boyajan PDD doesn't show that or list that as a use within the PDD. As a public benefit the applicant will provide \$500 per unit to the Town of Halfmoon for general purposes and additionally for a park land contribution the applicant will provide an additional payment of \$500 per unit as well as construct 2 pickle ball courts at the senior center, water and sewer will be provided by municipal connections to the water main that is located on the access road as well as sewer will be extended down Sitterly to Corporate Drive, and stormwater will be mitigated on site in accordance with all Town and State requirements as briefly discussed during the pre-meet we do propose a large stormwater area along the eastern side of the property, we have done 2 different iterations of different projects on this property, each time we size that stormwater system for not only that project at that time but for the full build out of the property, so we are confident that we can accommodate the required stormwater on the property, we will look into the drainage issues that were indicated along the back side of Grecian Gardens, we will certainly take a look at that as part of our engineering analysis and as part of the submission package we also submitted an initial traffic analysis knowing and being here during the meetings for the school for Sitterly, I did hear the concerns of the Board then which is why we had the traffic analysis done right up front, there are some site distance limitations that, that analysis revealed which is going to take down the berm in the front of the property as well as there is an existing retaining wall if your familiar with the New Meadow School going back there, there is actually a retaining wall that's actually within the Town's right of way that we would look to pull back so any questions that you may have regarding traffic, Wendy is here and I'm sure she would be able to answer whatever you got so we are here this evening to introduce this project to the Planning Board in the hopes of moving towards a positive recommendation back to the Town Board for the PDD amendment.

**Rich Berkowitz:** Jason what other facilities do these owners have in the area?

**Jason Dell:** Not exactly sure of the names.

**Rich Berkowitz:** Okay.

**Marybeth Slevin:** Good evening Marybeth Slevin, the other facilities are located in North Greenbush, it's actually a larger facility, that's 144 units, it's also called Summit in Glenville which is identical size to this, there is one in Wilton again the identical size to this, there is one in Guilderland which is a little bit smaller, 92 units and there is one in Colonie, which is 64 units. So they are all the same general concept, independent senior living. The Summit Senior Life Program is in a standard feature of every single one of the facilities and I think we provided some of that information to the Board so you could understand the vast scope of amenities and programming that's offered.

**Rich Berkowitz:** So there is a common area with different like craft rooms a bistro, dining area?

**Marybeth Slevin:** Correct there is a movie theater, there is common areas, there is aqua aerobics, there is a swimming pool in each one of the facilities for seniors there is other types of water aerobics offered, there is



transportation offered to the seniors so that there's quite a number of the seniors take advantage of that and there is actually limited utilization of their own vehicles for transportation, the transportation includes trips to various museums , to events at proctors, other similar venues once we get past Covid and so what they tried to do is make sure that there is a vast array of different types of events they even bring people in which is different types of seminars are offered for the seniors based on either requests or planned programming. So it is quite extensive and it is the same type of mass programming through all of the facilities.

**Rich Berkowitz:** Im familiar with Coburgh Village it's a mini version of Coburg Village you would say, a smaller version? In size but the same benefits?

**Marybeth Slevin:** Smaller in terms of size, but the scope of amenities are a little bit broader here.

**Mike Ziobrowski:** Jason would the traffic study be updated this is five years old?

**Jason Dell:** We actually just submitted the one that we provided.

**Tom Koval:** This is 2016, it's a 5 year old traffic study.

**Lyn Murphy:** Mine says December 15<sup>th</sup>, 2020.

**Tom Koval:** Unless they just cut and paste it, there is a lot of dates in there.

**Wendy Wholsberger:** I can answer that Wendy Holtzberger from VHB so your referring to some of the data that we used for like speeds , I mean primarily we use the data for the speeds which really don't change over time, the data is a couple years old to put context to the existing traffic on adjacent roadways , and part of the reason why we didn't do new counts is again because of Covid which the Department of Transportation is issued guidance's that kind of let us go a little farther than we would typically go back for not re-doing traffic , you know usually it's a couple of years the new guidance says 2014 and forward so it does allow for that.

**Tom Koval:** So you've done enough data count of traffic on that road, is that in here?

**Wendy Wholsberger:** No Im saying is that we used the data from the school next door to use as a base condition but because this type of facility generates such low traffic volumes we didn't have to do like a detailed level service calculation to use those volumes they are really in there to provide context to the level of traffic in the area.

**Tom Koval:** So the data used when we were approving the school first time?

**Wendy Wholsberger:** So the counts that were I think they are 2016 & 2018 volumes that are referenced in that document.

**Tom Koval:** So that school has gone in since and other things have happened in that area since I think we should get new numbers on that and you know that is one of my concerns is the turnout onto route 9 is another concern I think that should be directional, one way only. I agree it's a nice project but there is a few things we have to work through on this.

**Wendy Wholsberger:** I mean getting updated counts on this isn't going to change the magnitude of this study on the roadways, I mean the context of it could, the volume could change a little bit but it's not going to change the

results of the study, the route 9 access like Jason had talked about the Sitterly is primed to be the main access to the site based on the trip generation the route 9 access probably is 5 trips during the peak period and that is...

**Tom Koval:** The garages for the residents are all in the back so you're telling me that Sitterly road is going to be the main access for people are going to drive all of the way through the complex to use Sitterly road instead of just scooting out there onto route 9?

**Wendy Wholsberger:** That is the expectation, part of it is because as you know route 9 is a 5 lane highway which you know going out.

**Tom Koval:** Well that's why I'm saying it makes more sense to have a right turn only onto route 9 as opposed to taking the chance of everybody scooting out of there and trying to get across 5 lanes of traffic.

**Wendy Wholsberger:** But people have the choice so if they are living there they are going to know the option so it might be some people may choose to use one or the other but...

**Tom Koval:** Will they have the choice if you don't put up signs, if you put up signage then they don't have the choice and then we don't have to have a bunch of seniors getting splattered on route 9.

**Tom Werner:** Another factor that we should point out is the significant traffic signal upgrade at Sitterly and crossing which makes that a relatively more attractive as a bypass for 146 traffic, it definitely needs relief, I think it's worth a count or two to find out if there has been any significant change in traffic volumes.

**Wendy Wholsberger:** Yea, we can do that.

**Tom Koval:** We need the whole intersection up at by the Crossings which is certainly now that that area is getting used a lot more I know I use it a lot more now that it's not a bottle neck anymore.

**Tom Werner:** Yea a significant capacity increase which was a bottleneck so...

**Tom Koval:** That's why I'm saying 2016 for that road is not realistic.

**Marcel Nadeau:** It's outdated.

**Wendy Wholsberger:** Yea I mean we could certainly update them, my point is that this site is still going to generate a low volume of trips so the comparison like we're happy to do and provide you the other numbers you know when we were doing this study obviously where traffic is increasing around the better side of Covid from a traffic volume impact in this area but certainly you know we had done at the end of last year when things were much different so to do counts at that point didn't make sense.

**Mike Ziobrowski:** Jason one of our earlier concerns that we have drawn from the pre-meeting is we just want to make sure this is further addressed would be the stormwater off of the building, I mean it's a very large building in square footage so it's going to take a up a large footprint so the concern is you know I don't think that that stormwater basin that is shown there will be sufficient enough to handle a 100 year storm and to (not audible).

**Jason Dell:** Certainly this is a rendering of what the final site is going to look like when we do our detailed grading plans there will be a grading plan that shows the depth and the size of that storm water basin, it will also

show how stormwater is going to get from the back side of here to the front there will be roof leaders coming off of the building that will tie directly into the storm sewer system which will then pull it to the back and then I know the previous SWPP's that we submitted before for this property for the different iteration as we talked about not only that project but the remainder of the property being pulled over in that area. So I am confident that we will be able to accommodate the stormwater in this area , it may for right now it's just shown as a small little area but in actuality that will be expansive when we actually get into the grading of it , so that will all be provided as part of our site engineering.

**Tom Koval:** (not audible) Don't just do the site that your building on show us the two surrounding properties , shouldn't be too hard to bring it out so I can actually tell where flow is going.

**Jason Dell:** So you want us to provide topography.

**Tom Koval:** I mean if it's not a huge hassle just so it would ease my mind to know what's going on there and if we could do something tied in with this project to alleviate the other, I'm not asking your client to fix the neighbors problem I just want, don't exasperate it and I want to see if there is anything we can do to tie it in with this.

**Jason Dell:** Understood I think I know what you're looking for.

**Lyn Murphy:** Jason I just want to make sure were all on the same page are you talking about doing those detailed plans if and when you get the PDD approved or are you going to submit them before this Board makes a determination?

**Jason Dell:** Well we would do the detailed plans after the PDD is approved and then we would come back here for site plan.

**Lyn Murphy:** Right, I just didn't think that that wasn't necessarily being communicated as clearly as it could have.

**Marcel Nadeau:** Jason the pickle ball courts are they inside or outside courts?

**Jason Dell:** I believe they are outside

**Marcel Nadeau:** And are they open to the public or just for the people who live there?

**Lyn Murphy:** It's my understanding that the proposal is that they are going to have some onsite for people who live there and then they are going to assist the Town with building some here, for the public.

**Jason Dell:** That's correct.

**Marcel Nadeau:** Alright.

**John Higgins:** Jason I've got a couple of questions. Number one the apartments that are going to be demolished to provide the access off of Sitterly are they going to be demolished at the beginning of construction so the construction vehicles can still use that Sitterly road access or are you planning on having them use the other access?

**Jason Dell:** That would be done at the beginning, of construction as all of the gross earth work is done because this actually sits in a lower hole down here the topo comes down and then it climbs up the hill that you see behind Grecian Garden now, so that area would be filled in to accommodate construction of that road so that apartment would have to come down right at the beginning of construction.

**John Higgins:** Right at the beginning of construction so you're not trying to get all your construction traffic through the other road.

**Jason Dell:** That's correct.

**John Higgins:** Okay, secondly I heard the numbers on parking, what are you allowing for visitor parking spaces?

**Jason Dell:** There is 110 residents

**John Higgins:** Yea but is each spot designated for a specific apartment or are they just open spaces?

**Jason Dell:** I believe they are just open spaces, you know there are a total of 170 parking areas provided with an additional 24 that we are proposing as banked stalls.

**John Higgins:** Okay are there limitations on site as far as who can live there, in other words you might have an apartment for one or two seniors that we have seen other locations where half the family moves in with them , obviously then instead of one car per apartment you all of the sudden have two or three.

**Marybeth Slevin:** This is limited to 55 years and older and the , quite frankly the experience with the other facilities that our client has the average age is around 80 and there aren't any family members allowed to , they can visit but they can't stay.

**John Higgins:** Okay so we don't have to worry about school buses or anything like that, okay.

**Marybeth Slevin:** No.

**Rich Berkowitz:** Do you know what percentage of your tenants that have aids that come every day?

**Marybeth Slevin:** There is very few because this really is independent seniors so.

**Rich Berkowitz:** Yea, I know but I've seen independent places have a number of aids to help out during the day for some of the elderly especially if your population is 80 and older.

**Marybeth Slevin:** Sure they do evolve over time , really what our client tries to do is to help those folks evolve into a more appropriate facilities because this really isn't set up for that, so they work with social workers and they work with family members to assist in providing alternate housing opportunities , rather than have them stay in place. In terms of what the percentage is that has aids I think its low but I don't know what it is I can ask, I'll find out for you.

**Rich Berkowitz:** Okay and also, what is the total number of parking spots, including the garages?

**Jason Dell:** 170 and then 24 banked.

**Rich Berkowitz:** So the 170 include the 50 that are covered?

**Jason Dell:** That's correct.

**Rich Berkowitz:** Oh and how many one bedrooms vs two bedrooms or are they all one bedroom?

**Marybeth Slevin:** I don't have the exact mix for this facility I believe in the two that are comparable in Glennville and Wilton there are 70% two bedroom and the balance one bedroom. I think they have been finding you know with especially with the Guilderland facility and the Colonie Facility that they are looking at changing that next to more one bedrooms.

**Rich Berkowitz:** More one bedrooms?

**Marybeth Slevin:** More one bedrooms because that seems to be where the market is.

**Rich Berkowitz:** Now is that a one bedroom with a den or just strictly one bedroom?

**Marybeth Slevin:** Just strictly one bedroom.

**Rich Berkowitz:** Okay.

**Marcel Nadeau:** Any other questions.

**Richard Harris:** We are getting referrals from the engineers, fire department and County.

**Marcel Nadeau:** Okay.

**Richard Harris:** You will get us those revised traffic numbers.

**Jason Dell:** Sure, and to your comment before about the stormwater , you know I can for certainly put together a conceptual stormwater analysis that is going to be very close to what we come back with , with the engineering plans based upon all of the previous work that we have done there so when we submit the revised traffic information I will provide a stormwater analysis that shows a pretty close stormwater basin that obviously won't have TBE review yet but we would be very comfortable showing.

**Tom Koval:** I'll take a ride over there just to educate myself and investigate just so I know what I'm talking about.

**Jason Dell:** I am going to too, because I wasn't aware of the problem behind Grecian until it was brought up at the Town Board level.

**Marcel Nadeau:** Okay, thank you.

**Jason Dell:** Thank you.

***Summit at Halfmoon Planned Development District - PDD Amendment Recommendation  
TABLED & REFERRED TO AGENCIES. Board received a presentation on a PDD Amendment  
Recommendation request to allow the construction of a 110 unit senior living building and related***

*amenities and facilities. Board requested additional traffic, site distance, stormwater/drainage and grading information for the project.*

### Old Business

20.118/20.119

#### Gridworks Office/Warehouse, 13 Liebich Lane – Minor Subdivision & Site Plan

**Brian Rangone:** Good evening, Brian Ragone, Landscape Architect with the Environmental Design Partnership. I'm here on behalf of the applicant Gridworks. We were last in front of the Board on October 26, 2020, since that time, the applicant and the owner have decided to move the, to move the development to, a little bit to the west on the property on Rolling Hills PDD and I'm just here to update the Planning Board on some of the changes, there isn't really many, It's just really the moving of the site and basically rotating the development 90 degrees. Starting off with the vicinity map, the site's obviously further in the Rolling Hills PDD. It used to be along the easterly property line, the proposal is the same. It's about approximately 6 acres or so, it's got 2 buildings. Again, we're seeking 2 approvals from the Planning Board. First is a subdivision plan which we're looking to subdivide the 6 acres. The parcels, the tiny little parcel over in the left there, it's highlighted in green and I believe it leaves just over 80 acres left to develop or subdivide in the Rolling Hills PDD. Next slide please. Render. Again, the layout's very similar to the one that was presented back in October. There's 2 buildings. The smaller building will be occupied by the Gridworks. That's 10,000 sq. ft. The 2<sup>nd</sup> building's approximately 50,000 sq. ft. Again, the building doesn't have a tenant but we expect that the building would be, a majority of its leased space would be for storage and warehousing and maybe 10% for office. We have shown 92 spaces in pavement. Parking spaces on the pavement on the plan and we've added another 34 in the back that are land banked which we feel would most likely give us plenty of parking for this. Again, both buildings will be served by sewer and water that is along Liebich Lane already. There's a hydrant in the southwest corner, that maps north is up so it'd be the southwest corner of the bottom corner. Stormwater would be treated on site just like the last layout which is highlighted here on the plan as well on the front and on the side there, and finally there's still 2 driveways accessing the two buildings so each site user could access their building more conveniently, and that's pretty much it.

**Marcel Nadeau:** Any questions by the Board?

**John Higgins:** You say the stormwater's gonna be handled on site, but it's gotta go somewhere.

**Brian Rangone:** I believe, and I'm new to the Rolling Hills PDD, but I believe it has to be treated on site for green and then if necessary, there's an overall stormwater area in the middle of the PDD site that was agreed upon, if we need that, but ya know, again, this was just a conceptual grading plan and if it's enough area to do it all then that's what we will do.

**John Higgins:** Well, way back when at the beginning of this PDD, when might be from Clough was reviewing all this, they were dumping all the stormwater in the back, in the middle of the site.

**Brian Rangone:** Correct.

**John Higgins:** And at that time, they said as more buildings got added, they were gonna come up with a more finalized stormwater plan. So, I don't know if this is a point where our Town Engineer can at least take a look at the complete site stormwater because obviously there was some major problems with runoff onto the Styles that was addressed back then, but now you're adding more to that same stormwater area. I just don't want to see us

creating more of a problem back there. I know that there's a lot of land back there but there's also a lot of land that's a lot higher than where this is dumping into.

**Mike Ziobrowski:** So, I guess...you don't know of these storm retention basins that are here for a hundred year storm?

**Brian Ragone:** They have not been sized, again, like the last plan that was just up here, they're just conceptual of, obviously, we have to go through the detailed plans yet and nobody's authorized us to do that yet because we wanted to get a little bit further than where we are tonight.

**Tom Koval:** How far away from the UPS or RGH building is this? Across the street?

**Paul Marlow:** It's past Danforth?

**Brian Ragone:** Yeah.

**Tom Koval :** Because there's a huge retention area alongside that and behind it that I've never seen water in. Never seen water in there.

**John Higgins:** Because you haven't been there at the right times.

**Tom Koval:** Boy, I spent a year of my life working there.

**Marcel Nadeau:** There's water there.

**John Higgins:** There's major problems where...

**Tom Koval:** Really, that's sand up in there isn't it?

**John Higgins:** It dumps down into Mike Stiles pond in there and they had...

**Marcel Nadeau:** That was an issue for years.

**Paul Marlow:** That was back towards the RGH building and, knock on wood...

**John Higgins:** It's been working lately, yes. I agree.

**Paul Marlow:** (not audible)

**John Higgins:** Right, but all I'm saying is the Danforth and architectural, that all dumps in that back area and eventually it works its way around. All I'm saying is we just don't want to keep dumping it until the point where then all of the sudden there's no place to send it.

**Marcel Nadeau:** So this moves the building further west from that intersection?

**Brian Rangone:** Yes, basically Danforth is on the other side of that.

**Marcel Nadeau:** Any other questions?

**Tom Werner:** Yeah, I think we need to look at traffic.

**Brian Ragone:** Yes.

**Tom Werner:** Because this sight will be generating significant, we're slowly marching with this site the USPS site, another proposal down closer that, at the number there for what happens to the operation at Route 9 and Liebich.

**Brian Ragone:** We're gonna go ahead with the traffic study if we move forward with the next step.

**Marcel Nadeau:** Lyn did we have a square footage for the to let us know if we need to put a light there.

**Lyn Murphy:** You don't want to schedule a Public Hearing but you definitely want to refer it to the agency so he can get further along.

**Brian Ragone:** Yeah, we were hoping we could submit it to the Town for a detailed engineering.

**Marcel Nadeau:** Does anybody recall if we had triggered square footage in that area that would...

**John Higgins:** I don't think it was the square footage, are you talking about the traffic light at Liebich and Route 9? I don't think it was ever square footage, I think it was of volume, because I was on that original Sysco committee and they talked about the light.

**Brian Rangone:** Eventually, there's gonna have to be a light.

**John Higgins:** Yeah, eventually, but I think it was of volume. It wasn't square footage.

**Brian Rangone:** Right.

**Tom Koval:** I still don't see a lot of stacking there though. I mean as busy as that road is, you go by there, there's never a line of cars waiting to get in or out of there.

**John Higgins:** At certain times, at certain times.

**Marcel Nadeau:** Any other questions?

**John Higgins:** That's when the huge traffic is from the exercise, you don't go there anymore?

**Lyn Murphy:** Not since COVID.

**John Higgins:** Oh. Ok.

**Brian Ragone:** Thank you.



*Gridworks Office/Warehouse – Minor Subdivision & Site Plan*

***TABLED & REFERRED TO AGENCIES. Board received a presentation on a revised request to construct two warehouse/office/flex space buildings totaling 60,000 SF and subdivide 6 ac. from an existing 95 ac. parcel. Board tabled the item and referred it to several agencies and the Town Engineer for review.***

**Marcel Nadeau:** Rise. Is anyone here from Rise? I guess they'll come to the next meeting.

**Tom Koval:** I'll make a motion to adjourn.

**John Higgins:** I'll second it.

**Marcel Nadeau:** I have a motion and a second, all those in favor aye? (All were in favor) Opposed? (None were opposed) Motion carried.