

Town of Halfmoon Planning Board
January 22, 2024

Those present at the January 22, 2024, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval- absent
Rich Berkowitz
Thomas Werner
Charlie Lucia
Laurie Barton

Planning Board Alternates:

Alison Pingelski-absent
Joe Landy

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 Engineers:

Joel Bianchi

The Chairman opened The Planning Board Meeting at 7:00 pm

Don Roberts: Good evening, I would like to call the Planning Board meeting to order please. Have the Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve the minutes.

Marcel Nadeau: Second.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried. Before we begin tonight at our most recent Town Board meeting the Town Board appointed Laurie Barton as a permanent Planning Board member and Joe Landy as our new alternate, so congratulations and welcome to both of you.

New Business:

Hickok Garage Expansion, 12 Firehouse Rd – Site Plan (23.171)

Paul Hickok: Good evening, everyone Paul Hickok, I was here a few months ago and talked about this when we had to go before the Zoning Board, and we followed through on that and we got approval from the Zoning Board on the zoning thing so we should be okay on all of that part of it. What we really wanted to do is it ended up being more of a project than we thought, we were in desperate need of a new roof over there, we had a flat roof on, if you're not familiar with it, it's a terrible thing to have a flat roof so we decided to put a hip roof on there and in the meantime we thought we'd put a six foot addition on there so we had a little bit more room and a little waiting area for customers, and it ended up being more of a process than we thought but that's where we stand now, where we were talking about that six foot addition on the front of the thing. And you know basic building contours are going to stay the same except it's just going to be six feet longer. You know they've got all these computers and stuff now that they use and they could use a little bit more space, it's not really expanding the business any, it's only a six foot addition and the waiting room is kind of you know people come now if they've got to get an inspection or something they're either standing in the garage or whatever so we made that little waiting room there so it would be a little bit more comfortable for the people, you know for the customers.

Don Roberts: Questions by the Board?

Marcel Nadeau: I make a motion to approve the application.

Rich Berkowitz: I second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, good luck.

Paul Hickok: Thank you.

Hickok Garage Expansion – Site Plan

APPROVED. Board approved the proposed expansion of the existing garage at 12 Firehouse Road.

Marcus Blaque Boutique, 230 Grooms Rd – Change of Use/Tenant (24.011)

Marcus Blaque: Good evening,

Don Roberts: Are you Marcus?

Marcus Blaque: That would be me yes, and it's Blaque by the way, it's French.

Don Roberts: Oh, I'm French I should have known that, okay I'm sorry go ahead.

Marcus Blaque: No, that's okay, I'm not, I mean just change of tenant, change of business.

Don Roberts: The same use?

Marcus Blaque: Same use, I operate six women's stores from Virginia and men's stores from Virginia all the way up New York so

Don Roberts: Oh wow.

Marcus Blaque: Currently in Troy, Latham, Virginia and another one in Latham as well this and hopefully if approved Halfmoon.

1/22/24

Don Roberts: So, you're not new at this.

Marcus Blaque: 41 years

Don Roberts: Well welcome

Marcus Blaque: Thank you.

Don Roberts: Any questions by the Board?

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

Laurie Barton: Second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, now if you want a sign you've got to put a sign application in.

Marcus Blaque: Yea, Rays Signs, they are out of Schenectady they're responsible for all of my signage and he is going to do the permitting process.

Don Roberts: And then either you or they have to appear back before us when that comes, and do me a favor?

Marcus Blaque: Yes Sir?

Don Roberts: Advertising your in the Town of Halfmoon

Marcus Blaque: Okay, I'm sorry?

Don Roberts: For advertising purposes, you're in the Town of Halfmoon.

Marcus Blaque: Gotcha

Don Roberts: Right

Marcus Blaque: Absolutely.

Don Roberts: Great, okay thank you very much, good luck.

Marcus Blaque: Alright, thanks

Marcus Blaque Boutique – Change of Use/Tenant

APPROVED. Board approved a woman's clothing boutique in the existing building at 230 Grooms Road.

Lock One Marina, 461 Hudson River Rd – Minor Subdivision (lot line adjustment) (24.001)

Brian Holbritter: Good evening, ladies, and gentlemen my name is Brian Holbritter licensed land surveyor. My client is Larry Ascensi who owns, with his brother Lock One Marina and Shipyard down on Hudson River Road and he is looking to purchase that area of land from his neighbor Shannon Fitzgerald which he has used for many, many years to store boats on there is actually a beautiful vinyl fence along that southerly yellow highlighted area and so we're proposing to move the property line from where it is on the north side of that yellow highlighted area to the southerly side.

Don Roberts: And you're aware this has to be denied right?

Brian Holbritter: I am.

Don Roberts: Because it's making a nonconforming use, or not conforming.

Brian Holbritter: Yes

Don Roberts: We have no choice, okay.

Rich Berkowitz: I make a motion to deny this due to zoning purposes.

Marcel Nadeau: I second it.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried.

Brian Holbritter: Okay thank you very much.

Lock One Marina– Minor Subdivision (lot line adjustment)

DENIED. Board denied an application for a lot-line adjustment as it would create a non-conforming lot.

Cropsey Subdivision, 46 Hayner Rd – Minor Subdivision (24.010)

Fred Metzger: Good evening, Fred Metzger Plan Surveyor here this evening for Mr. & Mrs. Cropsey regarding the 2 Lot subdivision located at 46 Hayner Road. I'm actually here for the two grandsons, Mathew, and Tyler. It's the grandfather's house and land they are looking to subdivide it in two pieces, one with the existing structures and then the vacant lot, that will be behind the other two up in the front there, they're shown on the map. For Tyler, Mathew will be buying or purchasing the existing. The remaining lands and the existing structures and Tyler will be purchasing lot 2 and putting a single-family home on it. We've got the frontage up there, it's a 50-foot-wide strip that goes up to the road but what he is also looking to do is that this being lot 2 to go to Tyler this is his mom's house and driveway up in the front, what he is looking to do is generate an easement across her existing driveway to tie into that. There is a little water course, a kind of seasonal water course that kind of seasonal water course that runs through here, so it kind of drops down and then back up so to actually access through here, it could be done but then a culvert would have to be brought in, some substantial amount of fill, so you figure to facilitate using and getting up to the top portion of it he would just obtain an easement from his mother that lives here to access to the rear of the lot and basically up where the house would be. A lot less disturbance going on. The existing house has a septic and well on it. The new proposed one will have Town water and septic system and again I believe there is a gas line and or a waterline that feeds the mother's current house that runs through that easement in the back, that they're going to relocate to the front. Original reason being because the water was on that dead end street, Allen Drive, so she had tied in at that point but then recently the water was extended down Hayner Road so, I believe they put a tap in for her out in the front so they're going to tap her in on the front so that way they'll disconnect the one in the rear. Again, all the, both lots meet the existing zoning and that's pretty much it.

Don Roberts: Okay questions by the Board?

Rich Berkowitz: I make a motion to have a public hearing on February 12th.

Marcel Nadeau: I have a question.

Rich Berkowitz: Oh, I'm sorry.

Marcel Nadeau: Question for Lyn do you have to blanket the easement?

Lyn Murphy: Typically, no, they won't be able to get a C/O unless the easement is complete and filed with us.

Fred Metzger: Yea, I was going to have it drafted with the deed, so when they actually prepare the deed, so that it goes with the deed, and I can provide a copy?

Lyn Murphy: Yes, that's what we need.

Fred Metzger: Okay, perfect.

Rich Berkowitz: Okay, I make a motion to set a public hearing on February 12th.

Charlie Lucia: Ill second it.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you February 12th.

Fred Metzger: Thank you, is that still 7 O'clock?

Don Roberts: Yes, 7 o'clock

Fred Metzger: Thank you.

Cropsey Subdivision– Minor Subdivision

PUBLIC HEARING SET. Board set a Public Hearing for February 12, 2024 for a two lot residential Minor Subdivision.

Old Business:

J. Dunn Office/Warehouse, 518 Hudson River Rd – Site Plan & Special Use (23.165 & 23.170)

J. Dunn Storage, Hudson River Rd (SBL 286.-1-63) – Site Plan & Special Use (24.000 & 24.005)

Brett Steinburg: Good evening, my name is Brett Steinburg. I'm the engineer for the applicant J. Dunn Group with me is Clay Slaughter, I'm not going to invite him up to the microphone it might be painful for him.

Don Roberts: Why not?

Brett Steinburg: I'm actually going to say he had a grizzly hunting accident; it makes it sound a little better than what it actually was but he's a little incapacitated this evening. We were here what was it December or November, I think it was November to review the special use permit and proposed addition, our office addition to this parcel. Their proposal is to remove the existing barn and silo, construct an office with a small, paved parking lot in front, the discussion at the time in the meeting was that the parking wasn't sufficient. We had done it based on an industrial calculate the industrial use and not the office use so it really, they're doing it based upon their demand so what we're showing is a parking lot of 11 banked stalls adjacent to the building, that brings it up to code if that were to need to be constructed. They really don't need that much parking area, if you're familiar with this site there is a large gravel laid out area in the back here where a lot of times the people working the maintenance shop will park their vehicle back by the existing steel building. They're also proposing a second steel building in the rear of the lot adjacent to that. The new office will be connected to Town water, a new septic system will be constructed, we're limited on space which we can construct it. outside of the down gradient from the building and outside of the 100-year flood plain which does dissect the front portion of the property, so we've got it shown just to the left of the driveway as you pull in. It will be a small system office space as in office uses, don't generate a lot of affluent but it will be an engineered system based on the soils on the site. The second part of this application, J Dunn has purchased the property to the north. The property to the north has historically been used for material storage, material processing, for c & d and you know wood, wood chips, that type of stuff. There are actually existing stockpiles on the site. They are not proposing any changes to the site, however they need to update a

special use permit in their name to continue doing that on the site for what it's been used for, but they are not proposing to change the operations at all on that site. Not proposing any improvements or just continuing the operations for material storage in that location of the site. We did go through MJ's comments and hopefully satisfactorily addressed Joel's comments with regard to the plan and the design. We did meet with Joel and Rich at one point in December to review some of the comments and go over some things so we're here this evening hoping to move forward with the application.

Don Roberts: Then you, now you mentioned material storage on that new site.

Brett Steinburg: Yes

Don Roberts: What kind of material storage are you talking?

Brett Steinburg: It's

Don Roberts: What's your name sir?

Clay Slaughter: It's Clay Slaughter with J Dunn Group

Don Roberts: Okay

Clay Slaughter: It's mainly clean fill material and wood material, so there is no c & d on the site just to clarify Brett.

Don Roberts: Okay there won't be.

Clay Slaughter: No, no it's not a dump site.

Don Roberts: I was worried about that.

Clay Slaughter: Correct it's concrete and topsoil.

Rich Berkowitz: How long is it stored there, forever or?

Clay Slaughter: No, typically it takes, I would say about 4 to 6 months. So, what it does it stockpiles up over the year of use and then we process it at the end of every year and kind of clean the site up.

Don Roberts: And you keep it as slightly as you can?

Clay Slaughter: Of course, and we plan on keeping the trees, there is a wet area with trees so it kind of keeps the place hidden, we're not going to clean shave it and have it all visible from the road. We are not looking at clearing any trees at all.

Don Roberts: Good thank you any other questions by the Board?

Rich Berkowitz: I make a motion to have a public hearing on February 26th for both projects.

Marcel Nadeau: I second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you February 26th alright.

Brett Steinburg: Thank you very much.

Don Roberts: You're welcome, take care.

J. Dunn Office/Warehouse – Site Plan & Special Use

J. Dunn Storage – Site Plan & Special Use

PUBLIC HEARING SET. *Board set a combined Public Hearing for February 26, 2024, for a request to construct an office building, warehouse and outside storage area at 518 Hudson River Road and the adjacent parcel.*

Laurie Barton: Motion to adjourn.

Marcel Nadeau: I second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, thank you, good night, be safe.