

1/28/19

**MINUTES MEETING
Town of Halfmoon Planning Board
January 28, 2019**

Those present at the January 28, 2019 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

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:

John Wasielewski
Jeremy Connors

Town Engineer / CHA:

Joe Romano

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

Mike Ziobrowski made a motion to Approve the January 14, 2018 Planning Board Minutes. John Higgins seconded Minutes Approved.

Marcel Nadeau abstained from the minutes vote.

Due to technical errors, the minutes of this meeting were unable to be recorded; these minutes are summary minutes prepared by staff to the best of their recollection

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Public Hearing:

18.206/18.207 Upper Newtown Road Subdivision, 275 Upper Newtown Road-Minor Subdivision & Special Use Permit

Mike Bianchino: Presented the application for a proposed four lot subdivision off Upper Newtown Road. The applicant is seeking approval to subdivide the existing parcel into four new lots. The lot as it sits is a 5.41 acre lot with frontage on Upper Newtown Road and Route 146; as part of the proposal they wish to subdivide it into four lots, being Lot 1: 0.59 ac (existing home); Lot 2: 0.85 ac (flag lot); Lot 3: 1.08 ac (flag lot); Lot 4: 2.98 ac. As part of the proposal, lots 1-3 will contain a single-family home each and all accessed by a common driveway. Lot 4, with frontage on Rt. 146, will likely be utilized for commercial development to be proposed at a later time.

Kevin VanChance, 268 Upper Newtown Road: Discussed the possibility of him and his brother next door (272 Upper Newtown Road) being able to tie into the sewer line the applicant would be extending for this property.

Mike Bianchino: Noted that they would be happy to work with the residents to establish a connection once they have figured out with SCSD#1 the preferred path of the new line. He stated there are two potential routes for bringing sewer to their project, one of which would be preferred and which would better enable them to connect. However, this route not only relies on SCSD#1 approval, but approval by the Sheldon Hills HOA.

John VanChance, 272 Upper Newtown Road: Asked if the applicant would be putting in laterals on the sewer line to allow them to tie in.

Mike Bianchino: Stated they would work with them to figure out those details and would have to talk to SCSD#1 on how they wished to handle the lateral installs.

The Board asked the applicant to work with the residents to help connect their existing homes to the new sewer line once they have worked with the SCSD#1 to establish the location of the line.

The Board entered into the record a letter from Kevin VanChance regarding a potential sewer connection.

The Board closed the Public Hearing at 7:10pm.

Mike Ziobrowski made a Motion to declare a Negative Declaration Pursuant to SEQR. John Higgins seconded. Motion Carried.

Mike Ziobrowski made a Motion to Approve the Minor Subdivision Application. Marcel Nadeau seconded. Motion Carried.

Mike Ziobrowski made a Motion to Approve the Special Use Permit Application. Marcel Nadeau seconded. Motion Carried.

Upper Newtown Road Subdivision - Minor Subdivision & Special Use Permit

APPROVED. Board held a Public Hearing and approved the application for a four lot subdivision located at 275 Upper Newtown Road.

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18.198 Auto Zone Minor Subdivision, 1701 Rt. 9 – Minor Subdivision

Jeff Williams: presented the Minor Subdivision application. The applicant is seeking approval to subdivide the Autozone parcel from the existing Shops of Halfmoon parcel. As part of the proposal, they wish to subdivide approximately 1.34 acres from the existing 5.32 acre parcel; the proposed lot will conform with all C-1 area requirements.

The Board raised concerns regarding cross easements for parking and requested that the applicant provide the necessary easement paperwork for the Autozone and previously-approved Snyder's subdivision prior to taking action on the current subdivision application. No one from the public chose to speak on the application. The Board adjourned the Public Hearing until the applicant provided the proper easement paperwork to the Town.

New Business:**19.004 FedEx Sign, Walmart, 1549 Route 9 – Sign**

Ron Levesque: presented the sign application. The applicant is seeking approval to construct a new sign for the recently approved Fedex tenant at the Walmart store located at 1549 Route 9. In March 2018, the Planning Board granted Walmart approval for approximately 707 SF of total signage following ZBA approval for up to 786 SF of signage at the site. The new sign will be a 20'x 11' = 18.3 SF, wall-mounted, internally lit and will bring the site total signage to 725.3 SF, under the maximum approved by the ZBA.

Marcel Nadeau made a Motion to Approve the Sign Application. John Higgins seconded. Motion Carried.

FedEx Sign (Walmart), 1549 Route 9 – Sign

APPROVED. Board approved a new Fedex wall-mounted sign to be located on the front of the existing Walmart store.

19.001 Adirondack Basement Systems, 4 Jones Road- Change of Use/Tenant

Kevin Koval: presented the Change of Use/Tenant application. The applicant is seeking approval to occupy the basement of their existing facility at 4 Jones Road. They currently utilize the basement as warehouse/storage but have since moved their production off site and would like to utilize the 838 SF basement for additional office space and a conference room. At this time they are utilizing the enclosed "back porch" for a conference room and office space but wish to move to the basement to maximize use of the facility. They do not plan on hiring any additional employees. Due to the fact that there is no proposed increase in employees, staff do not anticipate any parking issues.

Marcel Nadeau made a Motion to Approve the Change of Tenant/Use Application. John Higgins seconded. Motion Carried.

Adirondack Basement Systems, 4 Jones Road – Change of Use/Tenant

APPROVED. Board approved a Change of Use/Tenant request to allow the existing tenant to expand office operations to the basement at 4 Jones Road, formerly used as storage.

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18.199 Advanced Battery Services, 12 Firehouse Road- Change of Use/Tenant

John Higgins recused himself from the application.

Thomas Lee: presented the Change of Use/Tenant application. The applicant is seeking approval to occupy the vacant building in the rear of the lot at 12 Firehouse Road. The site as it sits is a pre-existing/non-conforming site and based on research conducted by the Planning Department, Town records show that this site has been an automotive repair shop since the 1950's. In 2017, Halfmoon Autocare was approved to operate out of both buildings as a repair business in the same capacity as the prior-approved tenant, Precision Auto Repair in 2013. The current applicant wishes to utilize the rear building for a battery repair service. The company has two full time employees with hours of operation being Monday-Friday 9am-1pm and will offer services such as scheduled maintenance for batteries and charges; cell replacement for motive power & stationary; and installation/removal of batteries. The site has been traditionally used for an auto repair business since its construction.

Board discussed the use and its consistency with the pre-existing nature of the use of the site, indicating that the proposed use is similar and less intense than prior uses.

Marcel Nadeau made a Motion to Approve the Change of Tenant/Use Application. Mike Ziobrowski seconded. Motion Carried.

Advanced Battery Services, 12 Firehouse Road – Change of Use/Tenant

APPROVED. Board approved a Change of Use/Tenant request to operate a battery repair shop out of the rear building at 12 Firehouse Road.

Old Business:**17.194 Route 9 Self-Storage, 1751 Route 9 Rear- Site Plan**

Jason Dell: presented the Site Plan application. At the last meeting on 5/29/18 the Board approved the site plan. Since that time, the applicant has been working to obtain the grading easements from the neighboring property owners, as required as a condition of Board approval. At this time, the applicant has not received the easements and would like to move forward with the project while these negotiations continue. Therefore, the applicant has revised their plans to eliminate the need for easements on some of the adjacent properties. The revised plan seeks to reduce the building square footage and a shift in building location to the west in order to reduce the amount of offsite grading. The 2018 approval included: Building 1= 29,050 SF and Building 2= 27,900 SF. The revised plan reduces the square footage as follows: Building 1= 20,915 SF and Building 2= 19,755 SF and reduced the unit count from 99 units to 70 units.

Route 9 Self-Storage, 1751 Route 9 Rear - Site Plan

TABLED/REFERRED. The Board received a presentation for a revision to the previously approved self-storage site plan at 1751 Route 9 and referred the application to the necessary agencies.

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18.150/18.151 Parker Subdivision (Duplexes), 291 Grooms Road- Minor Subdivision & Special Use Permit

Duane Rabideau: presented the Minor Subdivision & Special Use Permit. The applicant is before the Board seeking approval to subdivide the existing 5.69 acre parcel into four, duplex lots. The current lot is a flag lot on Grooms Road with an existing duplex. They now wish to subdivide the lot and add three new flag lots for the purpose of constructing three additional duplexes. The three flag lots will share a common drive with access via Popular Drive and will be constructed with water and sewer. All proposed lots meet the minimum requirements for duplex, flag lots.

The Board expressed concerns with the long driveways not having sufficient turn arounds to allow fire trucks to get in and out of the site; the applicant agreed to revise the plan to accommodate the Board's concerns.

Mike Ziobrowski made a motion to set a Public Hearing for the February 25, 2019 meeting. John Higgins seconded. Motion Carried.

*Parker Subdivision (Duplexes), 291 Grooms Road - Minor Subdivision & Special Use Permit
PUBLIC HEARING SET. Board received a presentation and set a Public Hearing for a four lot subdivision and proposed duplexes at 291 Grooms Road.*

Mike Ziobrowski made a motion to adjourn the meeting. Seconded by John Higgins. Motion Carried.

Meeting Adjourned at 7:30 pm.