

1/9/2023

**MINUTES MEETING
Town of Halfmoon Planning Board
January 9, 2023**

Those present at the January 9, 2023, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Chuck Lucia

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- absent

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

Don Roberts: Good evening, welcome to the Town of Halfmoon Planning Board Happy New Year everybody, I mentioned it in the pre-meeting but everyone wasn't here so a little housekeeping Charlie Lucia is now a permanent member of our Planning Board and Alison Pingelski is now our new alternate, we would like to welcome them both and we look forward to working with both of you so welcome. Have the Board members have you had a chance to review the minutes from the last meeting?

1/9/2023

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

Mike Ziobrowski: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried

Public Hearing(s):

Lot 52/95 Seashore Way (Hank's Hollow) – Minor Subdivision/Lot Line Adj. (22.175)

Don Roberts: Would anyone like the notice read? (No comments) go ahead Sir.

Pat Jarosz: My name is Pat Jarosz of VanGuilder Associates. To recap tonight Im here on behalf of Bruce Tanski regarding a lot line adjustment between Lot 52 Seashore Way and Lot B Hanks Hollow Subdivision. We are proposing a minor 5-foot lot line adjustment added to the northern property line of lot 52 for a total of 875 sq. ft. swapped between both lots. Now both lots are vacant and zoned agricultural-residential. Lot 52 Seashore is 13,125 sq. ft. before the adjustment and 14,000 sq. ft. after. Lot B is 5.25 acres before and 5.23 after, thank you.

Don Roberts: Thank you, at this time we will open up the public hearing would anyone in the room wish to speak? (No comments) anyone online wish to speak? (No comments) okay since no one wishes to speak we will close the public hearing, comments from the Board.

Rich Berkowitz: I make a motion to have a negative declaration for SEQR

Marcel Nadeau: Second it

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried

Rich Berkowitz: I make a motion to approve the minor subdivision

Marcel Nadeau: I second it.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried

Pat Jarosz: Thank you.

Lot 52/95 Seashore Way (Hank's Hollow) – Minor Subdivision/Lot Line Adj.

APPROVED. Board held a Public Hearing and approved the Minor Subdivision (Lot-Line Adjustment) between Lot 52/95 Seashore Way and Lot B.

Milczarek Subdivision, 12 English Road – Minor Subdivision (22.186)

Gavin Vuillaume: Good evening, everyone Gavin Vuillaume with Environmental Design, representing John Milczarek. The project here is to subdivide a 63-acre parcel of land into three parcels. The parcels are somewhat already kind of separated by the road and the Zim Smith Trail. The first lot on top, Lot 1 would be sold to the Town of Clifton Park as

1/9/2023

parkland, the one in the middle would be just a vacant lot for future construction and the most southerly lot has the existing residence and would remain as is.

Don Roberts: That's it?

Gavin Vuillaume: Yes

Don Roberts: At this time, we will open the public hearing would anyone in the room wish to speak? (No comments) would anyone online wish to speak, still no one there? (No comments) okay we will close the public hearing, comments by the Board members?

Rich Berkowitz: I make a motion to have a negative declaration to SEQR

Tom Werner: Ill second it.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried

Rich Berkowitz: Ill make a motion to approve the minor subdivision and special use permit

Tom Werner: ill second it.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried

Gavin Vuillaume: Thank you.

Don Roberts: You're welcome

Milczarek Subdivision– Minor Subdivision

APPROVED. Board held a Public Hearing and approved the three lot Minor Subdivision at 12 English Road.

New Business:

413 Route 146 Office Building, 413 Rt. 146 – Site Plan (Renewal) (22.196)

Jason Dell: Good evening my name is Jason Dell, Engineer with Lansing Engineering here on behalf of the applicant Mr. Scott Earl for the 413 Route 146 Office Building Site Plan. We're here this evening to request an extension of that approval. If you recall this project site encompasses about .79 acres and is located at 413 Route 146 and the project includes the construction of a new 15,000 sq ft office building immediately to the west of where his office building is currently and what was recently constructed a few years back. The site plan remains unchanged from what was previously approved, and we are here seeking the extension.

Don Roberts: As the applicant said this is just a re-approval of something we already approved, questions by the Board?

Marcel Nadeau: I will make a motion to issue the re-approval

1/9/2023

Rich Berkowitz: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Jason Dell: Thank you.

413 Route 146 Office Building– Site Plan (Renewal)

APPROVED. Board renewed the Site Plan approval for a 15,000 SF office building at 413 Route 146.

Gateway Services, 11A Solar Dr. – Change of Use/Tenant (22.194)

Don Roberts: Let's have your names and what you want to do please

Misty Sirch: Thank you very much for allowing us to be here tonight, my name is Misty Search Im with Gateway services.

Charlie Pederick: Hello Im Charlie Padrick and Im with Gateway Services as well.

Misty Sirch: We are seeking a change of use for 11 A Solar Drive. Its 11,850 sq ft. We are a pet cremation and after care services.

Don Roberts: How many employees?

Misty Sirch: We will have somewhere around 15 employees.

Don Roberts: How is the parking there? Alright?

Richard Harris: Yes, I mean they've got spots in the back that they can put employees, but they've got about 15 or more in the front, you can see here. Are the 15 that are there all there at the same time?

Misty Sirch No, they are not correct.

Richard Harris: I mean currently the former tenants had parked things in the back here and here, I doubt you will use up all of those spaces on a continuous basis.

Misty Sirch: Correct, 98 % of our business is from Veterinarians so we have very few walk-in customers at all.

Rich Berkowitz: Owners aren't picking up the remains?

Misty Sirch: No, they go back to the veterinary clinics

Don Roberts: Now for instance, say my pet passed away, I can directly bring that to you or how is that?

Misty Sirch: You can, the majority of the people do not, however the majority of them have the euthanasia services at the veterinary clinic and then we go out and we pick them up and we bring them back to our facility, but we do, say your pet passes away and your daughter is out of town and she wants to say goodbye to fluffy and they can come to our

1/9/2023

facility and we actually offer viewing services there, again very, very small percentage of what we do. The other thing that we do that I think is incredibly special is canine services for the police departments if one of their canines happen to pass away they will do a procession in clearwater we actually have helicopters fly over, the whole bit its really, really cool but that's again once in a blue moon something like that happens but there is the opportunity for someone to come in and say goodbye to their pet onsite.

Don Roberts: I noticed there is no sign application

Misty Sirch: We're going to have very little signage, again the majority of our business is not walk in, at some point in time we will probably come back and ask for a sign like on the door but its not we don't need a Las Vegas type waving cowboy we're just looking for something small at the facility.

Rich Berkowitz: There is no show room for urns, or anything is there?

Misty Sirch: There is we will have a small area up in front, our office is going to be about 2000 sq ft, 2500 sq ft so the reception area where someone will meet you if you should happen to come in and there will be some of our items represented. We do additional things such as paw prints, we do necklaces so a pawprint of your dog's paw, we do clippings and things like that but it's mostly there for that one or two percent that want to stop by it gives it more of a warm feeling. I don't know if any of you were able to see the videos that we sent of some of our locations in Las Vegas but it's much different than I think a lot of people will conjure up in their minds, it's a very warm welcoming place.

Don Roberts: Any other questions by the Board?

Tom Werner: Yes, what regulations come to bear regarding any emissions?

Misty Sirch: Ill let Charlie speak to that, that's his area specialty

Charlie Pederick: We are monitored by the Federal Clean Air Act, the state of New York's Department of Environmental Quality, we'll be required to get an air permit and that air permit will set guidelines that we must follow based on the number of pounds the amount of natural gas that we utilize through out the year and depending on what that would be it depends what requirements were bestowed upon us. Typically, we have to have emissions tests, source tests and just to give you an idea of the emissions themselves. Usually, the requirements for a pet crematory are well below what like most cities require from their tenants and stuff like that we have capacity readers on our machines, they monitor 0 to 5 % anything that is above 0% it will set an alarm, so we are monitored, we stick to it, we renew them, and we are tested and monitored frequently.

Tom Werner: Are there any odors involved?

Charlie Pederick No Sir there are no odors, no vibrations, there is no sounds, nobody will know what we do there at that site

Tom Werner: Because there are residential units nearby.

Charlie Pederick: Yes Sir, they will have no idea what we do, they will never notice us. The machines that we're putting in are two brand new state of the art units, cremation is not like it used to be back in the 70's and 80's actually, more people are cremated now than buried.

1/9/2023

Marcel Nadeau: How often during the day is this a one- or two-hour process or all day long or what the cremation?

Charlie Pederick An actual cremation itself?

Marcel Nadeau: Yea

Charlie Pederick So it's based on the weight of the actual pet so to be honest, if you had a pet that was one to twenty pounds it will take about a half hour or less and then it goes up so the machines themselves, we are going to put in a six-changer machine. Each pet would actually be by itself in that chamber

Marcel Nadeau: So, does, will that take place all day long or just a couple of hours a day?

Charlie Pederick Yes Sir anywhere from 10 to 12 hours usually is about our business hours.

Misty Sirch: I did include in the packet the air permit that was submitted for west Seneca, and I think it was 60 some pages long so that probably gives you a very good feeling for the regulations and what we're held to and another thing I think that is important to mention to the Board, many of our locations, so we have 200 locations in the United States this isn't like a one off we are the largest pet crematory and after care service in the United States. Many of our locations are multi tenant buildings. So, we just have a demising wall separating us from our neighbors. We don't get complains so there is no smell there is no odor, there is no emissions that cause any kind of concern, again someone that is literally 10 feet away from where we are operating our machines.

Mike Ziobrowski: Is there any residual waste associated with this?

Charlie Pederick So we offer two types of cremation, a private cremation is where your pet would be cremated alone and your cremains would be returned to you, then there is what's called a communal cremation and that's for pets whose family either one can't afford it where they just choose to not have the remains returned to them so those remains, we have a lot of options. We have a couple of cemeteries across the US, we have one in West Chester, or we have one in, a couple in Pennsylvania, a couple in Ohio, we have one in West Seneca, either we will spread the cremains on the property of our cemetery or we also do a burial at sea, where we are actually rebuilding reefs in quite a few states right now in the ocean to give back to that, so we do a lot of that but it doesn't end up in say the local landfill or anything like that.

Mike Ziobrowski: Thank you.

Rich Berkowitz: Will you take contracts from a local Humane Society?

Charlie Pederick Im not sure what our operations team would do, but if we, I personally say I don't like working with no kill shelters, but that's up to the operations team. We typically, throughout the entire US we have different contracts, we have deer contracts maybe in like Missouri, we have, there is different things every State has its niche, something that happens that's different than another State, we have marina's and stuff down in Miami so I mean there are different things that we support, I mean we obviously don't want these animals to end up somewhere they shouldn't as long as they are taken care of properly we do what is required.

Rich Berkowitz: In other words, you have to meet State regulations no matter what your capacity is?

1/9/2023

Charlie Pederick Yes, absolutely

Misty Sirch: And we have no hazardous materials onsite at all, we don't dispose of anything on the site so there won't be like cremains scattered around the property or anything like that.

Don Roberts: Anyone else?

Rich Berkowitz: I make a motion to approve contingent on meeting all of the required NYS permits.

Mike Ziobrowski: Second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, good luck.

Misty Sirch: Thank you very much.

Gateway Services – Change of Use/Tenant

APPROVED. Board approved the use of vacant space at 11A Solar Drive for a pet cremation and aftercare services facility with a condition requiring the applicant to obtain required State permits.

Old Business:

Rollin' Smoke BBQ, 1613 Rt. 9 – Site Plan Amendment (22.191)

Rob Carmel: Rob Carmel with Rollin Smoke, we were here last month for the approval of the car port on the north end of our relocation, and we are just waiting for County approval

Richard Harris: Yup we've got County approval, he's been very cautious about moving along and respecting the fact that the timing of all of the meetings, so we appreciate that.

Don Roberts: Yea that's good thank you.

Rob Carmel: I appreciate you guys working with us.

Richard Harris: We all want to go there

Rob Carmel: We're hoping two weeks from tomorrow.

Don Roberts: Any questions by the Board?

Rich Berkowitz: I make a motion to approve the site plan amendment and the sign

Tom Werner: Ill second it.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried and you will advertise in Halfmoon right?

1/9/2023

Rob Carmel: 100 percent.

Don Roberts: Thank you very much

Rollin' Smoke BBQ– Site Plan Amendment

APPROVED. Board approved the site plan to allow the installation of a covered smoker at 1613 Route 9.

Betts Farm PDD, Betts Lane-Amendment to Final Site Plan (22.152)

Gavin Vuillaume: Gavin Vuillaume again with Environmental Design representing Abele Builders. I think we were last in front of the Board back in October where we presented a change to the phasing for the project, what was originally known as phase five is going to be phase two. It includes a cull- de -sac highlighted here in yellow, we had to make a couple of revisions that came to our attention when we presented the plans that we had over 30 lots on the cull - de -sac so we've kind of modified that now, we've put some of the lots out closer toward the intersection, the reason for that once you get over the 30 lots your required to put in an automated fire sprinklers and that wasn't something that the applicant really wanted to do for this project, so we've made a slight modification to some of the lot arrangement and really just here for final site plan.

Don Roberts: Joel your all set with this right? No problems?

Lyn Murphy: And nothing in these changes would affect the SEQR determination previously made, correct?

Joel Bianchi: Correct?

Rich Berkowitz: Motion to approve the amended subdivision plans

Mike Ziobrowski: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried

Gavin Vuillaume: Okay thank you.

Betts Farm PDD, Betts Lane-Amendment to Final Site Plan

APPROVED. Board approved the final plan for Phase II of Betts Farm.

Don Roberts: Anyone else?

Mike Ziobrowski: I make a motion to adjourn the meeting

Charlie Lucia: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried