

3/13/23

**MINUTES MEETING
Town of Halfmoon Planning Board
March 13, 2023**

Those present at the March 13, 2023, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Alison Pingelski
Laurie Barton

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, have the Board members had a chance to review the minutes from the last meeting?

Mike Ziobrowski: I make a motion to approve the minutes.

Rich Berkowitz: I'll second

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

Public Hearing(s):

Lands of Green & Lands of Tasso Lot Line Adjustment, 22 & 26 Fellows Rd – Minor Subdivision (23.025)

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

Pat Jarosz: Hi, my name is Pat Jarosz of Van Guilder Associates. I'm here tonight on behalf of the applicant for the public hearing for the proposed lot line adjustment between lots 26 & 22 Fellows Road. From lot 26 lands of Green 5,105 sq. ft. is to be annexed to lot 22, lands of Tasso on Fellows Road. Both lots are residential and are zoned R-1 and both lots are served with public water and private septic, thank you.

Don Roberts: That's it?

Pat Jarosz: That's it, thank you.

Don Roberts: Okay at this time we will open the public hearing, would anyone in the room wish to speak? (No comments) Once again, anyone in the room wish to speak? (No comments) Would anyone online wish to speak? (No comments) Would anyone online wish to speak about the public hearing about the Lands of Green and Tasso? (No comments) Seeing no one wishes to speak we will close the public hearing, comments by the Board members?

Rich Berkowitz: I make a motion for a negative declaration for SEQR.

Mike Ziobrowski: I second

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.

Mike Ziobrowski: I second.

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

Pat Jarosz: Thank you.

Lands of Green & Lands of Tasso Lot Line Adjustment – Minor Subdivision

APPROVED. A Public Hearing was held and the Board approved a lot line adjustment request between two adjacent parcels.

Fronczek Subdivision, 66 Ushers Rd – Minor Subdivision (23.036)

Alison Pingelski recused herself.

Mike Kilmer: Hi, my name is Mike Kilmer, I am representing Stanley Fronczek, and William Coreno is also here. Stanley is selling the property you can see behind the railroad tracks to Willy Coreno, it shrinks his property to an about 4 acres and I think the sale is 14 something acres.

Don Roberts: And that's it?

Mike Kilmer: That's it.

Don Roberts: I'd like to open the public hearing, would anyone from the public wish to speak? (No comments) Anyone online wish to speak? (No comments) We will close the public hearing, comments by the Board members?

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

Mike Ziobrowski: I'll second

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.

Mike Ziobrowski: I second

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

Fronczek Subdivision – Minor Subdivision

APPROVED. A Public Hearing was held and the Board approved a two-lot subdivision and consolidation between two adjacent parcels.

New Business:

Nercessian Kettle Corn NYC Operation, 1659 Rt. 9 – Change of Use/Tenant (23.034)

Don Roberts: Come up and say your name and what you want to do please, it's very easy.

Carla DeRasmo: Hi, I'm Carla from Kettle Corn NYC, we are a mobile food truck operation, and maybe you've seen us outside here on Wednesdays at the Halfmoon Farmers Market. We have a couple locations right now, one in Troy, one in Guilderland, one in West Sand Lake and we are requesting permission to park our food truck at the Center for Security here on Route 9 on weekends.

Don Roberts: Okay, now from what time of the year are you planning on doing this?

Carla DeRasmo: So, we are a year-round operation, minus severe weather, so we are looking to put a footprint in the community here, so we go year-round. So we will be here as long as you guys accept us.

Don Roberts: This will only be on Saturday's?

Carla DeRasmo: So, I think for this spot we're looking at weekends right now because the parking is a little tight, so weekends I'm going to say yes, but we would like the opportunity if this spot works out to come more frequently, so possibly 2 days a week, maybe one day during the week, maybe one day on the weekend.

Don Roberts: One day during the week may be a problem because it's, I mean personally I think I was concerned at first, I went up there today and walked around the site, and there is more room than I thought there but it works better when the business is closed.

Carla DeRasmo: Absolutely, but when I mean one day during the week I think we would have to find a secondary location for that, so it would not be at the Center for Security when they are open during the week.

Lyn Murphy: You would have to come back to the Board if you found a second location.

Carla DeRasmo: Absolutely, so if we did that we would, so this is a trial run for us because this is a new spot. I believe that we are going to make it work because we are very good at kind of putting up signage and you know we would put up the station line for the customer line, so just to make it nice and organized. Safety is our number one priority anytime we set up a spot we don't want to impose on the traffic or bottle up any of the entrances so we are really strategic. We have a relationship with the Center for Security and we picked that location because we know them and because they have two access points, so we can get cars in and out. We are a small popcorn truck, we are not Walmart, so we are not going to have cars, and you know it's not going to be a hundred cars or fifty cars or twenty cars. A couple of cars in and out here and there you know, so I don't see it being a problem.

Don Roberts: So you are saying weekends, this could be Saturday and or Sunday right or one or the other?

Carla DeRasmo: Yes, it could be Saturday and Sunday, we would like the opportunity to do weekends at the Center for Security.

Don Roberts: Okay, I wanted to clarify that so there is no confusion here. Okay questions by the Board?

Marcel Nadeau: Do we have some confirmation from the Security Company?

Richard Harris: Yes, yup they signed the owners authorization, they also clarified what I found online, the first thing that popped up was on google, was they were open on Saturdays, that's why I asked you that question, and I thank you for clarifying that they were in fact closed on Saturday and Sunday.

Carla DeRasmo: Just another clarification if I may, so they have a substantial parking lot in the back and so we would put up signage, enter here for the first entrance and then exit here for the second entrance way just to give people a very clear understanding of where they need to go in and out of and also we are going to have a sign that would say parking in the rear.

Rich Berkowitz: Should we put a temporary date on it?

Richard Harris: I mean we have done that with some of similar type uses

Rich Berkowitz: Like with what?

Richard Harris: One year to see how it goes. I think that was recently with someone in Crescent Commons.

Don Roberts: Yea, we've done it before. We give you like a one year trial period, more or less to see how it works out.

Carla DeRasmo: Okay, I mean you know, and another, thank you, if we saw that this was any kind of safety issue we would not go back so I just, we would find another spot so.

Mike Ziobrowski: I think that you know just getting a better understanding as to what your signs would look like when they are in place, I mean so that there is a picture or a visual.

Carla DeRasmo: Sure if you just kind of envision an A-frame sign, no absolutely, so the common A-frame sign that you see at restaurants or like in front of a retail space. We would have those, a very clear just two words, Exit here, Enter here. They are really big.

Mike Ziobrowski: Okay.

Charlie Lucia: You have no intentions of tables or?

Carla DeRasmo: No tables, we don't really want people to stay, it's kind of like you get your popcorn you're going to decide what you want, because we have over 15 flavors and then they go home and eat so.

Rich Berkowitz: Do you have any balloons over the...

Carla DeRasmo: No balloons

Rich Berkowitz: Okay

Richard Harris: If you see the truck, it's its own advertisement, right?

Carla DeRasmo: Pretty much, yea.

Rich Berkowitz: Yea Ill make a motion to approve the change of use/tenant and signs approved by Planning Department

Don Roberts: Contingent on the signs

Rich Berkowitz: Contingent on the signs being approved by the Planning Department and a temporary for one year.

Mike Ziobrowski: I'll second.

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

Carla DeRasmo: Okay, thank you. Regarding the signs, we would send them to you in a pdf or?

Richard Harris: Yea just send them to me in email and we will take a look at them. We just want to make sure, we do have an ordinance about sandwich signs that they are allowed within a certain, we just want to make sure for safety reasons, and I know you have it as a concern too, but we will take a look at it based on what we've seen in Town, just to make sure. The location be careful blocking people, again if they are low and three foot or less, four foot or less that won't be a problem but, some people get out of hand with signs, and we worry about site distance right there particularly.

Carla DeRasmo: Okay, I could set them up and always take a picture, yup okay.

Richard Harris: Yup that sounds good.

Carla DeRasmo: Alright thank you

Nercessian Kettle Corn NYC Operation – Change of Use/Tenant

APPROVED. Board approved a food truck operation on weekends at 1659 Rt. 9, with conditions related to a one-year expiration and directional/informational signage.

Centrotherm Expansion, 428 Hudson River Rd – Change of Use/Tenant (23.037)

Thomas Kulton: Good evening my name is Thomas Kulton, here on behalf of Centrotherm. We currently have a location on 400 South Pearl Street, down in Albany, we are looking to relocate to a larger facility, and we've kind of outgrown the space we are in. We've identified the former Softex building on Hudson River Road as a good fit for us. We are a global manufacturer, a plastics manufacturer, located out of Brilon Germany. We have a manufacturing plant in Germany, one in Deusburgh Netherlands, and then this is the sole manufacturing facility in the US.

Don Roberts: And how many employees?

Thomas Kulton: Total we are about 20. We run three shifts of manufacturing, so we have about 20 on first shift, 10 on second and 10 on third. About 30 office personnel, the 30 office personnel are also located across the US, so we have about 14 regional sales managers that aren't typically in the office but could potentially be on a given day. On a normal day on our first shift you know we probably have about probably 15 – 18 office people in house including engineers, production managers, and then we have the manufacturing personnel as well.

Don Roberts: Questions by the Board.

Alison Pingelski: What is the size of the office space that you have?

Thomas Kulton: The current office space I think is 6,600 sq. ft. We will be looking to expand that potentially a little bit, but at this point there is no firm plans with any of that.

Rich Berkowitz: Are there any odors associated with the thermos-forming?

Thomas Kulton: Are there any odors? No there are not, nope, no we don't require an air permit you know we don't you know emit anything outside the facility its all self contained.

Don Roberts: Anyone else?

Mike Ziobrowski: As far as like any fluid that might be a residual of their production, wastewater or anything going into the waste drain to be of concern?

Thomas Kulton: No, basically we do have a cooling unit. The cooling unit recycles water, but it's self-contained so it cools and we just re-circulate the same water through it. The plastic we have, any scrap we generate is recyclable and we work with external companies to recycle what we have. The only other waste we produce is cardboard, and that's recyclable as well, we bring the material in either as a finished good, so we import some goods from overseas that are already formed or we bring it in as a raw granule, like a pellet, we melt it run it through an extruder, we form typically vent links is what we form, and then any of our material can be re-ground so we have an outside recycler that does the regrind for us.

3/13/23

Don Roberts: You have plenty of parking there?

Thomas Kulton: Yes we do we have the front, what would be the south side of the building and then around what would be the west side of the building there is a parking area as well yep.

Richard Harris: What is the max people that you think will be there on the biggest shift?

Thomas Kulton: I'd say you know it, absence of like some special event, you know some team building activity or something like that, my guess would probably be like 45 – 50 and it the A shift would be our most busy shift. You know and with remote working now a days that can overflow a little bit, but I would say over that.

Charlie Lucia: You talk about a process of self grinding and that is all self contained so you know there is not a lot of dust?

Thomas Kulton: Correct, yea we actually don't grind any of it in house so we send it out as a formed unit and it gets ground externally at a recycler.

Marcel Nadeau: So how much parking is there?

Richard Harris: they could easily

Marcel Nadeau: It shows 26 in the notes?

Alison Pingelski: You said 45 – 50 people

Richard Harris: On the shift.

Thomas Kulton: Well I think 26 is on the south side of the building where the trucks are, you see there at the bottom of the screen is basically the southside of the building and on the west side which would be around to the left corner that whole area is parking as well.

Richard Harris: I think I wrote that as the shift, but I did not realize 40 -50 were going to be on their max shift.

Lyn Murphy: But there is parking for....

Richard Harris: There is parking for well over 100 cars, I would say probably in the range of 130-150 parking spaces.

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

Mike Ziobrowski: I'll second.

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

Thomas Kulton: Thank you.

Don Roberts: You're welcome.

Centrotherm Expansion, 428 Hudson River Rd – Change of Use/Tenant (23.037)

APPROVED. Board approved the request to utilize the existing building for a light manufacturing business (extrusion and injection molding) with associated office and warehouse uses.

US Budokai Karate, 215 Guideboard Road (Country Dollar Plaza) – Change of Use/Tenant (23.042)

Susan Worzack: Good evening, everybody, Hi Im Susan Warzak one of the owners of US Budokai Karate. We've been in that location for over 30 years, we have a tremendous student base there and have had the opportunity to look at expanding into our neighboring space which sadly has been left vacant by the passing of Ronald Varro. It's an additional 1, 2009 sq. ft. that we'd like to add to our existing 4,400 sq. ft.. We did an anticipation of this application, meet with Code Enforcement and draw out the one concern that the adjacent space did not have a rear exit, we are addressing that concern by, we are going to open the wall so that both of the back of that location and at the front of that location will be able to move easily into our existing space where we do have an accessible rear exit to accommodate any concerns for safety, we do have a lot of kids in our programs, to be able to get the kids in and out safely in the event of any kind of a problem. Most of our business is at the opposite times of the day from our neighbors. We see this more of expanding more of what we are currently doing in our business, we don't foresee you know any big jump in our census overnight. We do birthday parties, this will give us a designated party room and to spread out a little bit more during our most busy class times.

Don Roberts: Okay, thank you, questions by the Board?

Mike Ziobrowski: I would like to make a motion to approve the change of use/tenant

Rich Berkowitz: Ill second

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

Susan Worzack: Thank you

Don Roberts: You advertise Halfmoon in your advertising?

Susan Worzack: Yes

Don Roberts: Thank you

Susan Worzack: Thank you very much

US Budokai Karate (Country Dollar Plaza) – Change of Use/Tenant

APPROVED. Board approved the expansion of the existing martial arts tenant into the adjacent 1,275 SF space.

ACT Laboratories, 16 Corporate Dr – Change of Use/Tenant (23.046)

Ed Abele: Hi, I'm Ed Abele and Im with Dr. Bob Miller from ACT Labs. 16 Corporate Drive is a 9 Acre site and our business park, The Capital Region Business Park. So the space that ATC Labs is interested in leasing, we've signed a lease with them already, formerly was occupied by Acosta, which was a national

food broker, so Bob is going to talk about ACT Labs in case the Board has any questions, they do testing for the cannabis industry and at this point I'll introduce Bob.

Bob Miller: Thank you, Im Bob Miller Chief Scientific Officer for ACT Laboratories. ACT Laboratories today is in 5 states, and we employ about 150 people total. We have a facility currently in Ballston Spa and we've outgrown it, and what we do is we do testing for all adult and medical use cannabis products. It's a state requirement for any material that anybody consumes you have to have it tested by an independent laboratory and that's the work that we do and have been doing here in New York for about 4 years. We were the first approved laboratory in New York. Doing testing for the whole State but now as you probably know with adult use cannabis coming on there's many more laboratories coming into the business. But this is really to support our growth moving forth.

Richard Harris: I just want to clarify just because the material I received just said for medical marijuana use, is that because of the change in the laws and regulations?

Bob Miller: Correct

Richard Harris: You guys can just seamlessly do that also?

Bob Miller: Yes

Richard Harris: Okay, I just want to clarify that on the record.

Alison Pingelski: I have an actual question, in your write up it says that you're working closely with the State to ensure compliance, are you currently in compliance or are you remediating something?

Bob Miller: No, we are in compliance now

Lyn Murphy: One of the issues that a lot of these laboratories together with the people who are putting together the dispensaries are having is they haven't fully solidified what the rules are, so he is in compliance with what the rules are now, he writes it that way because next week when they have a meeting they may modify those rules a little bit, they just haven't formalized everything yet.

Bob Miller: It's evolving, so the business is evolving and as you know it was just recently approved for adult use at the end of last year, so it's very, very rapidly changing so we are in compliance with the regulations. I personally talked to State almost every day, to ensure that there is adequate supply of materials and testing to meet the criteria set forth by the State.

Don Roberts: You're hoping to have 26 full time employees eventually you said?

Bob Miller: Yes, eventually yes.

Mike Ziobrowski: Does your business require any scrubbers on the HVAC system or anything like that to prevent odors, you have no odors.

Bob Miller: It does not. Everything is bought, we deal with small quantities, when the analysis part is very, very small and they get volatilized very, very quickly and it's all done, nothing is so hot it gets, it comes out we don't have to have any kind of special scrubbers or any requirements like that.

Mike Ziobrowski: And would you be putting anything into the waste streams, sanitary anything?

Bob Miller: No, all the waste is very highly regulated so these materials for the most part taken, removed off site so there is very little that goes into any kind of normal waste, waste streams or anything else like that.

Rich Berkowitz: What are you testing for?

Bob Miller: Oh there is a whole series of things, so cannabinoids, we really test for what we call for potency, which is cannabinoids that the THC that you hear about, and whole series of contaminants so, metals, pesticides, micro-toxins, micro-biological contamination, its all of those things that we test for at the same time.

Rich Berkowitz: And are you testing for licensed growers, or is there out of State products coming in or...

Bob Miller: No, because it's not federally approved, we can only test for what is made in the State and what can be grown in the State, everything is very self contained in the State.

Rich Berkowitz: What kind of security do you need?

Bob Miller: So, we have cameras, we'll have limited access, we have to have 24 hour a day cameras. We'll have cameras both inside as well as outside, everything is key padded, there will be nondescript, we won't have any signage. It will be a very nondescript operation.

Rich Berkowitz: So, this is just for regulating growers, someone off of the street can't come in.

Bob Miller: Absolutely not, absolutely not.

Mike Ziobrowski: And nothing goes in grocery bags and throw it in like a common garbage can?

Bob Miller: No, it has to be destroyed, its eight not in any of the waste related to that, now obviously waste from a normal office building obviously we would generate that type of waste but the actual products themselves have to be inactivated or destroyed or trucked offsite.

Marcel Nadeau: So what amount of quantity is actually stored at the site?

Bob Miller: Right now it's in the order we test about 50 to 60 samples a week, today we expect to go up to 2 or 3 hundred, eventually as this business continues to grow

Marcel Nadeau: But what size is that?

Bob Miller: It's in the order of grams per sample, so at the end of the day we may have a kilo or so of materials at any one time, it also has to be removed after 30 days so it's constantly being cycled out.

Rich Berkowitz: Who is doing that cycling, is the growers bringing it to you or do you go to the growers and bring it back in?

Bob Miller: Great question, so it used to be that as of this moment it's a mixed bag. What will be happening in the next month is we'll be doing all of the pickups

Rich Berkowitz: Right now it's been delivered and now as the States changing the regulations it's now going to be that we are picking up the materials.

Marcel Nadeau: So, what type of security do you have as you're picking up, bringing it to the Town?

Bob Miller: Bringing?

Marcel Nadeau: To the facility?

Bob Miller: So we have to have a licensed, they have to be licensed by the, everybody that works in the location has to be licensed by the State, background check, any kind of backgrounds related to that. The drivers also have to go through a different security to be able to do that, and there's, we literally have to reconcile by the one gummy or one gram material. So we have to capture exactly how much we get and we have to verify when its received its exactly the same amount, if its not we stop, that's never happened before, but we have those types of controls and then we have to take it all away from the time of receipt, all the way through testing which will use up some of those materials to then destruction, that all has to be reconciled by the State, that also has to be reconciled and is inspected by the State.

Marcel Nadeau: So are you talking like a pick up truck load or a trailer truck load?

Bob Miller: No, no, no so we have cars, a standard car, we here in NY we use because of the weather we'll use, tend to use more all terrain, no cars or trucks or things like that four-wheel drive, but it's a routine, it's a car, and there's nothing on the car, so there's no signage there's nothing else and it has to be locked inside the truck or the car and the driver only can get stuff, put stuff in and someone has to take it out.

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

Mike Ziobrowski: Ill second

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

Bob Miller: Thank you very much

Don Roberts: Your welcome, good luck

ACT Laboratories – Change of Use/Tenant

APPROVED. Board approved the use of 7,358 SF in the existing building for a testing laboratory.

Phantom Fireworks Tent, 1525 Route 9 – Change of Use/Tenant & Sign (23.040 & 23.041)

Vincent Zabo: I'm Vincent Zabo, I'm the State Manager for Phantom Fireworks. What we propose is the same as we did two years ago, putting up a tent and a storage unit at 1525 the Halfmoon Plaza and operate between June 20th and July 4th.

Don Roberts: Questions by the Board?

Rich Berkowitz: Do you want to July 5th just to clear everything out or do you clear everything out before then?

3/13/23

Vincent Zabo: July 5th is always an open date, we haven't done it in 4 years though?

Richard Harris: When you pack up and leave?

Vincent Zabo: We start packing up right after we shut down, we are out of there by the 12th at the latest

Rich Berkowitz: Yea that's what I mean, so you need approval until July 12th?

Richard Harris: Not to sell, just to clean up.

Rich Berkowitz: Just to cover yourselves.

Vincent Zabo: Yea

Rich Berkowitz: I make approval for the change of use tenant and sign from June 10, to July 12th.

Alison Pingelski: I second.

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

Vincent Zabo: Thank you

Don Roberts: You're welcome.

Phantom Fireworks Tent– Change of Use/Tenant & Sign

APPROVED. Board approved the use of outdoor space for the temporary sale of legalized fireworks from June 10 – July 20, 2023.

New Virtual Medicine, PLLC, 3 Newcastle Rd – Home Occupation (Special Use Permit) (23.033)

Estrella Molina: Good evening, my name is Estrella Molina, I'm the office administrator. I hear to request an authorization for to do Tele-medicine. All our activities that go on online so do you have any questions, here is Dr. Urresta, he can answer any questions.

Don Roberts: Well there is some confusion do you live there full time?

Estrella Molina: No because I do have another house

Don Roberts: You what?

Estrella Molina: I have two houses, so I divided my time one house and then another house, this other house has more privacy, because in my other house there is a lot of people around, there are little dogs that yapping all of the time, so is best for patients privacy to be in a place where nobody be able to hear anything. That's our concern, privacy

Don Roberts: How many days are you there?

3/13/23

Estrella Molina: I usually there from Thursday, Friday, weekend, Monday and then go to my other house the other days.

Don Roberts: Lyn, do you want to clarify this?

Lyn Murphy: The concern that the Board has expressed is in order to be an in home occupation there has to be an occupation of the home and the business is incidental to that occupation, and there is some concern that, that might not be the case here. The procedure would be to go ahead with the public hearing and then make a determination after they hear from the public as it relates to that, but I do want to tell you that there is a legal concern, from my point, I'm the Town attorney that you're not fitting the actual definition. Great business, great business plan but maybe not for that residential spot.

Estrella Molina: Do you have any suggestions in which I can make changes so it can actually make sure that I don't disrupt any rules.

Lyn Murphy: Call Mr. Harris during the week during the day and he can go through that with you

Estrella Molina: Excellent, I appreciate it.

Richard Harris: I know we had a couple of emails back and forth and you responded, because the way our code reads, only one employee, maximum of one employee cannot reside in the home and based on your response you indicated that your secretary and P.A. do not reside in the home, so even if the Board determines your part time residency qualifies you would only be allowed a maximum of one non-resident to work there. You can maybe amend your application, that's what we could talk about, and that's in the code pure numbers of maximum 1. Just be aware of that.

Estrella Molina: Okay, I understand that. So, I am sorry, you are Mr. Harris?

Richard Harris: Yes, Im Rich

Estrella Molina: Nice to meet you

Richard Harris: Nice to meet you.

Estrella Molina: So I will be glad to give you a call so we can...

Richard Harris: Okay

Estrella Molina: Because we want to fulfill all the rules we don't want to leave out anything.

Richard Harris: Sure, okay

Marcel Nadeau: So, I just want to clarify, no one lives at the home itself?

Don Roberts: Full time, no one lives there full time, correct?

Marcel Nadeau: Correct?

Estrella Molina: Not full time, because I have another house, and I have my daughters.

3/13/23

Marcel Nadeau: No one lives there full time?

Estrella Molina: Not full time.

Don Roberts: So are we going to forego the public hearing for now, we're going to wait on this or what?

Richard Harris: That's your call

Don Roberts: Well if you want to move forward with this we can have a public hearing on April 10th that's 2 meetings from now, do you want to go forward?

Estrella Molina: April 10th, I think so yes

Don Roberts: Okay so you want to go forward with this?

Estrella Molina: Okay

Rich Berkowitz: Or would you like to talk to Rich about amending what you want to do?

Estrella Molina: Since I don't know many things so I would like to actually have a conversation so they can explain all of the things that I could make so I actually I just spending lot.

Rich Berkowitz: Cause there's an expense, if we schedule a public hearing there is an expense to you for sending out notices

Estrella Molina: Uh huh

Rich Berkowitz: So if we delay a public hearing until you could speak to Rich at the Planning Department you wouldn't have that expense.

Don Roberts: For your benefit I think we should hold off on the public hearing. We should just hold off until you speak to Rich, and we'll take it from there, okay, that's best for you.

Estrella Molina: Okay, okay I do appreciate it, thank you. Do you have any questions?

Richard Harris: Any other questions? (No comments) Okay so you can, I'm on the email chain with you we can talk tomorrow or

Rich Berkowitz: I just have one more question, are there any patients, any patients families that come to the home?

Estrella Molina: No not so far because there are changes in the rules. I received some information on March 8, in which there is no need for patients who have established to come to an in person office visit at all. So I didn't have this information the last time I sent an email to Mr. Harris, I received it 2 days later, so.

Richard Harris: It changed?

Estrella Molina: Yes, so here is something, I guess I can leave it with you.

3/13/23

Richard Harris: We should probably meet in person and discuss all of this, now your husband, does he reside there with you those 4 days?

Estrella Molina: Yes, yes

Richard Harris: I wasn't clear on your response, thank you.

Don Roberts: Okay so get together and try and figure this thing out okay, thank you.

Estrella Molina: Thank you so much.

Don Roberts: Yes, we tabled it.

New Virtual Medicine, PLLC – Home Occupation (Special Use Permit)

TABLED. Board received a presentation and tabled a request for a home-based medical office, pending revisions to the application.

All In Cuts Barbershop, 239A Grooms Road – Change of Use/Tenant (23.049)

Melissa Hull: Hello my name is Melissa Hull, I started a woman owned business All in Cuts Barbershop in Halfmoon in the early stages of the Pandemic. I recently moved to the location as Im discussing, downsizing from 6 chairs to 2. A smaller shop that reflects low traffic of my business which is centered on approximately 95% by appointments and a limited number of non-appointment walk ins and appointments are scheduled at 30 minute intervals. My business and professional reputation have been successful and of 189 posted reviews 185 are 5 stars. The tenants would like to see my shop close at 5 O'clock, which would be a significant financial hardship for me. However I would be agreeable to changing my hours to reflect some of their concern by limiting my closing hours to 5 O'clock Monday, Tuesday and 4'Oclock on Saturday, 6:30 Wednesday, Thursday, and Friday. While I open at 10 O'clock the earliest clients on an infrequent and isolated basis are no earlier than 9 O'clock as many of my clients are business men and other working individuals my lates clients have been in at 6:30 and out by 7. The tenant upstairs was also concerned about the parking, so I already had four signs made up for the Barber Shop parking lot. I have been a good business for the Halfmoon community, I was recently awarded the best Barber Shop in Daily Gazette, I support local fundraising efforts, Halloween activities, I donate candy and do the Trunk or Treat event with the Chambers of Commerce, a Toys for Tots drop off, a Salvation Army drop off and numerous other supportive opportunities for school and people in need. I work hard, I rely on cutting to pay for the food on my table and the roof over my head, as the guy above me thinks I'm being inconsiderate there is no loud music, no smell of any odors any type of smoking or vaping is outside the establishment and I hope you guys can see how much I care about my Barber Shop and I hope that you guys allow me to continue it, if you have any other concerns or questions?

Don Roberts: So from the description here your hours are going to be Monday, Wednesday, 10 am to 5 pm, Thursday and Friday 10 am to 6:30 pm and Saturdays 8 am to 4 pm.

Melissa Hull: Its 9 to 4, 9 O'clock, did I put 8?

Don Roberts: Yea, 9?

Melissa Hull: Yes 9 sorry

Don Roberts: 9 to 4 pm closed on Sundays and that's it?

Melissa Hull: Yes, that's it.

Don Roberts: Okay, questions by the Board.

Rich Berkowitz: This was a hair salon previously?

Melissa Hull: For 30 years

Melissa Hull: I wasn't aware of these hours he originally wanted me out by 3 O'clock, I paid a substantial amount for the salon and she never told me that I had to be in from 9 to 1 or I never would have done it. I did this to like make myself less stressed and lower the expenses. I just wasn't aware of all of this, so I tried my best to weigh it out with him upstairs but, I don't know.

Alison Pingelski: So are you both operating during those hours or do you have different hours between the two of you?

Melissa Hull: Right now, it's just me and there is one other girl I have not brought on because I don't want to bring someone on without knowing what is going on.

Don Roberts: So how many customers at one time are there?

Melissa Hull: One customer

Don Roberts: One customer at a time?

Melissa Hull: Yea, I do it at 30 minute intervals, I only like appointments, I take walk ins yes but I'm off the beaten path I'm not really getting walk ins.

Richard Harris: The other tenant is a resident there, just so you know he is not a business.

Marcel Nadeau: And that's the complaint?

Richard Harris: Yea that's where the complaint originated, yes correct.

Rich Berkowitz: There was always a hair salon there previously.

Richard Harris: With pretty much the same resident had been there for much of

Melissa Hull: He's been there 5 years

Don Roberts: It is zoned commercial.

Richard Harris: It is commercial correct. And it's historically been a mixture of residents and hair salon. I think most of the complaint, you can correct me if I'm wrong but I think you kind of said that the other business had been dwindling in hours for a while, very little business I think the complainant got used to that and now a new tenant is there that is got more business going on more hours. There were some things

3/13/23

that were more of a landlord tenant dispute here of noise during the day through the walls, you know not necessarily outside, the walls.

Melissa Hull: Also we are looking to get it insulated from my roof to like their basement, that's what I was looking into doing, I mean that's all basically. I mean they have a dog that they put back and forth, I'm trying to be very.

Marcel Nadeau: But this is a more intense business than the previous business?

Don Roberts: I guess they get more customers, more customers yes.

Melissa Hull: They actually were very busy, when I was in there, they had about 6 clients at a time, and they had them at the time so I am only having one client at a time. When I walked in there to buy it they had 6 ladies there, so I didn't think any of this would be an issue because I'm doing my clients one at a time.

Rich Berkowitz: How many chairs do you have?

Melissa Hull: I have only 2

Rich Berkowitz: Manicures, pedicures?

Melissa Hull: Nope, just a barber shop, just trying to cut the hair in I say about a half hour, you know men's cut it's pretty quick. I do hot shaves.

Alison Pingelski: So, the hours that you posted online say 10 to 7?

Melissa Hull: They'll all be changed, on my Booksy, if you actually look at my Booksy, there are all my hours on there. That's how they book on there, it did not change on Google because I did put a request out there. Because on booksy my hours are right here you could look. You could see it online on booksy. Monday, Tuesday, Wednesday, Thursday, I actually put Wednesday till 5 o'clock as well on my app right now, but it's on booksy where I book.

Alison Pingelski: And Rich are those signs approved or are these new signs? The Walk-in sign, the Barber Shop sign, that's in the pictures? The signs are these your signs?

Richard Harris: They are right on the doors, correct and the windows, the walk ins and the

Melissa Hull: Yea, I don't have any signs outside my

Richard Harris: She doesn't have like the name of her business sign

Alison Pingelski: So the flag sign that you have that says Barber Shop outside?

Melissa Hull: Oh, on the side, okay sorry that's in between. The landlord upstairs took it down though, not the landlord, the tenant upstairs took it down, am I not allowed to have a sign out there?

Richard Harris: Well so a couple of years ago the Town did an approval allowing, we call them banner signs, or feather banners, one per business, that's not in violation, we wouldn't consider the walk ins

3/13/23

requiring approval. It can be a little bit gray, but generally it's the name of the business that's going to go on the side of the building or a stand alone free standing

Melissa Hull: And the tenant took my other sign down too

Richard Harris: But you don't have an All in Cuts sign right?

Melissa Hull: No, its still the Hair Express sign up there, they have a Hair Express sign up there so if you guys do allow me to if I do change the name do I come in here get a plan pay the hundred to you guys that's fine, Im not changing anything until I get approved by you guys.

Richard Harris: Typically directional and the banner signs we, some would come here before so the Town adopted an amendment to the Town Code, to allow that type of feather banner, one per business.

Don Roberts: And how many parking spots around the property?

Melissa Hull: There is 8 and I told them they could, they told me that I could have 4 and they could have 4, I just agreed to that because whatever they are comfortable with I am willing to go with whatever I have to do, I got the signs made up that says Parking for Barber Shop Only, and there is 4 of them so they don't get upset that they are not in his.

Richard Harris: Was that discussed with the landlord at all about how that split was?

Melissa Hull: Nothing was, no.

Richard Harris: Some of these concerns while I understand she is before the Board because it's a business, some of the concerns, and even talking to the tenant that complained are really landlord issues and I did talk to the landlord about this, I mean you have 2 tenants, the business itself has been a hair salon for years, maybe your hours are expanding a little or your busier beyond the hours that the tenant was accustomed to, so I didn't know how to respond in terms of the topics with parking because I don't know what that person is entitled to, I believe 3 members of that family live there.

Don Roberts: Sounds fair going 4 and 4

Mike Ziobrowski: But you claim you don't allow smoking on the premises?

Melissa Hull: On the outside people can smoke outside that thing what am I supposed to do tell them not to smoke on the property like cigarettes and stuff.

Don Roberts: We don't get involved in that

Mike Ziobrowski: I'm just asking, I'm just asking.

Melissa Hull: No, I don't smoke cigarettes or anything, so I don't even go outside to smoke.

Mike Ziobrowski: It's a site plan approval and tenant.

Melissa Hull: Yea, but no I can't make sure that no one smokes, I don't go out there.

Rich Berkowitz: Has there been any disagreements outside of the establishment, or inside?

Melissa Hull: No, the tenant in the beginning I had people like painting and stuff so I don't know if that was an issue of the sound, because I'm not there I'm trying to get home at 7- 7:30 and he thought I was like sleeping there, I'm not there late hours, I'm trying to get home as soon as I have a last cut and I'm willing to change my hours even earlier. I think it was the noise in the beginning, the tenant didn't know that she was selling the shop, I think that he was very upset that he wasn't notified, but I didn't know any of this either, I had no clue what I was walking into.

Rich Berkowitz: So this is a legally zoned business that is?

Richard Harris: Correct

Rich Berkowitz: Okay

Richard Harris: If she just was the hair salon operating exactly the same, people buy businesses all of the time, it was the idea that the complaint appeared to be more of an intense use so, we felt it needed to come before the Board.

Marcel Nadeau: The issue almost seems to be between the tenants and the landlord.

Don Roberts: Which we are not getting involved in.

Richard Harris: But I think you discussing parking might give her some direction, and then we have direction to the tenant.

Marcel Nadeau: I approve the change of use

Alison Pingelski: I second it.

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

Melissa Hull: Thank you so much.

Richard Harris: Thank you.

All in Cuts Barbershop – Change of Use/Tenant

APPROVED. Board approved the use of approx. 1,624 SF of the existing 3,654 SF building for use as a hair salon.

Bridgewater Solar 2, Brookwood Rd/Hudson River Rd – Minor Subdivision (23.044)

Sean Ryan: Sean Ryan with Eden Renewables

Joe Dannible: Joe Dannible with EDP. This is just an adjustment to a previous subdivision that we had filed a couple of months ago. Don Boyajin just wanted the old flag lot there moved to the other side. The pink one is the old one, the yellow is the new he just wanted it on the other side. That's the only difference.

Don Roberts: Now you probably know we have to refer this to Saratoga County Planning Board

3/13/23

Joe Dannible: Public hearing too.

Don Roberts: We need a public hearing as well so we can't do nothing tonight.

Joe Dannible: Yup that's fine.

Richard Harris: You guys are okay doing it in April right, April 10th? That will give us time to talk to the County about possibly not making you wait until the end of April, through an MOU. Just the timing of their March meeting.

Joe Dannible: It doesn't line up?

Richard Harris: It already passed yea,

Joe Dannible: Oh, okay

Richard Harris: So, you won't have to wait for the end of April. I think if we schedule it for April 10th, I think the County would be willing to do it through an MOU outside of their meeting for review. If that happens, if they are not okay with that then for the public hearing you would have to come back the 27th.

Joe Dannible: Yup, that shouldn't be a problem.

Richard Harris: I know you guys spent a lot of time going through stuff, but you're okay now?

Joe Dannible: Yea, I think we will be fine for that.

Don Roberts: Any Board members have any questions before we set the public hearing.

Marcel Nadeau: I make a motion to set a public hearing, for April 10th

Rich Berkowitz: Ill second.

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

Joe Dannible: Thank you.

Bridgewater Solar 2– Minor Subdivision

PUBLIC HEARING SET. Board received a presentation and set a public hearing for a Minor Subdivision request (flag lot) for April 10, 2023.

Old Business:

Ians LLC (Sunoco), 1500 Route 9 – Amendment to Site Plan (23.032)

Ankit Sehgal: I'm here for Ians LLC for the Sunoco Gas Station which is from the 1500 Route 9. My name is Ankit Sehgal, I'm the owner of the 1500 Route 9 Sunoco Gas Station. We just want to add the racing fuel in our property so that's why we are here.

3/13/23

Rich Harris: Yea there was a site plan we saw last time, the County had no concerns.

Don Roberts: Yeah, no concerns.

Rich Harris: You guys tabled it because we had to send it to the County

Don Roberts: And that, that's all we were really waiting on so.

Rich Harris: Correct.

Don Roberts: Any other questions by the Board before we vote?

Mike Ziobrowski: I'd like to make a motion to approve the site plan.

Marcel Nadeau: I'll second.

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

Ankit Sehgal: Thanks so much.

Don Roberts: Last, but not least.

Ians LLC (Sunoco) – Amendment to Site Plan

APPROVED. Board approved the request to install a racing fuel sales/storage cage.

Crescent Commons PDD Phase 1, 1471-1473 & 1475 Rt. 9 – Site Plan (23.038)

Lyn Murphy recused herself.

Rich Harris: Can you just give me 30 seconds to get our Deputy Town Attorney on the phone. She's having a hard time getting in on TEAMS.

Don Roberts: Oh, Lyn, you gotta recuse. Yeah, Lyn's recusing herself.

Rich Harris: So, our.....is recused so I have Cathy, she has a conflict, but she's making herself available for this so let me just give her a call. I don't know why she can't get on. Nope. She's calling.....she just called me so she is, Cathy, are you there?

Cathy Drobny: Yes, I am.

Rich Harris: Ok. We have our Deputy Town Attorney in a case a question comes up that needs counsel.

Don Roberts: Go ahead Joe.

Joe Dannible: Ok. Good evening, Joe Dannible, Environmental Design. Here presenting Phase 1 or Phase 1 and Phase 1A of the Crescent Commons Redevelopment Plan. Phase 1A, if you will, will be the ATM that's being placed in the southwest corner of the parking lot in an existing island and then Phase 1B would be the overall redevelopments of the Crescent Commons Plaza.

Rich Harris: I just wanna, that that wasn't summarized in the topics. The part about 1A, so, and I know, I just heard about it the other day, so the proposed ATM which was discussed during the PDD Public Hearings and meetings and approvals is right up here, closer to Route 9. It's proposed there. The applicant would like to move forward with that review and with the Town Engineer's input on that rather than hold up any drive through ATM with the rest of the more intense engineer review and site plan review and comments. So, if you wanna view that as a 1A like Joe described. I didn't have a chance to brief them on that, and then the rest of it is kind of a one thing.

Don Roberts: Yep, and we're gonna have, refer this to Joel? Our Town Engineer and also Saratoga County Planning also.

Rich Harris: Joel, did you comment on the ATM at all so far? There's been one round of engineering review over the last couple of months. I don't know if it got to that.

Joel Bianchi: I believe when we did the last review, we had some items, they were very minor like directional signs.

Joe Dannible: Yeah. We provide the appropriate signage. We have staff backing for two maybe three cars can get in there with the size of them and they'll be a little bit of an overhang on the ATM to protect the driver's window and the person at the machine.

Don Roberts: Ok.

Rich Harris: So we'll refer it to Saratoga County. I assume you're gonna refer this to Saratoga County. It's required.

Don Roberts: Yeah, yes

Rich Harris: We'll describe that to them as kind of an A and a B

Don Roberts: Right, and Joel knows now so, not to sidetrack it, but go ahead. Get back under it.

Joe Dannible: Not a problem. It was a little bit of a lead change. We got to the point where, well we want to put the ATM and the rest, we know the rest of the project's got a lot more involved engineering aspects to it than, than the ATM and the ATM entity wants to move forward a little more swiftly than that. So, let's get to the real part of the project. We're looking at the redevelopment of the Crescent Commons Plaza. Phase 1B would be the redevelopment of Plaza in which we were converting the second story, which is currently, mostly they cater to completely vacated office space that is being converted to an apartment complex. But, we're adding a third story on the building for apartment uses as well. We're also adding a couple additions on the side of the building for stair towers, necessary for emergency egress to and from the building as well as a small addition out the rear of the building, say to the southeast, which will be the primary resident entrance to the facility. Overall, we're looking at 26 units being developed in this phase of the project, 35 garage spaces and 69 new surface spaces. We are extending the road, access road, and the residential access roads out to Plank Road. It's in accordance with the PDD and we're also placing the appropriate residents only, no commercial vehicles signs at either end of that access road that traverses from the rear of the building east to Plank Road. We have completed a full stormwater pollution prevention plan. That SWPPP takes into account all the impervious areas shown on the site. We've expanded the existing stormwater management area as well as added a few more to the site. We've completed a photometric distribution plan so that we're not spilling any light onto the adjacent properties. At this point in time, there's no change to the Fred the Butcher building or the Emma Jayne's restaurant, which are all part of this PDD and could be part of a future buildout. No changes to them at this point in time. Strictly the plaza, the parking and the connection to Plank Road. We are continuing with our connections in upgrades of the sewer associated discharging to Saratoga County Sewer District. We're also maintaining our existing connection to the Clifton Park Water Authority, sorry, wrong town. Halfmoon Water Department's water main's on the site. We have had the fire department on site.

They did actually take their aerial apparatus to the property, maneuver that fire truck around the site, raised the ladders, and assured they had appropriate safety, appropriate access to the building in the event they needed to get into it for an emergency. We are in receipt of an email from Tony the Fire Chief. He has provided that to Rich. That's been identified that there was no issues. We did add in a couple of striped parking spaces to the anticipated location of the fire suppression system store's connection so that they can get to that without any cars in their way. We did provide a new elevation. I think that might have been the first slide you have there Rich. Contrary to the elevation we provided throughout the PDD which was intended to be a four-story building. We are only going to a three-story buildings, a building and this is the modification of the Plaza which really will significantly change the appearance of that Plaza and significantly add an aesthetically appealing to the southern gateway of the Town of Halfmoon along Route 9. We would like to move forward with this project. We have started and gone through at least one round of technical comments with the Town Engineer ahead of this meeting. We know this project's been in front of this Board for multiple meetings over the past couple of years as we navigated through the PDD process. So, we're excited to bring it to conclusion and move forward with the project.

Don Roberts: Ok. Thank you. I think it's a wise choice going three-stories instead of four, I like that. Questions by the Board?

Alison Pingelski: I have a question. So, in the PDD it says 60 apartments, so, with the change from four floors to three floors, what does that do to the number of units?

Joe Dannible: We still have the ability to construct 60 units as part of the PDD. The PDD anticipated an addition off the rear of the building. We are not doing that at this point in time. That will come at a later phase of the project.

Alison Pingelski: So, with the 26 apartments that you're planning in the space, how does that break down?

Joe Dannible: As far as, per floor?

Alison Pingelski: So if the 60, it says 12 units, the second story office, 24 for the third and fourth floor and 24 for the additional building that you'd add on so how many, how are you getting to the 26 apartments that you're proposing?

Joe Dannible: So, we have, I don't have the exact architectural plans but I believe it is 12, or no 13 per floor. 13 on the second floor, 13 on the third floor. Which would get us to the 26.

Marcel Nadeau: Joe, I think at one of the previous meetings I brought up the idea of moving the entrance to egress as well further south because as we know, where that comes out right now is a confusing situation for people who are going east to Mechanicville and it just creates a lot of issues in that area and I thought that was a wise move to move it as far south as we could and it seems like you're just have parking area, a matter of swapping parking.

Joe Dannible: So, a couple of things. I remember those conversations

Marcel Nadeau: Because we know the traffic is an issue there.

Joe Dannible: Right. Traffic was something that was discussed, however, part of the traffic report that was done is that the entrance as its shown does operate at an appropriate level of service. Understanding your concerns and there was also comments about adding a second curb cut to Route 9. We did talk to a couple of Traffic Engineers who are very close with DOT, introducing a new curb cut onto Route 9 is something that they strongly advise we not approach DOT with. Curb cut management reducing the amount of curb cuts on the State highway is something that they continuously push for and always will push for. The conversation about moving the curb cut further to the south creates significant circulation issues within the property. We have a new restaurant, Emma Jayne's Restaurant, which is located on the

northern end of the property. Moving that curb cut further to the south introduces a much more circuitous route to get to that restaurant and certainly could provide difficult to maintaining the level of service of people coming in and out slowly. If you see some commercial businesses that have a circuitous route to get into them start failing in the future, and we certainly don't want to introduce that to the site. Secondly, we do have Fred the Butcher there that would also change that pattern. Move it further down into the site bringing all of the traffic down to the southern end of the site through past the building and through the ATM location and by the residential building. From a site standpoint, it is not desirable at all to move that curb cut further south on the property.

Marcel Nadeau: Well, what about a safety standpoint with the entrance? Wouldn't we be more concerned with the safety than the, ya know, the inconvenience of the site?

Joe Dannible: So, the safety factor I don't believe in the traffic report there was any significant concern related to accident levels at this intersection on the property, so, I don't believe that there is actually a safety concern at the existing curb cut. And again, that was a Traffic Report Engineer that was solicited by the Town.

Marcel Nadeau: Well, I'm familiar with that.

Rich Harris: I can get you, we can take a look at the plan and see the traffic study and see how they discuss that or past discussion. I remember the discussion at the meetings about that point you might have brought it up.

Marcel Nadeau: I did.

Rich Harris: I do recall though as Joe said that they didn't think there was much benefit to relocating it, but, I can get that exact wording, or from the minutes also.

Don Roberts: And Joel, you're gonna review this anyway Joel, so you can give your comments too. Ok Marcel?

Charlie Lucia: Yeah. Now, you have mentioned Fred the Butcher and Emma Jayne's, you had previously talked about expanding the buildings, right? That's not part of this.

Joe Dannible: That is not part of it at this time. There is still the potential to expand those uses just not part of this application now.

Rich Berkowitz: Is that part of the PDD or no?

Joe Dannible: Yes.

Rich Berkowitz: It is part. So, that can't happen in the future.

Joe Dannible: Correct.

Rich Harris: I do want to add though, the PDD had mentioned having a deck at Emma Jayne's. They came in before the PDD got approved and got site plan approval from you guys. Because the restaurant, so that's

Rick Berkowitz: The deck's there already.

Rich Harris: Yeah, so I mean that was part of the Emma Jayne expansion that was early part discussion of the PDD and they just decided to go ahead and do that separate so that one's okay, you remember that.

3/13/23

Joe Dannible: Yeah.

Joe Dannible: In general, the Fred the Butcher and Emma Jayne's Restaurant are all C1 compliant uses and through the PDD we just memorialized that they could expand to the appropriate square footage consistent with the C1 Zoning.

Rich Berkowitz: So, Emma Jayne's is already expanded to what they wanted to expand?

Rich Harris: Correct.

Rich Berkowitz: In fact, could possibly if you wanted to?

Joe Dannible: Correct.

Rich Berkowitz: And that doesn't impact the parking or anything?

Joe Dannible: No.

Don Roberts: Anyone else? No. Ok, so we'll refer it to the Town Engineer and Saratoga County Planning Board. We'll get back to you, alright?

Joe Dannible: Ok. Thank you.

Don Roberts: Ok. Thank you. Anyone else?

Crescent Commons PDD Phase 1 – Site Plan

TABLED. Board received a presentation on Phase 1A and 1B of the project, tabled the application and referred to certain agencies for further review.

Mike Ziobrowski: I make a motion to adjourn the meeting.

Rich Berkowitz: I'll second

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

Richard Harris: I do want to just mention I had texted Jason Dell the engineer for the One Four Six Marketplace, they plan to have the sign up by the end of the week. That was their plans. He got back to me just two minutes ago.