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**MINUTES MEETING
Town of Halfmoon Planning Board
May 11, 2020**

Those present at the May 11, 2020 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Charlie Lucia- absent
Brendan Nielsen

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

Don Roberts: Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the last meeting? Can I have a motion to approve please?

Mike Ziobrowski: I make a motion to approve.

Tom Koval: Ill second it.

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Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

Item(s) From Cancelled 3/23/2020 Meeting

20.026 **Bethon (Part 1) Rivercrest Estates, Guideboard Rd/ Clipper ship Lane – Minor Subdivision**

20.027 **Bethon (Part 2) Dahoda Subdivision, 126 Guideboard Road – Minor Subdivision**

Don Roberts: This was a victim of the meeting that was cancelled when the pandemic first broke out we set public hearings on these and they are back again to give us a little update and also we want to set a public hearing for the next meeting if possible, so Jason Bethon please go ahead.

Jason Bethon: Hey everybody so last week phase one was obtaining the small parcels around the Rivercrest HOA which we went through that whole procedure and gained all the necessary votes within the neighborhood to follow all of our bylaws and everything that was required of us in order for the HOA to actually legally be able to transfer the land to us, so we have accomplished that goal and then with that would allow Mr. Dahoda to subdivide the 126 Guideboard road property, giving us a little under .4 acres of the back part of that lot and then that would give us the required 20,000 sq. ft. for the buildable lot required by the Town, and with that transfer Dahoda would also be getting the small strip on the other side of the road to consolidate into his existing property and that leaves Rivercrest with they get to maintain the large portion of the entryway for aesthetics and property maintenance keeping everything that leased out all within their control.

Don Roberts: Okay very good if there are no comments or questions by the Board we can set a public hearing on both these items from this meeting.

Rich Berkowitz: I make a motion to set a public hearing on May 26th

Richard Harris: Don can we suggest it be held for the first meeting in June, just in order to ensure we get adequate notice out with the pandemic and everything there may be an opportunity to, this is just a guess on my part be able to have the public hearing in person possibly, that's just it gives us a couple more weeks to ensure we get notices out and possible if things start to loosen up to allow public participation.

Don Roberts: Good idea.

Rich Berkowitz: I'll make a motion for June 8th.

Mike Ziobrowski: Ill second

Don Roberts: All In favor for public hearings for these items on June 8th? Opposed? (None were opposed) Motion carried, see you on June 8th. Thank you Jason.

Jason Bethon: Thank you guys.

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***Bethon (Part 1)/Rivercrest Estates HOA- Minor Subdivision
PUBLIC HEARING SET. A joint Public Hearing with application #20.027 (below) was set for June 8, 2020.***

Bethon (Part 2)/Dahoda Subdivision – Minor Subdivision-PUBLIC HEARING SET. A joint Public Hearing with application #20.026 (above) was set for June 8, 2020

New Business:

20.037/ 20.042 Parker Duplex, 84 Fellows Road – Minor Subdivision & Special Use Permit

Alton Parker: Hi I'm Al Parker, it's a duplex from an existing lot there is a single family on it right now, and it's a shared driveway. The size of the parcel would end up being .957 and the other single family would be .7180. It's on Fellows the back part of it comes around 146, questions?

Don Roberts: This is the same area as the other duplexes right Alton?

Alton Parker: Yes sir.

Richard Harris: Don i just want to add this is Rich, this is a minor subdivision and a special use permit so we would do, if you were considering setting a public hearing it would be obviously a joint public hearing for both applications.

Don Roberts: Right correct yes, any questions by the Board?

Rich Berkowitz: I make a motion to set a public hearing for June 8th for special use permit and the subdivision.

Marcel Nadeau: Ill second that.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion carried, see you on June 8th. Thank you.

***Parker Duplex – Minor Subdivision & Special Use Permit
PUBLIC HEARING SET. Board received a presentation for a Minor Subdivision and Special Use Permit to subdivide the existing lot and construct a new duplex and set a Public Hearing for June 8, 2020***

20.044 457 Route 146 (parking expansion) – Site Plan

Tamara Sullivan: Capital Gate Insurance they are our new tenant at 457 route 146, they have requested 4 parking spots to be put in at the front of their building which is right off of the drive way that is shared with Jays Auto.

Don Roberts: Okay, any questions?

Paul Marlow: This needs County referral and the meeting is not until next week so tonight we may have to table it and then we will bring it back at the end of May and you can approve it at that time if you wish.

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Tamara Sullivan: Okay is there anything I need to do for the County referral or do you guys take care of that?

Paul Marlow: I handle everything I've already sent it to the county offices their meeting is not until next week so we have to wait until tats over.

Tamara Sullivan: Okay, alright so there is nothing more on my end to do until I hear back from you guys regarding that then correct?

Paul Marlow: Yea we take care of the County referral.

Tamara Sullivan: Okay, very good.

Don Roberts: Okay thanks Tamara, thanks Paul.

John Higgins: Hey Don, this is John Higgins I just want to make sure the applicant understands that parking area is parking and lawn is lawn it shouldn't be parking their cars in the middle of the lawn in front of the building I know they don't have a sign and that's probably why they were doing it but they had a truck all lettered up with the insurance companies name and everything else parked right in the middle of the lawn. I don't know if anyone else noticed that.

Don Roberts: Good point John but I think Tamara's gone but Paul can you follow up on that with Tamara?

Paul Marlow: Yea sure, Im sorry I was making notes what was that?

John Higgins: We approved the sign, they didn't have the sign up so they parked the car in the middle of the lawn right in front of the building with their name on it and it's not even a designated parking spot it was right in the middle of the lawn and I think you just need to make sure the applicant understands for both of these applications that they have to park in the designated parking areas not on the front lawn of the building

Paul Marlow: No problem I'll call Tamara tomorrow and let her know.

Rich Berkowitz: Is Jays going to be prohibited from parking in those spots also?

Paul Marlow: I would have to ask Tamara, I don't have an answer for you on that. I believe they are originally designated in their plan for Capital Gate Insurance but I can clarify that.

Tom Koval: So Jays, now Jays has, they've paved all their land-banked spots is that correct?

Paul Marlow: Yes.

Tom Koval: Okay

Don Roberts: Okay thank you John, thank you Paul

John Higgins: Hold on I thought Jays had some more land-banked spots on the lawn area?

Tom Koval: They paved that last week or so.

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John Higgins: Oh Im sorry I haven't been by there so I didn't know

Tom Koval: Yea they did have a truck parked on the lawn the other day but it was just a short period of time so I think they've paved all of it, I actually think it looked a lot cleaner since they've done some work over there so hopefully they will keep it up.

John Higgins: I have not been by it but I did happen to notice that the Capital Insurance did have the car parked in the middle of the lawn.

To Koval: Yea I think that just so they get their sign up but

John Higgins: Yea I'm sure it was but you know it just looked a little weird that's all

Marcel Nadeau: Okay so for both businesses we should not see any cars on the lawn correct?

Richard Harris: That's correct.

Joe Romano: Hello Don this is Joe Romano, I've just got one comment regarding handicapped parking

Don Roberts: Sure

Joe Romano: Based on the ADA guideline with 27 parking spaces they are technically supposed to have 2 handicapped parking spaces and in addition on this plan in the one space that is shown you know that they are not depicting the sign and the accessible aisle adjacent to the parking spots so I think that's just something we've got to work with them on to make sure that they are meeting the building code.

Don Roberts: Paul are you still here

Paul Marlow: Yea I'm still here, yea I heard that I'll have to bring that up to her.

Don Roberts: Okay good, thanks Joe, thanks Paul. We all set with that one for now I hope

457 Route 146 (Parking Expansion) – Site Plan

TABLED. The Board heard an application to expand the existing parking lot and tabled the project in order to wait for County Referral.

20.043 3 Halfmoon Crossing Blvd Project, 3 Halfmoon Crossing Blvd. – Site Plan

Paul Goldman: Todd's here and we have Chris Boyea, thank you members of the Planning Board. We have presented here a site plan for approval, we just want to kind of get the Boards feeling for what we're doing so just to give everyone a little bit of background, this is for 3 Halfmoon Crossing Blvd. It's the last vacant parcel in the development, which it contains 4.675 acres, it's between Berkshire Band and Red Robin okay. The applicant is proposing a 12,500 sq. ft. building for a specialty grocer and an area denoted as a future development area with a proposed building up to 21, 250 sq. ft. This was part of the King Planned Development District which in 1995 was finally ammended to limit the development to not more than 260,000 sq. ft. which is currently developed before this application, which contains only 195,679 sq. ft. with the approvals that we have on this proposed site plan will

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take us up to 229,429 or 88 percent of the permitted amount. So turning to the plan itself we are showing interior connectivity between Red Robin, Berkshire Bank, and Exit 9 Self Storage, so does everyone see that?

Marcel Nadeau: Yes

Paul Goldman: Okay , then in terms of a traffic study, we went and dug up our traffic study from the original approval we don't believe its warranted but it's obviously the prerogative of the Board I think that there is enough capacity on this road to handle it. We are showing for the 12,500 sq. ft. building parking of 102 parking spaces for a total if the future development areas built out of 222 sq. ft. The proposed building area in the future development area maybe one maybe two buildings we are not really sure. The proposed access drive aligns directly with the Home Depot the loading areas to the rear we are showing a pylon sign in the front which would be to the limit allowed for a parcel. We are showing some removal of some vegetative buffer in the back, I would note that the apartments are higher than the subject property. In terms of the hours of operation, in the application we has said you know 8 am to 9 pm but then that may switch a little bit to between 7 and 9 or 7 – 10 , 7 days a week with the peak periods 4 to 7 pm during the weekdays and 10 am and 3 pm on the weekends. In terms of SEQR we believe it's an unlisted action and we are looking for feedback from the Board to the plan on this thing. So any question from the Board or staff we are here to entertain them and do the best we can to answer them.

Don Roberts: Okay thank you Paul, first thing I see is I was out there and for the entire parcel as you stated it does back up to the residential apartments and even though there is some trees there now I would like to see additional screening put in there because you are going from a commercial to a residential area so maybe you can work with Joe Romano of Clough Harbor to get a good screening plan there alright.

Paul Goldman: Okay.

Marcel Nadeau: Don I think that is correct because I think you and I were on the committee to look at that when they started this site and they were concerned with the buffering in that area.

Don Roberts: Yes that always stuck in my mind you know, thank you Marcel, and Paul secondly are you at liberty to tell us who the tenant is going to be at this point or no?

Paul Goldman: Unfortunately I am subject to a strict confidentiality agreement which I cannot mention the tenants name.

Don Roberts: I understand I just thought you could give us a heads up, I understand that perfectly, any questions by the Board?

Marcel Nadeau: Yea I have a question on the entrance, what is the site distance, it looks like it is on a curve there, ad what is that site distance to the east?

Paul Goldman: I don't have the measurements in front of me but when we spoke to Chris Boyea, who is from Boehler Engineering, there is plenty of site distance but that is obviously something we can work out, I think it's, Chris do you want to jump in and say something if you know it, I know there is no vegetation there but being on a curve I just wondered how far you can see around that curve.

Chris Boyea: Yes, its Chris with Boehler Engineering, we will get to that information right now this is just a preliminary plan and we located the entrance at a location, that appeared to be adequate and there is a lot of site

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distance there and the speed limit is fairly slow so we should be able to work it there and I'll get you that information at the next submissions.

Marcel Nadeau: Thank you Chris.

John Higgins: Hey Don, John Higgins

Don Roberts: Yes John go ahead.

John Higgins: The entrance that they want to use is for Red Robin and you know the problems we are having with Hoffman Car Wash backing up all the way over to route 9 now, I'm just concerned that with more vehicles trying to get in through that intersection are we going to have an even worse condition backing up out onto route 9?

Don Roberts: Well good point but we are going to refer this to Joe Romano and Clough Harbor, Joe you can take a look at that please right?

Joe Romano: Yup I'll take a look at it.

Paul Goldman: The main entrance is going to be we think right across the Home Depot's so we are showing the interior connectivity just to take some of the main traffic off of the road

John Higgins: Okay, I want to be sure what you were considering the main entrance.

Tom Werner: Do you have an idea of the traffic volumes yet as far as your peak?

Paul Goldman: We don't really have any idea about the traffic volumes but we believe since we are under the approvals we can handle it.

Tom Werner: Well it will depend upon your tenants and they will have different traffic generators depending on the usage of the building so I would say until you know who the tenants are even for the future development area it will depend upon that.

Chris Boyea: One of the things that we need to consider here is that this is part of an overall shopping center that was previously approved so there are a lot of uses in the shopping center that are already established and so a grocer is no different than Target has a very, Target's grocery store is larger than this grocery store all together so it's just an added use in the overall shopping center.

Tom Koval: Some of these specialty grocery stores generate a larger amount of traffic than you could imagine. I'm looking at the size of this that directly correlates with the Trader Joe's down on Wolf road and if you've ever gone and tried to get into that Trader Joe's off of Wolf road it's a madhouse, it's hard getting in and out and because it's a smaller grocer people don't spend as much time in that store, so it generates a little higher volume than a regular grocery store, in my opinion. So we have to pay close attention to this traffic and I agree with John with the Hoffman's is already an issue there, there will be more traffic out I've been there several times during the day even when Red Robin is closed and people trying to get in and out of there it's difficult so I could see having that an in at that end to get into that site but having it as an exit that is going to be tough that is going to produce a lot more bottleneck right there at the Hoffman's intersection.

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Don Roberts: Thank you Tom, John so Joe you'll look at that right Joe?

Joe Romano: Yea we will take a look at the access both to the north and the south and then the location to the proposed curb cut to Halfmoon Crossing Blvd.

Don Roberts: Okay thank you, anyone else? Paul Im sure you weren't surprised by these comments right?

Paul Goldman: No I had the pleasure of appearing before you guys on another iteration of this site so thank you for your thoughtful comments.

Don Roberts: Okay, anyone else?

Richard Harris: Don , this is Rich we will send this to fire for input and it needs to go to County, we usually wait to send to County's usually until one round of reviews by Clough and the applicants engineer.

Don Roberts: Okay that sounds good thanks Rich

Marcel Nadeau: Don Im looking at the future development and we don't need to look at this now but would it be wise to put the entrance to that lot further west than in with this current proposal?

Marcel Nadeau: Let's wait and see what Joe says Marcel alright?

Marcel Nadeau: Alright. I know we are going to look at it in the future, we can look at it at that point.

Don Roberts: I've got confidence in Joe he's got a good handle on that stuff so he will lead us the right way. Okay anyone else? (No comments) Okay so we will refer it to the agencies, Saratoga County Planning, fire, Clough Harbor and our office will get back to you Paul when we have something going on alright?

Paul Goldman: Thank you very much.

Chris Boyea: Thank you everybody I appreciate it.

3 Halfmoon Crossing Blvd Project – Site Plan

TABLED. The Board heard a presentation for a new 12,500 SF specialty grocery store at and potential second phase (21,250 SF retail space) at 3 Halfmoon Crossing and referred the project to the necessary agencies for review.

Don Roberts: Your welcome, okay guys anyone got anything else to discuss? No okay.

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

John Higgins: Ill second it.

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