

Town of Halfmoon Planning Board

October 10, 2006 Minutes

Those present at the October 10, 2006 Planning Board meeting were:

Planning Board Members: Rich Berkowitz
Tom Ruchlicki
John Higgins
John Ouimet

Alternate

Planning Board Members: Bob Beck
Jerry Leonard

Senior Planner: Jeff Williams

Deputy Town Attorney: Bob Chauvin

CHA Representative: Mike Bianchino

Mr. Higgins sat in as Chairman in Mr. Watts' absence. Mr. Higgins opened the October 10, 2006 Planning Board Meeting at 7:00 pm. Mr. Higgins asked the Planning Board Members if they have reviewed the September 25, 2006 Planning Board Minutes. Mr. Ouimet made a motion to approve the September 25, 2006 Planning Board Minutes. Mr. Berkowitz seconded. Motion carried. Mr. Beck and Mr. Leonard sat in for Mr. Roberts and Mr. Nadeau in their absence.

Old Business:

05.115 OB Windsor Woods, Vosburgh Road – Major Subdivision
(formerly known as Ayva Acres)

Mr. Scott Lansing, of Lansing Engineer, stated the following: The applicant proposes to subdivide the 134-acre parcel into 22 single-family lots and 6 duplex lots. They have received a comment letter from CHA and have worked out these comments with Town Representatives and have submitted a comment response to CHA. Subsequent to this, we have received a letter from CHA stating that the comments have been addressed to date. Mr. Ouimet stated that one of CHA's comments asked that the no cut buffer be extended to lot #'s 23, 24 and 25. Mr. Lansing stated that they would extend the buffer as recommended in CHA's letter. Mr. Berkowitz made a motion to set a Public Hearing for the October 23, 2006 Planning Board Meeting. Mr. Ruchlicki seconded. Motion carried.

New Business:

06.219 NB Ambiance Systems, 1650 Route 9 – Sign

Mr. Mike Remillard, of Sign Perfect, is representing Ambiance Systems who wish to replace a freestanding sign located at 1650 Route 9. The new sign would be the same color as the existing sign. Mr. Higgins asked if the sign would be larger than the existing sign. *Mr. Remillard stated the following:* The proposed sign would be smaller than the existing sign. The signs dimensions would be 6 FT high by 4 FT wide. Mr. Higgins asked how the sign would be lit

and if the sign would have neon. Mr. Remillard stated the sign would be flood lit with no neon. *Mr. Higgins stated the following:* Exit Realty would need to come to the Planning Office to obtain a change of tenant application. Any approval granted by the Planning Board tonight would strictly be for the Ambiance Systems sign application and for a tenant space on the sign. Mr. Ouimet made a motion to approve the sign application for Ambiance Systems contingent upon sign is not located in the State right-of-way and that the exterior floodlights do not shine into the roadway. Mr. Ouimet further stated that this motion is limited to Ambiance Systems and the space for a second tenant. Mr. Leonard seconded. Motion carried.

06.220 NB Bast Hatfield Commercial Park, "Lot C" – Concept-Commercial Site Plan

Mr. Ed Esposito, of Monarch Design Group LLC, is representing Bast Hatfield for the commercial site plan application. *Mr. Esposito stated the following:* In the existing Bast Hatfield Commercial Park located on Vischer Ferry Road, Lot C is the second lot in from the main access drive and is adjacent to United Rental. The lot is 2.59-acres and the applicant proposes a 14,000 SF building for a regional office and receiving area for General Mechanical. The applicant informed the Board that there is a possibility of expanding the proposed building as part of Phase II of the project. There would be over 50% green space that would remain with total build out in the 2 phases. They would submit a grading plan to CHA that shows the grading along the creek for the creek's protection. At a later date they would submit design plans for future storm water management to CHA. The applicant is proposing a grading plan along the parking with a guardrail, green space and a block wall. This would be further explained in detailed plans. The applicant may want to add an addition in the future. The applicant feels that the parking has been addressed in Phase I and land banked parking for the future phase. They will be testing for the septic, storm water management and the water connection. A lighting plan has also been submitted. They are submitting plans to the Town Engineer. Mr. Berkowitz asked what was adjacent to Lot C. Mr. Esposito stated there is a creek to the rear of the site and United Rentals is on one side and a vacant lot on the other side. Mr. Berkowitz asked if there were any residences near the proposed commercial site plan. Mr. Esposito stated no. Mr. Ruchlicki asked the classification of the creek. Mr. Esposito stated he did not know the classification of the creek but they do have a storm water pollution prevention manual prepared by CT Male, which would be adhered to. Part of the next presentation they would submit storm water management to the DEC and the Town Engineer. Mr. Berkowitz asked if a tractor-trailer would be able to maneuver in the turn around. Mr. Pratico, of Bast Hatfield, stated yes as it was all designed during the Stenner Pump application. Mr. Higgins asked if there is potential of outside storage at the site. Mr. Esposito stated no, there would be no outside storage.

This item was tabled and referred to CHA.

06.221 NB St. Mary's Church, 86 Church Hill Road – Addition to Site Plan

Mr. Richard Lessard is representing St. Mary's Church for their addition to site plan application. *Mr. Lessard stated the following:* St. Mary's wishes to add approximately 10 to 11 parking spaces in the southwest corner to existing parking area. A few years ago one of the Town's Fire Chiefs expressed his concern over parking on both sides of the driveway on Palm Sunday, which could prevent passage of emergency vehicles to this site. As a result of this they did put up no-parking signs on one side of driveway. This application is an attempt to alleviate any overflow parking problems. Mr. Higgins stated that it is his understanding that they are not going to pave any additional parking areas but they would re-stripe the parking area. Mr.

Lessard stated they are planning to put down gravel and in the future they would asphalt the proposed additional parking area. Mr. Higgins asked Mr. Bianchino if the applicant would need to pave the area or is the gravel acceptable. Mr. Bianchino stated that with most assembly type uses like this, the Town would prefer paving especially when the applicant is going to stripe the parking area. Mr. Lessard stated that his home abuts St. Thomas Church on Grooms Road and he believes they had an overflow gravel area. Mr. Higgins asked if the proposed parking area would need to be built up or was it level. *Mr. Lessard stated the following:* There is a slight depression in this area but it would be cut to go down to sub grade and a sub base would be used. This area naturally drains. Mr. Higgins asked if the existing parking spaces were 10 FT x 20 FT or 9 FT x 18 FT. Mr. Lessard stated he did not know the exact sizes but he believes they are the smaller size spaces. Mr. Higgins asked if the original approval was for 9 FT x 18 FT parking spaces. Mr. Lessard stated he did not know when this parking area was installed and he did not know what size parking spaces were approved for this site. Mr. Chauvin stated that the Board would have Mr. Williams research past approvals for this site and at the same time Mr. Lessard could obtain information regarding what size they intend to make the proposed additional parking spaces. Mr. Lessard stated that there is space available for the 9 FT x 18 FT parking spaces for the proposed additional 10 to 11 parking spaces. Mr. Higgins stated that the Town requirement is 10 FT x 20 FT parking spaces except at the Boards discretion 9 FT x 18 FT are acceptable in areas for employee parking where the people are not moving their cars in and out all day long.

This item was tabled for review of past approvals regarding parking and size of parking spaces.

06.222 NB Benchmark Sales, 7 Corporate Drive – Change of Tenant

Mr. Chad Pagan, of ABD Engineering, stated the following: Currently there is 2,500 SF of vacant space at 7 Corporate Drive. Benchmark Sales is a wholesale food distributor. There would be no food service or sales at this site. This space would be used for office space and the office will have a full operating kitchen for periodic demonstrations of new products to wholesalers once or twice a month. Benchmark Sales would have a limited amount of commercial kitchen equipment sales with small displays of mixers, refrigeration units, etc. The Town's Code Enforcement/Building Department has advised us that the applicant might need an approval from the NYSDOH for a permit. There will be 7 employees that will be in the office only 20% of the time as most of their activity will be on the road. There would be adequate parking at this site for employees and clients. There will also be commercial kitchen equipment on display for client review but no sales or storage of equipment will take place on site. Only 10% of clients will come to the office.

Mr. Berkowitz made a motion to approve the change of tenant application for Benchmark Sales with the condition that the proposed "kitchen set-up" gains approval from the New York State Department of Health and the Town's Building & Code Enforcement Department. Mr. Ouimet seconded. Motion carried.

06.223 NB Strategic Signage, 12 Corporate Drive – Change of Tenant

Mr. Chad Pagan, of ABD Engineering, stated the following: Strategic Signage design and plan signs. There would be no manufacturing on this site and there would be no clients visiting the site. The business would operate Monday through Friday from 8:00am to 6:00pm with 6 full-time employees. There would be adequate parking for the 6 employees at this site. Mr. Higgins asked if Strategic Signage would be occupying the entire building. Mr. Pagan stated he did not know. Mr. Williams stated there is one other tenant in the building. Mr. Higgins asked if the applicant would have a sign on the exterior of the building. Mr. Pagan stated he believes

they will not have a sign and if they would need a sign in the future, the applicant would come to the Planning Department for a sign application.

Mr. Ouimet made a motion to approve the change of tenant application for Strategic Signage.

Mr. Ruchlicki seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the October 10, 2006 Planning Board Meeting at 7:32 pm. Mr. Ouimet seconded. Motion carried.

Respectfully submitted,

Milly Pascuzzi

Planning Board Secretary