

## Planning Board Minutes - May 12, 2003

Those present at the May 12, 2003 Planning Board meeting were:

Planning Board Members: Steve Watts - Chairman  
Don Roberts – Vice Chairman  
Marcel Nadeau  
Cindy Patenaude  
Rich Berkowitz  
Tom Ruchlicki  
John Higgins

Secretary: Tara Anuszewski

Town Attorney: Bob Chauvin

CHA Representative: Mike Bianchino

Liaison: Walter Polak

Planner: Jeffrey Williams

Mr. Watts called the meeting to order at 7:05 pm

Mr. Roberts made a motion to approve the April 28, 2003. Mr. Ruchlicki seconded. Motion carried.

Old Business:

00.147 Dalheim PDD, 69 Button Road, Commercial Site Plan – (re-stamp). Mr. Edward Dalheim was present and stated he was previously granted Town approval but did not have the funds to construct the building. Mr. Dalheim stated he would like to get a building permit and because he has exceeded the time limit granted by the Board he now needs the Boards approval again. Mr. Dalheim stated the plans were designed by ABD Engineers and since the last approval nothing has changed with the plans. Mr. Nadeau verified that there have not been any changes made to the plans since the last approval. Mr. Dalheim responded there has not. Mr. Berkowitz asked if there was a tenant for the building. Mr. Dalheim responded it would be himself for his business.

Mr. Nadeau made a motion to approve the re-stamping of plans with no changes. Mr. Berkowitz seconded. Motion carried.

02.218 Sheldon Hills PDD, Route 146, Major Subdivision – PDD/GEIS. Mr. Chris Abele was present and stated he has removed the condo's from the plans as the board has requested. Mr. Abele stated he is requesting that the Board schedule a public informational meeting for May 28th for public comments. Mr. Watts asked if anyone from the Board had any comments. Mr. Nadeau asked what was in the GEIS area. Mr. Abele responded the bottom line is they had 150 condos planned that they have removed and replaced with 36 or 37 smaller lot single-family homes.

Mr. Abele stated relative to Mr. Nadeau's question with the GEIS, it is pretty complicated and is not sure he fully understands all of the issues. Mr. Abele stated the bottom line is that roughly 1/3 of the project is in the GEIS and 2/3 is outside the GEIS area. Mr. Nadeau asked to see on the map what area is in the GEIS. Mr. Abele showed Mr. Nadeau on the map. Mr. Nadeau's concern is that only single family homes are in the GEIS portion of the project. Mr. Watts asked if anyone else had any comments. Mr. Ruchlicki asked about the layout of the revised plan and had greenspace issues. Mr. Abele stated they are still trying to conform to the GEIS even though the entire project is not in the GEIS. Mr. Abele stated one of the directives was large uninterrupted parcels of greenspace along the roadways. Mr. Watts asked if anyone else had any comments. Mr. Higgins stated looking at the map it appears that 100 of the lots are undersized and asked if they are using the formula that is in the GEIS for increasing the greenspace and having smaller lots does it conform to the formula. Mr. Abele and Mr. Bianchino both responded yes. Mr. Abele stated the project is approximately 217 acres and roughly 75 acres

is going to remain greenspace, which they would like to leave along the road and also a network of walking trails. Mr. Watts asked if anyone else had any comments. No one responded. Mr. Watts asked for a motion for the public informational meeting.

Mrs. Patenaude made a motion to schedule a public informational meeting on Wednesday May 28, 2003 at 7:00 pm or as soon there after. Mr. Roberts seconded. Motion carried.

03.117 Dunkin Donuts, 1530 Route 9, Commercial Site Plan. Mr. Paul Avery was present and stated they have responded to all of CHA's comments. Mr. Avery stated they have pulled the building back, modified the parking to eliminate a space that was in connection with the drive thru, they have relocated the dumpster and they have also consolidated the two entrances into one as per a suggestion by CHA. There are two exiting lanes and one entering lane. They have taken a long hard look at the truck movements and has been set up for standard truck turning radius at 10 MPH which is faster then the trucks would be moving in this area. Mr. Avery stated truck deliveries are twice a week and are during off peak hours. They have modified the landscaping and provided as much up front as they could. Mr. Avery stated there is a letter from CHA stating they have addressed all of the issues with the exception of some minor fine-tuning on the storm water. Mr. Avery would like to address any remaining issues and be given the opportunity for the ZBA for the non-conforming lot width and also some side yard widths for the abutting residential areas. Mr. Watts asked if anyone had any comments. Mrs. Patenaude stated there has been a concern brought up about the possibility of tractor-trailers parking on Route 9 and the possibility of putting up no parking signs along Route 9. Mrs. Patenaude stated she believes they need approval from DOT for those signs. Mr. Watts stated there have been issues in other areas of the Town with tractor-trailers and he believes it is a law enforcement issue. Mr. Watts stated he is concerned because it is a safety issue. Mr. Avery stated he does not see any problems putting up the signs if it is in coordination with DOT. Mr. Nadeau stated after the project is approved the Board has no control over the issue. Mr. Higgins asked if the location of the sign would obstruct the vision. Mr. Avery stated there is plenty of visibility. Mr. Higgins asked if CHA had a problem with the sign if it could be moved further north. Mr. Avery responded yes. Mr. Watts stated the Board has to deny the request because the lot is 125 feet in width not 150 and there is an issue with the side yard transitional buffers so they will have to go to the ZBA.

Mr. Berkowitz made a motion to deny the application based on the information given. Mr. Ruchlicki seconded. Motion carried.

03.133 Gregoire Mobile Home Park, 10 Allen Drive, Addition to Site Plan. No one was present.

03.135 Capitaland Carpet Company, 1627 Route 9, Change of Tenant & Sign. Ms. Tammy Grasso was present and stated at the last meeting she was told the Board needed to review the site plan. Ms. Grasso stated she believes they have completed the site visit and would like the approval for the tenant and sign. Mr. Watts asked if anyone had any questions or comments. Mr. Higgins stated he was informed by Frank Tironi the Water Manager that one of the mobile homes is located in the right of way on top of the Town water shut off valve. Mr. Higgins stated it needs to be moved so they can gain access to the shut off valve. Mr. Watts stated in review of the site plan it was noted that some GE rental trailers are parked in places that are not in conformance with the site plan. Ms. Grasso stated the GE Modulares do not have anything to do with her approval. Mr. Watts stated he was just making a statement. Mr. Watts stated he has directed the Building Department to review the site plan for possible violations. Mr. Nadeau stated if the approval were given it would need to be given contingent upon the site being in conformance.

Mr. Nadeau made a motion to approve the application as presented contingent upon the site being brought into compliance. Mr. Roberts seconded. Motion carried.

#### New Business:

03.146 Baldwin Enterprises, 2 Birchwood Drive, In-Home Occupation. No one was present.

03.149 Cascades, 510 S. Main Street, Sign. A representative from One Day Signs was present and stated the applicants would like to install a 30 inch tall logo by 15 feet. The sign will be form plastic letters and stud mounted to the building and will be non-illuminated. Mr. Watts asked if Mr. Roberts reviewed this application. Mr. Roberts stated he checked it out and did not see a problem with it. Mr. Higgins asked if there were any other signs on the building. The representative responded yes. Mr. Nadeau stated he does not have a problem with the sign but is concerned with the tractor-trailers not knowing where the business is actually located and they are

turning in at the Sewer Plant and backing onto Route 4 & 32. Mr. Nadeau is very concerned with the safety. Mr. Nadeau stated if there was ever a way to approve an off premises sign he would make the motion. Mr. Nadeau stated it is a real safety issue. Mr. Nadeau also mentioned there is a sign going toward Cascades that says no trucks allowed. Mr. Chauvin stated he would look into this issue. Mr. Roberts asked how far up on the building is the sign going to be. The representative responded above the office approximately 20 – 25 feet.

Mr. Roberts made a motion to approve the sign application as presented. Mrs. Patenaude seconded. Motion carried.

03.150 Physical Therapy Associates, 1 Executive Park Drive, New Tenant & Sign. Mr. Tom Andress was present and stated they are looking for approval for a change of tenant and sign. Mr. Andress stated the applicants are in the basement of Dr. Morison's building and they will be moving into the new building. Mr. Andress stated they would be occupying approximately 6,000 square feet and will have 6 – 8 employees. Mr. Watts stated he learned from someone that they have already moved into the building and stated that was not the proper way of doing it.

Mr. Roberts made a motion to approve the applications as presented contingent upon all of the issues being signed off on. Mr. Nadeau seconded. Motion carried.

03.151 The Beauty Parlour, 1548 Route 9, Change of Use, Tenant & Sign. Ms. Joane Mastroianni was present and stated she is proposing to open a hair styling, nails and make up beauty parlor. The hours would be Monday through Saturday 8 am until 9 pm. The number of employees is currently one but could be up to three. Mr. Watts asked Mr. Williams if there were any parking issues. Mr. Williams responded the prior use is similar to this use and the parking would be adequate. Mr. Williams stated Mr. Roberts visited the site to look at the sign. Mr. Roberts stated the parking is fine and so is the sign.

Mr. Roberts made a motion to approve the application as presented. Mr. Berkowitz seconded. Motion carried.

03.152 First American Recovery, 516 Hudson River Road, Change of Use & Tenant. No one was present. Mr. Chauvin stated he needed to do a review for this application and would do so before the next meeting.

03.153 Prospect Meadows, 1 & 3 Overlook Drive North & 2 & 4 Highview Way, Lot Line Adjustment. No one was present.

03.154 Harding & Tanski Subdivision, Route 9, Minor Subdivision. No one was present.

Mr. Watts asked if anyone had anything else for the Board. Mr. Nadeau made a motion to adjourn at 7:35 pm. Mrs. Patenaude seconded. Motion carried.

The next Planning Board meeting will be Wednesday May 28, 2003.

Respectfully Submitted

Tara Anuszewski, Secretary  
Town of Halfmoon Planning Board