

Planning Board Minutes - October 15, 2003

Those present at the October 15, 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

Planner: Jeff Williams

Town Attorney: Bob Chauvin

Deputy Attorney: Lyn Murphy

CHA Representative: Bob Lockwood

Liaison: Walter Polak

Mr. Watts called the meeting to order at 7:03 pm

Mr. Roberts made a motion to approve the September 8, 2003. Mr. Higgins seconded. Motion carried.

Mr. Roberts made a motion to approve the September 22, 2003. Mr. Berkowitz seconded. Motion carried.

Public Hearing:

03.199 Northway 8, Progress Drive, Minor Subdivision.

03.200 Northway 8, Progress Drive, Addition to Site Plan. Mr. Chauvin recused himself. Mr. Watts opened the public hearing at 7:05 pm and asked if anyone wanted the notice read. No one responded. Mr. Percy Cotton of Chas. H. Sells Inc was present. Mr. Percy Cotton presented a subdivision plan to convey 7,340 SF of land to the golf pro-shop site. The reason for the conveyance of land is to add land in order to build a 3,108 SF addition to the golf pro-shop and meet the required rear yard set back for the light industrial/commercial zoned site. The addition to the site plan consists of a 3,108 SF addition to increase the retail area, storage of stock and to have two environmentally controlled practice tees. The addition to site plan also calls for the construction of a 960 SF pole barn to house the maintenance equipment. Mr. Watts asked if anyone from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:07pm. Mr. Nadeau asked if the proposed addition would have an affect on Progress Drive ability to be extended in the future for lands in the rear of the site. Mr. Cotton responded that the proposed action will not impede the possibility of extending the road in the future but is not the intent of the applicant at this time. Mr. Nadeau asked to have a note placed on the site plan stating that there is adequate room to extend the road in the future.

Mr. Nadeau made a motion to approve the conveyance of land as shown. Mr. Roberts seconded. Mr. Nadeau made a motion to approve the addition to the site plan contingent a note being placed on the plan stating that the proposed addition to the golf shop will not impede the extension of Progress Drive to the rear lands in the future. Mr. Roberts seconded. Motion carried.

Old Business:

02.218 Sheldon Hills PDD, Route 146, SEQRA Determination. This item was removed from the agenda.

New Business:

03.201 Every Little Detail, 15 Dunsbach Road, Change of Tenant.

03.202 Master Engine Services, 15 Dunsbach Road, Change of Tenant. Mrs. Preville, owner of the site, presented two change of tenant applications for a pre-existing, non-conforming site on Dunsbach Road. Mrs. Preville stated the prior use has been an auto repair business, which vacated the site sometime in August '03. Mrs. Preville stated she has worked to clean up the site and has replaced the stockade fence around the commercial area to the site. The pre-existing site has a four-bay garage and an office in the rear of the site with a modular residential home in the front. Every Little Detail is an auto detailing and prep business, which would utilize three of the four bays. The business will have one employee with working hours of M-F 8am to 6pm. Master Engine Service is an appliance/small engine repair shop. The business will utilize one bay and the office of the existing garage. The business will have one employee and have working hours of M-Sat. 8am to 6pm. Mr. Higgins asked about the sanitary facilities. Mrs. Preville explained there is a working bathroom in the office and will be shared by both tenants. Mrs. Patenaude asked if the hand drawn site plan should be revised and submitted by a licensed engineer for the file. The Planning Board discussed the matter and decided due to the non-intensity of the proposed uses that the information on the application and the detail submitted on the hand drawn site plan would suffice. Mr. Roberts stated that there should be a limit on the number of vehicles to be stored outside at one time. The Planning Board agreed that the limit should be set at seven vehicles to be stored outside at any one time. Mrs. Preville agreed and stated she does not want the site to look like a junkyard as it was in the past.

Mr. Roberts made a motion to approve the two change of tenant site plans contingent on No Used Cars will be sold from the site, No addition to the pre-existing, non-conforming garage and that only seven vehicles to be stored outside at any one time. Mr. Nadeau seconded. Mrs. Patenaude voted nay. Motion carried with a 6-1 vote.

03.203 Maxim Engineering, 1383 Vischer Ferry Road, Sign. Mr. Steve Rutke presented a proposed 4ft by 5ft sign to be placed on the existing building on the corner of Crescent-Vischer Ferry Road and Rt. 9. Mr. Rutke stated the sign would be lit by a floodlight on the building. The Planning Board asked the applicant to make sure the light shines downward and not out towards the adjacent roadways. Mr. Roberts stated he has reviewed the application and does not have any concerns.

Mr. Roberts approved the sign application as presented. Mr. Ruchlicki seconded. Motion carried.

03.204 Leeson Subdivision, Harris Road, Major Subdivision. Mr. Ivan Zdrahal presented a conceptual major subdivision consisting of a proposed 16-lot subdivision off of Harris Road on lands across Stage Run. The parcel is zoned residential and is 32-acres in size. Mr. Zdrahal stated the plan calls for a cul-de-sac, which will be a proposed town road. Fourteen lots will access the proposed new road and two of the lots will access off of Harris Road, one being an existing house of the applicant. Mr. Zdrahal stated the owner of the lands is presently the Teals but the former owners were the Leeson's. The subdivision will have approximately 16.8 acres for preservation areas around some steep slopes with wetlands and a pond associated. Mr. Zdrahal stated the subdivision will be serviced by town water and is proposing a pressure sewer line to be extended the gravity line in Stage Run development. Mr. Nadeau questioned the length of the proposed town road. Mr. Zdrahal stated it is a bit over 900 linear feet. Mr. Nadeau stated that 800 LF is the maximum for a dead end street. Mr. Berkowitz questioned if Lot 9 was accessible and that Lot 9 and 10 were flag lots whereas only one flaglot is allowed per subdivision. Mr. Zdrahal stated he would look into it. Mr. Berkowitz asked about the Gabion Wall near the entrance of the proposed road. Mr. Zdrahal stated the wall is needed to be used as a retaining wall and lessen the impact to some existing wetlands. Mr. Chauvin stated the applicant will need to make application to extend the water district and asked the applicant if the homes will have individual grinder pumps to handle the sanitary waste. Mr. Zdrahal stated he will make the water application and the homes will have grinder pumps. Mr. Ruchlicki asked about the steep slopes associated with Lot 11. Mr. Zdrahal stated the slope is downward and away from the building area. Mr. Nadeau asked if Lot 15 could be accessed from the proposed town road. Mrs. Patenaude asked if Lots 14, 15 and 16 could have a shared driveway and access on Harris Road to lessen the impact to the wetlands. Mr. Zdrahal stated he would look into the access issues. This item was tabled and referred to CHA for review.

03.205 Bella Viaggio Hair Salon, 1859D Route 9, Change of Tenant. Ms. Laura Fullo the applicant stated she wished to locate in a vacant storefront in the plaza associated with Stewarts on Route 9 near Kinns Road. Ms. Fullo stated she wishes to operate a hair salon with five employees with working hours: T – 9am to 5pm, W&Th – 10am to 8pm, F – 9am to 5pm and Sat. 9am to 2pm. Mr. Higgins asked the applicant if she was aware of licensing from the state department. Applicant stated yes. Mr. Watts asked if she was aware of the need for a sign application. The applicant stated yes but wished to start the tenant set up at the location and would bring in a proposal for a sign before placing a sign.

Mr. Berkowitz approved the change of tenant application. Mr. Higgins seconded. Motion carried.

03.206 Johns & Lee Real Estate Services, LLC, 1520 Crescent Road, Change of Tenant & Sign.

The applicant stated they wish to locate in the Mills Office on Crescent Road. The applicant stated the wish to operate their Title and Settlement Company in a 1,900 SF of office space. The business has 4 employees with working hours of 9am to 5pm. The applicant proposed a 4ft by 12ft sign to be place on the existing monument sign for the Mills office complex.

Mr. Roberts made a motion to approve the change of tenant and sign application as presented. Mr. Nadeau seconded. Motion carried.

03.207 Red Robin Restaurant, Halfmoon Crossings, Minor Subdivision.

03.208 Robin Restaurant, Halfmoon Crossings, Commercial Site Plan. Mr. Tom Andress was present and stated they are proposing to subdivide 4.025-acres from an existing 8.071-acre lot in the Crossings PDD. The newly created lot will have frontage on Route 9 and Halfmoon Crossings across from Hoffman's Car Wash. The site plan shows a 7,500 SF restaurant. The proposed restaurant will have one entrance through the Crossings not on Route 9. The restaurant is proposing 277 seats. Required parking is one parking space for every three seats and one per employee at maximum shift. The calculation for a 277-seat restaurant with 25 employees is 118 required parking spaces. The site plan proposes 120 parking spaces. The site plan indicates 38% greenspace. The application states there will be 25 employees with working hours of 10:30 am to 11 pm – Monday through Sunday. This application has been referred to Saratoga County Planning Board for review. This application was tabled and referred to CHA for review.

03.209 Advanced Energy, 1 Parkford Drive, Addition to Existing Site. Applicant is proposing an 8,512 SF addition to the existing 31,097 SF manufacturing building. The site is located on a 4.124-acre parcel in the Parkford Industrial Park (PDD). The original Planned Development District was formed in 1972 and indicates the permitted uses as an Industrial Park (M-1). The application indicates there are 40 employees with working hours of 7am to 5pm. Required parking for an Industrial or Manufacturing use is one space per 1.5 employees. The plan shows 30 existing parking spaces with 18 additional proposed spaces. Required parking for a 40 employee manufacturing use would be 27 spaces. The site plan indicates there will be 66% greenspace. This item was referred to CHA for engineering and technical review.

Mr. Watts asked if anyone had anything else for the Board. Mrs. Patenaude made a motion to adjourn at 8:04 pm. Mr. Roberts seconded. Motion carried.

The next Planning Board meeting will be October 27, 2003

Respectfully Submitted

Tara Anuszewski, Secretary
Town of Halfmoon Planning Board