

Town of Halfmoon Planning Board
Meeting Minutes – January 23, 2012

Those present at the January 23, 2012 Planning Board meeting were:

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

Senior Planner: Jeff Williams
Planner: Lindsay Zepko

Town Attorney: Lyn Murphy

Town Board Liaisons: Paul Hotaling
Walt Polak

Mr. Watts opened the January 23, 2012 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they had reviewed the January 9, 2012 Planning Board Minutes. Mr. Roberts made a motion to approve the January 9, 2012 Planning Board Minutes. Mr. Ruchlicki seconded. Motion carried.

(Due to a malfunction with the recording equipment, there is no audio recording of the Planning Board Meeting for January 23, 2012. The following minutes were exclusively transcribed from the Planning Department's topics and handwritten notes).

New Business:

**12.005 NB CAPTAIN Youth & Family Services, 25 Fern Lane
(Turf MHP Community) – Sign**

Ms. Sue Malinowski, of CAPTAIN Youth & Family Services, was present for the sign application for CAPTAIN Youth & Family Services.

For the record: The Planning Department's write-up for the sign(s) is as follows:

CAPTAIN Youth & Family Services, 25 Fern Lane, Sign

Zoning: R-2 -- Turf Mobile Home Park

Proposed Sign Area: 9 SF

Proposed Sign Dimensions: 3ft x 3ft

Total Height: N/A

Sided: ☒ one-sided ☐ Two-sided

Location of Sign: at the entrance on an existing fence

Lighted: ☐ Internal ☐ Flood

Planning Board Date(s): 1/23/12

Brief Description: The applicant wishes to place a "Cheryl's Lodge-Captain Youth and Family Services Inc." sign on an existing fence in front of the existing facility in the Turf Mobile Home Park. The Town's sign ordinance allows signs in the residential zones for pre-existing business as long as the sign is no larger than 10 SF per side. This sign meets this standard.

Mr. Roberts made a motion to approve the sign application for CAPTAIN Youth & Family Services. Mr. Berkowitz seconded. Motion carried.

12.006 NB Falcon Trace Luxury Apartments, Route 236 – Sign

Mr. Bruce Tanski, the applicant, was present for the sign application for Falcon Trace Luxury Apartments. Mr. Tanski stated that he wishes to construct the same type of sign for the luxury apartments as he did for the senior living facility sign. Mr. Tanski stated that the sign would be of the same design and the only change would be that it would state "Luxury Apartments" instead of "Senior Living".

For the record: The Planning Department's write-up for the sign(s) is as follows:

Falcon Trace of Halfmoon PDD, Fellows Road, Sign

Proposed Sign Area: 36 SF

Proposed Sign Dimensions: 3ft x 6 ft

Total Height: 5 ft

Sided: ☐ one-sided ☒ Two-sided

Location of Sign: at the entrance to the site -off of Rt 236

Lighted: ☐ Internal ☐ Flood – Not lit due to the existence of a streetlight at the location

Planning Board Date(s): 1/23/12

Brief Description: At the October 25, 2010 Planning Board meeting, the applicant gained a sign approval to place a monument sign at the entrance for the senior living facility for the Falcon Trace PDD. The applicant wishes to construct the same 3ft x 6ft , double-sided sign with supporting stone columns at the entrance off of Route 236 for the luxury apartment component of the Falcon Trace PDD. The proposed monument sign will state, "Falcon Trace ~ Luxury Apartments". This sign conforms to the Town's sign ordinance.

Mr. Roberts made a motion to approve the sign application for Falcon Trace Luxury Apartments condition on the sign is not placed in the State right-of-way. Mr. Nadeau seconded. Motion carried.

12.007 NB Sleepy's Mattress, 1694-1696 Route 9 – Sign

Mr. Tim Prescott, of Ray Sign Inc., was present for the sign application for Sleepy's Mattress. Mr. Prescott stated that the sign application consists of placing two signs on the Rt. 9 elevation of the building and one on the south elevation and then replacing a tenant panel on the existing freestanding sign for the Crossings. All the building signs will be backlit, channel block letters with LED lighting.

For the record: The Planning Department's write-up for the sign(s) is as follows:

Sleepy's Mattress, 1694-96 Route 9, Sign

Zoning: Crossings PDD

Parcel Size: 22,835 SF (0.52-acres)

Size of Building: 4,500 SF

Planning Board Date(s): 1/23/12

Brief Description: At the November 28, 2011 Planning Board meeting, this applicant gained a change of tenant approval to operate their mattress retail store from the existing commercial building that is part of the Crossings PDD. The total signage allowed for this site is 263.5 SF.

Sign #1

Proposed Sign Area: 34 SF

Proposed Sign Dimensions: 24" x 17'

Sided: ☒ one-sided ☐ Two-sided

Location of Sign: wall-mounted

Lighted: ☒ Internal ☐ Flood

Sign #2

Proposed Sign Area: 28.7 SF

Proposed Sign Dimensions: 26" x 13.3'

Sided: ☒ one-sided ☐ Two-sided

Location of Sign: wall-mounted

Lighted: ☐ Internal ☐ Flood

Planning Board Date(s): 1/23/12

Sign #3

Proposed Sign Area: 34 SF

Proposed Sign Dimensions: 24" x 17'

Sided: ☒ one-sided ☐ Two-sided

Location of Sign: wall-mounted

Lighted: ☒ Internal ☐ Flood

Sign #4

Proposed Sign Area: 10 SF

Proposed Sign Dimensions: 12" x 60"

Sided: ☐ one-sided ☒ Two-sided

Location of Sign: to be placed in existing tenant panel on free standing sign at entrance to site

Lighted: ☒ Internal ☐ Flood

Planning Board Date(s): 1/23/12

Brief Description: All signs are conforming to Town Code.

Mr. Roberts made a motion to approve the sign application for Sleepy's Mattress. Mr. Berkowitz seconded. Motion carried.

12.008 NB ESP Auto, 41 Plank Road – Special Use Permit

Mr. Eric Pearson and Mr. Ed Pearson, the applicants, were present for the Special Use Permit application for ESP Auto. Mr. Eric Pearson stated he wishes to re-locate his business from Lee's Plaza to his new residence on Plank Road. Mr. Eric Pearson stated the home and detached garage located at 41 Plank Road is zoned (C-1) Commercial and that he wishes to operate his car detailing business out of the detached garage. Mr. Pearson stated that he works with area used car

dealerships where they drop off vehicles to him in order for him to prepare the cars for re-sale. Mr. Pearson stated that there would be no more than three cars stored at the site at any one time, that the garage can hold two cars at a time and that the dealership drops off and picks up the cars when ready. Mr. Pearson stated that he washes, buffs and waxes the cars and uses all soaps, shampoos that are biodegradable and that all compounds and chemicals are VOC compliant with NYSDEC guidelines. Mr. Pearson stated that all work will be performed inside the garage and that there is an existing floor drain in the garage that leads to an existing septic tank shared by the house. Mr. Pearson stated that he is the only employee and the hours of operation are Monday through Friday 8am to 6pm and Saturday 9am to 4pm and closed Sundays. Mr. Watts asked if Mr. Pearson was going to live there. Mr. Pearson stated yes. Mr. Watts stated that is why you are here with a Special Use Permit in order to expand or modify a pre-existing residential use in a commercial zone with the proposed use more compliant with its zoning designation. Mr. Pearson stated yes. Mr. Watts stated this requires the Board to hold a Public Hearing. Mr. Watts asked for comments from the Board. Mr. Ouimet asked if there is adequate room to store the vehicles on the site. Mr. Pearson stated that driveway can handle four of five vehicles and the garage can hold two. Mr. Pearson stated that he is proposing a maximum of three vehicles to be stored at the site at any one time. Mr. Higgins asked if the floor drain in the garage was hooked into the septic. Mr. Pearson stated yes. Mr. Higgins asked if the septic system also served the house. Mr. Pearson stated yes. Mr. Higgins asked if the septic system is large enough to handle the house and the proposed business operation. Mr. Ed Pearson stated that the septic system is a 500 gallon tank and leach field and is adequate to handle both uses. Mr. Higgins asked if the business required any signage or a DMV placard. Mr. Pearson stated that no sign for the business is needed and that there is no DMV requirements related to the car detailing business.

Mr. Roberts made a motion to set a public hearing for the February 13, 2012 Planning Board meeting. Mr. Higgins seconded. Motion carried.

12.009 NB Donald Simmons Financial Advisor, 139 Meyer Road – Change of Tenant/ Addition to Site Plan

Mr. Donald Simmons, the applicant, was present for the Change of Tenant/Addition to Site Plan application for Donald Simmons Financial Advisor. Mr. Simmons stated that he wishes to operate his financial advisor business out of the existing building and site of the former Elite Vacuum business. Mr. Simmons stated that he has prepared a site plan that shows one handicap parking space along with eight other spaces and that would be more than adequate to operate his business. Mr. Simmons stated that he has four employees and that there may be 4-5 client visits per day that are scheduled. Mr. Simmons stated that he wishes to do upgrades to the exterior of the existing building to make it look more professional. I had my architect give the site plan consultant the proposed improved building foot print and the desire to place a vestibule at the entrance along with improving the handicap ramp has caused an encroachment to the required front yard setback. Mr. Watts asked the applicant if he understood that this would cause the Planning Board to deny the site plan in order for you to seek relief from the Zoning Board of Appeals for the front yard setback encroachment. Mr. Simmons stated that is what he was told by the Planning Department and understands.

Mr. Nadeau made a motion to deny the change of tenant application for Donald Simmons Financial Advisor on the basis that the proposed improvements to the exterior of the building does not meet the required front yard setback in the (C-1) Commercial zone (50 FT). Mr. Ruchlicki seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the January 23, 2012 Planning Board Meeting at 7:12 pm.
Mr. Higgins seconded. Motion carried.

Respectfully submitted,
Milly Pascuzzi
Planning Board Secretary

