

Town of Halfmoon Planning Board

Meeting Minutes – March 26, 2012

Those present at the March 26, 2012 Planning Board meeting were:

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

Senior Planner: Jeff Williams

Town Attorney: Lyn Murphy
Deputy Town Attorney: Matt Chauvin

Town Board Liaisons: Paul Hotaling
Walt Polak

Mr. Roberts opened the March 26, 2012 Planning Board Meeting at 7:00 pm. Mr. Roberts asked the Planning Board Members if they had reviewed the March 12, 2012 Planning Board Minutes. Mr. Ouimet made a motion to approve the March 12, 2012 Planning Board Minutes. Mr. Berkowitz seconded. Motion carried. Mr. Higgins abstained due to his absence from the March 12, 2012 Planning Board meeting.

New Business:

12.023 NB Albany Medical College, 453 Route 146 (Parkford Square 2) – Change of Tenant

Mr. Joe Mailloux, of Parkford Square 2 LLC, stated the following: I am here tonight to present a tenant change for 3500 SF at this location for a specialty medical office for pre-op and post-op appointments and routine office type visits. There would be no medical waste or debris. The hours of operation would be from 8:00 am - 4:30 pm Monday through Friday and there will be 7 full-time employees.

Mr. Berkowitz made a motion to approve the change of tenant application for Albany Medical College. Mr. Nadeau seconded. Motion carried.

12.024 NB Parkford Square 2, 453 Route 146 – Sign

Mr. Joe Mailloux, of Parkford Square 2 LLC, stated the following: We are asking for approval of a sign that is identical to the sign that was placed at Parkford Square 1. We are also asking to place a tenant panel on the sign for the tenant we just discussed, Albany Medical College.

Mr. Nadeau made a motion to approve the amended sign application to also allow the "Albany Medical College" to be added to the tenant space as represented on the proposed sign for Parkford Square 2. Mr. Ruchlicki seconded. Motion carried.

12.025 NB Wal-Mart (Outdoor Seasonal Sales), 1549 Route 9 – Change of Use

Mr. Ouimet recused himself from this item. Mr. Kevin Dame, of Wal-Mart, stated the following: We are here tonight to request a change of use for the storage and display for seasonal items. The materials would be the same as previous years including the storage and display of soil, mulch, fertilizer and such items. Mr. Roberts asked how the repairs to the fence and the replacement of the dead pine trees along the berm were going. Mr. Dame stated that they are in the process of making those repairs.

Mr. Berkowitz made a motion to approve the change of use application for Wal-Mart (Outdoor Seasonal Sales) beginning March 27, 2012 through September 30, 2012, contingent on the uses specified by the applicant on the application. Mr. Higgins seconded. Motion carried.

12.027 NB Fuccillo Ventures, Inc., 459 Route 146 – Change of Tenant

Mr. Jim Easton, shop manager, stated the following: We are proposing to utilize a body shop at the Manheim Auto Auction site. All work is to be performed inside. All materials used will be solvent based. There would be approximately 20 vehicles in rotation at the site at any one time. Mr. Higgins asked if there would be any advertising for retail sales at this site. Mr. Easton stated that there would be no retail sales from this site. Mr. Ouimet asked if the general public could enter the site. Mr. Easton stated that only dealers are allowed to enter the site as a guard controls the site. Mr. Ouimet asked how many employees there would be on site. Mr. Easton stated there would be 8 to 10 employees. Mr. Nadeau stated that this is the same as the operation that was previously occurring there, just a change in owner. Mr. Ouimet asked if there would be any changes to the operation other than what occurs there now? Mr. Easton stated no, it would be the same operation.

Mr. Nadeau made a motion to approve the change of tenant application for Fuccillo Ventures, Inc., contingent on no retail sales from the site and no general public visiting the site. Mr. Ouimet seconded. Motion carried.

12.028 NB Pet Perfection Inc., 429 Route 146 – Change of Tenant & Sign

Mr. Edward Nadeau, the applicant, stated the following: I am here tonight to request a change of tenant to move my business from Lee's Plaza on Route 9 to this new location. I work for myself and I am the only employee. I run a dog grooming shop where I service approximately 8-10 dogs daily. Mr. Higgins asked if the building was on sewer or private septic? Mr. Ed Nadeau stated that he does not know. He does not use a great deal of water for the services that he provides. Mr. Ouimet asked how the service worked. Does the customer drop their dogs off? Mr. Ed Nadeau stated that the customers drop the dogs off and come back to pick them up. Mr. Roberts asked if there is any boarding of dogs or dogs left outside. Mr. Ed Nadeau stated no.

Mr. Ruchlicki made a motion to approve the change of tenant application for Pet Perfection Inc., conditioned on no overnight boarding of dogs and no dogs left outside the building. Mr. Berkowitz seconded. Motion carried.

Mr. Roberts stated that you are also proposing a wall-mounted sign, internally lit, and 40" x 20". Mr. Ouimet made a motion to approve the sign application for Pet Perfection Inc. Mr. Higgins seconded. Motion carried.

Mr. Higgins made a motion to adjourn the March 26, 2012 Planning Board Meeting at 7:12 pm. Mr. Ruchlicki seconded. Motion carried.

Respectfully submitted,
Lindsay Zepko, Planner