

Town of Halfmoon Planning Board

Meeting Minutes – June 11, 2012

Those present at the June 11, 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

Town Attorney: Lyn Murphy

Town Board Liaisons: Paul Hotaling
Walt Polak

Mr. Watts opened the June 11, 2012 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they had reviewed the May 29, 2012 Planning Board Minutes. Mr. Nadeau made a motion to approve the May 29, 2012 Planning Board Minutes. Mr. Roberts seconded. Motion carried.

New Business:

12.044 NB Prestige Food Service Vending Machine Showroom & Storage, 1613 Route 9 – Change of Tenant

Mr. Jason Dell, of Lansing Engineering, stated the following: I'm here on behalf of the applicant's for the Prestige Food Service Vending Machine Showroom & Storage facility. The project is located at 1613 Route 9, which is on the eastern side of Route 9 and is the former House of Kitchens showroom as well as the former House of Kitchens storage building. Prestige Food Service is proposing to utilize the rear building as vending machine showroom, sales office and for the storage of vending machine stock and vending machine supplies. They are proposing to construct a 20 X 20 FT showroom in the northwestern corner of the building and along with that they would be constructing 3 new parking stalls that would be asphalt; one for handicap accessibility with two other stalls adjacent to that. In addition to the proposed parking on the western side of the building there is a gravel area along the northern side of the building that could also be used for parking. For the project, the code requires 13 parking stalls; 1 for a part-time employee, 2 for the 20 X 20 FT showroom and 10 for the remaining 9,672 SF storage facility. Sanitary facilities for the proposed showroom would be connecting to the adjacent septic system and water service would be provided from a service that is currently located on Route 9. They are estimating the potential vehicular traffic to be approximately 1 or 2 car trips per day and possibly 1 or 2 delivery trucks that would be accessing the facility. Mr. Berkowitz asked how many employees would there be? Mr.

Dell stated one part-time employee. Mr. Berkowitz asked how many hours would that one employee be there? Mr. Dell stated I believe from 8:00 am to 5:00 pm are the hours of operation and I guess it would be by appointment. Mr. Berkowitz asked so one part-time employee would be there 40 hours a week? Mr. Dell stated no, it would be a part-time position. Mr. Berkowitz asked so, would there only be one employee at a time there? Mr. Dell stated that is correct. Mr. Roberts asked is this just vending machines or will they have other equipment also? Mr. Dell stated it is vending machines and vending machine supplies with storage of associated materials that go along with vending machines. Mr. Roberts asked would there be food item? Mr. Dell stated I'm not aware of any food items. Mr. Higgins stated so the showroom would have restroom facilities and it's going to be heated so that it would be open year round, correct? Mr. Dell stated the following: That is correct. It's basically for a sales office so people can see what kind of vending machines are available for leasing. Mr. Watts stated the major function of that building is storage of vending equipment, correct? Mr. Dell stated that is correct and 9,672 SF would be utilized for storage and 400 SF for the showroom. Mr. Watts stated so the building is going to be a storage facility for vending equipment, which would be taken to various sites, is that correct. Mr. Dell stated yes. Mr. Watts stated for clarification, as Mr. Higgins' asked, you are going to have these vending machines in this building but you're not going to store the products that they sell in the vending machine? Mr. Dell stated the following: No this would just be for the storage of the vending machines. I know that over at Prestige Vending Supply located 4 Enterprise Ave. is where they house all of their food products and bottled items. Mr. Berkowitz asked would there be a loading dock to get these machines in and out? Mr. Dell stated there would be doors on the side of the building. Mr. Berkowitz asked where on the side of the building? Mr. Dell stated we will clarify exactly where the doors would be on the building when the revised plan come in. Mr. Berkowitz asked will there be a driveway on the side? Mr. Dell stated currently that area is all gravel and that would all remain as gravel. Mr. Berkowitz asked would firefighting equipment be able to get through there? Mr. Dell stated yes, firefighting equipment could certainly get back there. Mr. Ouimet asked does the building have a sprinkler system? Mr. Dell stated I don't believe so but I can verify that for you. Mr. Higgins stated as far as overnight parking for vehicles, the narrative said there would be 1 or 2 trucks stored on the site. Mr. Dell stated the following: The narrative that I have said that trucks would be accessing the site but I'm not aware of any truck storage on the site. I know that 4 Enterprise Ave. is where they keep a lot of their vending trucks. I do not believe that they're anticipating storing any trucks there. It would just be for the storage of the vending equipment. Mr. Higgins stated for the record, I would like to clarify for the approval that the sales office would be utilized on a year-round basis and a maximum of two trucks being parked overnight at the site. Mr. Dell stated okay.

Mr. Roberts made a motion to approve the change of tenant application for Prestige Food Service Vending Machine Showroom & Storage conditioned on the sales office is open year-round and a maximum of two delivery trucks are allowed to be stored overnight at the site. Mr. Nadeau seconded. Motion carried.

12.047 NB Pingelski Subdivision, 221 Upper Newtown Road – Lot Line Adjustment

Mr. John Keating, Land Surveyor, stated the following: I'm here tonight to propose a lot line adjustment. This plat is a survey and a subdivision that we originally did on this property 24 years ago where we divided a 2-acre building lot from a 10-acre parcel with 8-acres remaining. The proposal is to just move the lot line from the 2-acre position to now make it two 5-acre parcels. We would be shifting the lot line to the east about 250 to 275 FT to enlarge the lot and to make the two lots about even. No additional lots would be created.

Mr. Berkowitz made a motion to set a public hearing for the July 9, 2012 Planning Board meeting. Mr. Ruchlicki seconded. Motion carried.

Old Business:

12.021 OB DEC Development, LLC Subdivision, Plank Road – Minor Subdivision

Mr. Duane Rabideau, of Gilbert VanGuilder Land Surveyor, PLLC, stated the following: I'm here tonight representing Mr. Dave Canfield in his request before the Board for a 2-lot subdivision located on the eastside of Plank Road, about 250 FT south of Stone Quarry Road. The proposal is to subdivide a 1.87-acre parcel into two building lots. These lots would be serviced by public water and public sewer. This parcel was a portion of the 4-lot subdivision that was approved last year by the Board for 4 single-family residences. We are proposing to just subdivide this one parcel into two and Mr. Canfield wishes to build duplexes there. Lot B met the requirements of the zone. We were 1.25 FT short of lot width on Lot A to meet the zoning requirements so we went before the Zoning Board of Appeals (ZBA) on June 6, 2012 and we were granted a lot width variance contingent upon a Planning Board approval of this subdivision.

Mr. Ouimet made a motion to set a public hearing for the June 25, 2012 Planning Board meeting. Mr. Higgins seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the June 11, 2012 Planning Board Meeting at 7:13 pm. Mr. Higgins seconded. Motion carried.

Respectfully submitted,
Milly Pascuzzi
Planning Board Secretary