

**MINUTES MEETING  
Town of Halfmoon Planning Board  
November 9, 2020**

**Those present at the October 26, 2020 Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman  
John Higgins  
Tom Koval  
Rich Berkowitz  
Thomas Werner  
Mike Ziobrowski

**Planning Board Alternates:**

Charlie Lucia  
Brendan Nielsen

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison:**

John Wasielewski  
Jeremy Connors

**Town Engineer:**

Joel Bianchi

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*Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm*

**Don Roberts:** Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the last meeting?

**Rich Berkowitz:** I make a motion to approve the minutes

**Mike Ziobrowski:** Ill second

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried, all set.

**Public Hearing(s)**

**20.127      Lands of McCadden Subdivision 107 Johnson Road – Major Subdivision**

**Don Roberts:** Would anyone like the notice read? (no comments) Go ahead Duane.

**Duane Rabideau:** Duane Rabideau from VanGuilder and Associates here representing John McCadden whose request is to propose a two lot subdivision located at 107 Johnson Road, which is the northwest corner of Johnson road and Staniak Roads. The proposal is to subdivide lot L of a previously subdivided lands of McCadden in 2019 the L is all of this parcel here, the proposal is to subdivide it into two single family residential lots. The new lot will be lot N which is the westerly half of the original lot L , lot N will be 1.37 acres and the remaining lands of lot L will be 1.61 acres so this is the remaining lands of lot L this is the newly created lot which we are referring to a lot N. Both parcels will be able to tie into public water, public sewer and that is our proposal before the Board tonight.

**Don Roberts:** thank you Duane, at this time we will open the public hearing would anyone present in the room like to speak? ( no comments) would anyone online like to speak ? (no comments), once again would anyone online like to speak? ( no comments) seeing no one wishes to speak we will close the public hearing , comments by the Board members.

**Rich Berkowitz:** I make a motion for a negative declaration to SEQR

**Don Roberts:** Can I have a second?

**Mike Ziobrowski:** I second

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried

**Rich Berkowitz:** I make a motion to approve the major subdivision

**Don Roberts:** Second?

**Mike Ziobrowski:** I second

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set .

**Donald Roberts:** Yup.

**Donald Roberts:** Next Public Hearing.

*Lands of McCadden Subdivision– Major Subdivision  
APPROVED. Board held a Public Hearing and subsequently approved a request for a two lot subdivision.*

**20.120 & 20.125 Connect Life, 11C Solar Drive - Change of Use/Tenant & Special Use Permit**

**Donald Roberts:** Would anyone like the notice read? (no comments )Go ahead sir.

**Mark Kendall:** Good evening. My name is Mark Kendall I am Director of Connect Life in Syracuse, New York. We are an organ, eye tissue, organ eye and tissue procurement agency and we're seeking a special use permit for a parcel of property at 11C Solar Drive to be our eastern headquarters as well as our recovery facility.

**Donald Roberts:** Explain a little bit of what's gonna go on.

**Mark Kendall:** So as a tissue recovery agency what we do is when someone wishes to donate their tissue after they have passed away, we transport the donor to a facility where a surgical procedure is done to recover the tissues for that. Particular donor and then those tissues are used to be transplanted to other people to save and enhance other people's lives. We work very closely with funeral directors after our transports bringing the bodies to the facility as well as retrieving them after the recoveries are complete.

**Donald Roberts:** So they'll be people there, employees I mean

**Mark Kendall:** Yes. I believe the office will be staffed by 2-3 persons regularly and then when we have we have recovery teams. So most of our staff are called per diems they come in when there is a case. We have to recover within a certain amount of time after death occurs, we have no control over when death occurs so we have our teams coming in there's usually 3 persons teams, they will come in, meet the funeral director, do the recovery and then notify the funeral director that the procedure's been completed. So at any given time there could be up to 6 people, maybe 7 people, but that would be only during the normal business hours when the administrative staff is there.

**Donald Roberts:** Ok. Thank you. At this time we'll open a public hearing, would anyone present here like to speak? (no comments) Would anyone on line like to speak? (no comments) Once again, anyone on line like to speak?(no comments) Just to cover ourselves here. Since no one wishes to speak, we'll close the public hearing. One question I had before was when they bring the donor in, I drove by, I went to the site and saw that so they're gonna go in the building, right?

**Mark Kendall:** Yes, I was informed by Mike that the, an overhead door was installed today.

**Donald Roberts:** Right. I saw that, yes.

**Mark Kendall:** So, they won't be in the physical building when the transfer's being done.

**Donald Roberts:** Great, thank you, comments by the Board members?

**Richard Berkowicz:** I make a motion

**Donald Roberts:** We don't add those up. We don't need that.

**Richard Berkowicz:** Ok. I just make a motion to approve the change of use and tenant.

**Donald Roberts:** Do I have a second?

**Mike Ziobrowski:** I'll second.

**Donald Roberts:** This is for the special use.

**Richard Berkowicz:** Special use permit?

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set .

**Mark Kendall:** Thank you.

**Donald Roberts:** You're welcome. We need a change in use and tenant now. That was special use permit.

**Richard Berkowicz:** I make a motion to approve the change in use and tenant and special use permit I'll say it again.

**Donald Roberts:** Can I have a second on the change in use and tenant.

**Mike Ziobrowski:** I'll second

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried now your all set .

**Mark Kendall:** Thank you.

**Donald Roberts:** You're welcome.

***Connect Life - Change of Use/Tenant & Special Use Permit  
APPROVED. Board held a Public Hearing and subsequently approved a Special Use Permit  
and Change of Use/Tenant request for a proposed tissue recovery facility in an existing  
building.***

**New Business:**

**20.132     T&J Electric, 419 Route 146 (421 Flex Park/Parkford PDD) – Change of Use/Tenant**

**Donald Roberts:** Anyone here? On-line maybe.

**Richard Harris:** I think he is here online, Nick, are you speaking for CAMS and TJ?

**Nick Sestito:** Was gonna have a representative there, I'll just be speaking for T&J, If that's the case I can speak for them if I need to.

**Richard Harris:** They're not here for Cams right?

**Richard Harris:** No. No, there's no one here for Cams.

**Donald Roberts:** So, start with T&J then if you would.

**Nick Sestito:** ( inaudible)

**Lyn Murphy:** You just have to say your name, I'm sorry to interrupt you.

**Nick Sestito:** I'm sorry Nick Sestito with T&J Electric.

**Lyn Murphy:** Thank you.

**Nick Sestito:** So, we're currently up off of Exit 10 in the Fairchild Square Tech Park we built this building we're going to occupy roughly 75% of that space office, 100% of the office space, 75% of the warehouse space, mainly for storage and service technician vans coming in and out morning and afternoon hours and then the remaining 25ish percent of the warehouse would be rented to Cams Sanitize is dry storage space.

**Donald Roberts:** Okay ,do you plan on having a sign there or no.

**Richard Harris:** We approved that at the last meeting.

**Donald Roberts:** Oh, ok. So, we're all set with the sign.

**Nick Sestito :** Yes, ye do have, T&J will have a building sign.

**Donald Roberts:** Okay great, comments by the Board.

**John Higgins:** Are you gonna have any outside storage or is all the equipment gonna be stored inside the building?

**Nick Sestito:** We do have a 25' overhang canopy across the entire back of the building and underneath that would be essentially all of our outside storage, vehicles and some light equipment, stuff like that will be parked underneath it. But that is about it.

**John Higgins:** Ok. Thank you.

**Donald Roberts:** Anyone else?

**Mike Ziobrowski:** How many parking spaces are available?

**Nick Sestito:** I believe the site had 42 in total.

**Mike Ziobrowski:** Okay

**Richard Harris:** I have that site on the site plan.

**Donald Roberts:** So there should be plenty, right?

**Richard Harris:** It does look like 42 moving forward, yup.

**Donald Roberts:** Ok. Anyone else?

**Richard Harris:** When you approved the site plan, it's the same site plan as before the site plan hasn't changed.

**Donald Roberts:** Okay

**Richard Berkowicz:** I make a motion to approve the change of use and tenant.

**Mike Ziobrowski:** I Second.

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set .

*T&J Electric (421 Flex Park/Parkford PDD) – Change of Use/Tenant  
APPROVED. Board approved the use of approx. 11,500 SF in an existing 14,500 SF building for a  
commercial electrical contractor company.*

**20.133      Cams Sanitize, LLC, 419 Route 146 (421 Flex Park/Parkford PDD) – Change of Use/Tenant**

**Richard Harris:** No one from Cams is in the room.

**Donald Roberts:** No one from Cams is in the room here? Okay sir, can you do Cams also then?

**Nick Sestito:** Yup, I've got limited knowledge, I wasn't really prepared, I thought they were gonna have somebody here for this.

**Donald Roberts:** Rich, are we sure no one's

**Nick Sestito :** It is all water based cleaning chemicals that I know they're looking to store in there. I saw the MSDS sheets unfortunately, I don't have them available right now. They were just looking for dry storage space. They told me they would have 1-2 employees come in every morning, every other morning to load up some chemicals into the trucks to be diluted and then they would be out and you wouldn't see them for the day, so, it sounds like minimal traffic on their part.

**Richard Harris:** And it's about 3,000 sq. ft.? That's what their application says.

**Nick Sestito:** Correct.

**Donald Roberts:** Ok. Comments by the Board.

**Richard Berkowicz:** Are they actually the trucks on site or are they....or is it just supplies they're transporting?

**Nick Sestito :** So, he told me, the owner of Cams told me that the containers are one gallon concentrated jugs. That they would dilute into some sort of other drum on site and then load into their box trucks and transport.

**Richard Berkowicz:** Do they need any venting or drainage system?

**Nick Sestito:** We do have oil water separators and we also have CO detection system with electric transleuvers for exhaust.

**Richard Berkowicz:** It is a sprinkled building?

**Nick Sestito :** It is sprinkled

**Richard Harris :** Code enforcement would do that review as part of it. If they check the code regarding material storage but I can make a note just as a reminder

**Richard Berkowicz:** I mean just in case, in case there's any spill to anything.

**Nick Sestito:** Yup. We've been working with the architectural collaborative and they ran the MSDS sheets and said that it would fall under the current classification of our warehouse.

**Richard Harris:** Ok.

**Mike Ziobrowski:** I'd like to make a motion to approve the change of use tenant.

**Richard Berkowicz:** I'll second.

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set .

**Nick Sestito:** Thank you guys.

*Cams Sanitize, LLC, (421 Flex Park/Parkford PDD) – Change of Use/Tenant  
APPROVED. Board approved the use of approx. 3,000 SF for use as a warehouse/storage facility  
for a disinfecting/sanitizing business.*

**20.136     Paige’s Skincare, 2 Cemetery Road – Change of Use/Tenant**

**Tamara Sullivan:** Hi, Tamara Sullivan for Bruce Tanski Construction. We’re looking to bring in a new tenant at 2 Cemetery Road, Paige Beck would like to utilize 140 sq. ft. of office space for her skin care business. She does a skin tightening service where she uses bent copper needles to perform antiaging cosmetic procedures. Her only equipment that would be necessary is a spa chair and a tattoo table, her hours of operation would be between 4 and 9:00 pm during the week and that is staggered with the other tenant who is Bruce Tanski Construction. Our hours are 8-4:00, so she would be coming in when our office staff leaves. And then she’d also have appointments on the weekend. She’s by appointment only. Her appointments typically last between 2-6 hours so her traffic that she’s bringing in really shouldn’t be anything with our traffic that we bring in for our office.

**Donald Roberts:** Is she planning a sign for this or no?

**Tamara Sullivan:** No.

**Donald Roberts:** No sign.

**Tamara Sullivan:** Nope.

**Donald Roberts:** Ok. Thank you. Questions by the Board?

**Richard Berkowicz:** Does she need Board of Health?

**Tamara Sullivan:** Pardon.

**Richard Berkowicz:** Does she need a Board of Health for approval?

**Tamara Sullivan:** Yes.

**Richard Berkowicz:** Does she have that?

**Tamara Sullivan:** Yup.

**Richard Berkowicz:** So, she has a professional license?

**Tamara Sullivan:** Say again.

**Richard Berkowicz:** It’s a professional license she needs?

**Tamara Sullivan:** Correct.

**Richard Berkowicz:** Ok.

**Donald Roberts:** Anyone else?

**Richard Berkowicz:** I make a motion to approve.

**Mike Ziobrowski:** I'll second.

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set .

**Tamara Sullivan:** Thank you.

**Donald Roberts:** Your welcome

*Paige's Skincare – Change of Use/Tenant*

*APPROVED. Board approved the use of approx. 150 SF for a skincare business.*

**20.135     King PDD/Halfmoon Crossing Subdivision, 3/5 Halfmoon Crossing Blvd. – Minor Subdivision**

**Todd Fisher:** Good evening, Mr. Chairman, Members of the Board, I'm Todd Fisher with Equinox Companies. We're here tonight to ask the Board to subdivide the property, and it's strictly for financial reasons. The lender is asking us to do this and what you have up here is the, is the projected subdivision does anybody have any questions?

**Richard Harris:** Is the proposed tenant buying the property?

**Todd Fisher:** No.

**Richard Harris:** Oh, ok, that was my misunderstanding.

**Todd Fisher:** We're still retaining the property.

**Richard Harris:** Okay.

**Richard Berkowicz:** I make a motion to set a Public Hearing on November 23<sup>rd</sup>.

**Mike Ziobrowski:** I'll second.

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set , see ya on the 23<sup>rd</sup> Todd, thank you.

**Todd Fisher:** Thank you.

*King PDD/Halfmoon Crossing Subdivision, 3/5 Halfmoon Crossing Blvd. – Minor Subdivision  
PUBLIC HEARING SET. Board received a presentation for a proposed two lot subdivision, and set  
a Public Hearing for November 23, 2020.*

**20.134     Robleno Mixed Use Development, 9 Parkford Drive – Site Plan**

**Jason Dell:** Good evening. My name is Jason Dell. I'm an Engineer with Lansing Engineering here on behalf of the applicant for the Robleno Parkford Drive mixed use development. The parcel proposed for development is located along the eastern side of Parkford Drive, it encompasses about 1.92 acres and zoned as part of the Parkford PDD. This site plan and this property was included in the overall plan for the 421 Flex Park when we developed the plans for that project. So the Engineering, the storm water, water, sewer, all of the infrastructure for the overall park was sized, reviewed and approved by CHA for this facility. So what the applicant is looking to do, they're looking to construct a 15,000 sq. ft. mixed use building, the access into the building will be from the 421 Flex Park access drive as well as Parkford Drive. Parking for the building or in the facility will be provided in accordance with all requirements. The code requires about 27 stalls, we've got 29 stalls with an additional 6 stalls that are banked. Sanitary sewer will be provided by a connection to the existing sanitary force main in the access drive for the park and water will also be connected in the existing waterline that's either along the access road or there's also water that's in Parkford Drive, and stormwater will be managed in accordance with all requirements in the existing stormwater management basin that's back there. When we size that basin CHA and us, we had discussed and designed that to accommodate not only this parcel but there's a vacant parcel over on the other side of the access road. That was included in there as well. So, we're here tonight to introduce this portion of the project to the Board, get any feedback that you may have and advance it however the Board sees fit.

**Donald Roberts:** Thank you Jason, first of all, since this was reviewed before by Clough Harbor, we will ask them to review it again since they did it before. Okay Joel, okay you agree with that? Okay thank you, and then we also will refer it to the Fire Department for their review. That being said, any comments by the Board?

**John Higgins:** The site plan doesn't really show a lot of detail but to the left of the building, what is that gonna, that portion of the properties gonna just remain undeveloped?

**Jason Dell:** This

**John Higgins :** Correct. Yes.

**Jason Dell:** This is the edge of existing DEC wetland. Here's the 100' buffer, and this is the proposed wood line. So that one's all shown, the detail that you're looking for was shown on the original project plans for 421 Flex. There was a utility plan, a stormwater plan, grading plan, layout plan, this is just a blowup of that particular lot within these sites plans.

**John Higgins:** Ok. Thank you.

**Donald Roberts:** Anyone else?

**Mike Ziobrowski:** Will there be a generator at this location?

**Jason Dell:** We'll have to work through that, but I would imagine they would want a small generator out there.

**Mike Ziobrowski:** Okay

**Donald Roberts:** Ok. I guess we'll refer it to the agencies, then we'll get back to you. Alright.

**Jason Dell:** Thank you.

**Donald Roberts:** Ok. Thank you Jason.

***Robleno Mixed Use Development – Site Plan***

***TABLED. Board received a presentation for the construction of a 15,000 SF mixed use/flex space building, and referred it to agencies for review/comment.***

**20.131 Shea Pointe PDD, 12 Dunsbach Road – PDD Recommendation**

**Matt Shea:** Hi, I'm Matt Shea, and they didn't show up tonight. There was some question we had as the date and I thought it was today, which it is and

**Donald Roberts:** Would you rather we wait until they can appear Matt?

**Matt Shea:** Yeah, why don't we do that.

**Donald Roberts:** Wanna do that.

**Matt Shea:** I'm sorry that

**Donald Roberts:** Rather than put it all on you, ya know, I mean

**Matt Shea:** Yeah.

**Lyn Murphy:** We would need the engineer.

**Donald Roberts:** Yeah, I would think so. Ok, so we will table this until our next meeting, right Lyn?

**Lyn Murphy:** Yes.

**Donald Roberts:** Ok. Alright?

**Matt Shea:** Alright and thank you.

**Donald Roberts:** Ok Matt that was easy.

*Shea Pointe PDD – PDD Recommendation  
TABLED. Applicant failed to appear.*

**Brandon Nielsen:** I'd like to make a motion to adjourn.

**John Higgins:** Ill second it .

**Don Roberts:** All in favor? (all were in favor) Opposed? (none were opposed) Motion carried all set , thanks for coming. Goodnight.