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**MINUTES MEETING
Town of Halfmoon Planning Board
October 26th, 2020**

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

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman- absent
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

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? Tom has to reclude, Mike has to reclude, and Marcel has to reclude he is not here tonight either so

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Rich Berkowitz: I make a motion to approve.

John Higgins: Ill second

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

Public Hearing(s)

20.100 Barnum Subdivision, 84 Tabor Road – Minor Subdivision

Don Roberts: Would anyone like the notice read? (no comments) is someone here to present the Barnum subdivision?

Greg Barnum: Hello Im Greg Barnum from 84 Tabor road, any question you would like answered?

Don Roberts: Just explain a little bit , you want to subdivide?

Greg Barnum: Yes subdivide the lot into six building lots for single family homes.

Don Roberts: Okay with that being said we will open the public hearing , would anyone present here 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?

Tom Koval: I make a motion for a negative dec on the SEQR

Don Roberts: Can I have a second?

Rich Berkowitz: I second

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

Tom Koval: I make a motion to approve the minor subdivision request

Rich Berkowitz: I'll second

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

Greg Barnum: Thank you very much

***Barnum Subdivision – Minor Subdivision
APPROVED. Board held a Public Hearing and subsequently approved a two-lot
Minor Subdivision and lot-line adjustment on Tabor Road.***

20.101 Karratt/Vaid Lot Line Adjustment, 23 & 25 Siena Drive – Minor Subdivision

Duane Rabideau: They currently have, they currently are, and the revised lots will meet all the R-1 zoning requirements 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 like to speak?

Richard Harris: Could you remind them unmute their mike if they would like to speak

Don Roberts: Right yes please do that yes ,anyone online like to speak? If you would like to speak please unmute your microphone on your computer is you would like to speak? Seeing no on wishes to speak we will close the public hearing , comments by the Board members?

John Higgins: Duane what's the 20 foot wide utility easement ?

Duane Rabideau: Not really sure what that is, or what utilities but probably electrical or storm , I think storm.

John Higgins: Well no I was questioning because the driveway is going into that easement right of way.

Duane Rabideau: Uh they can do that they just have to be aware that if something has to be dug up that they will have to rip up the driveway but in most instances as far as driveways they will replace them in kind.

Tom Koval: It's electric and cable tv.

John Higgins: Well so the original lot line is being basically moved over correct, it's hard to tell on this drawing?

Duane Rabideau: Yea it's the lot line originally went basically straight up through like this and the configuration we are looking for is to move it from here over to here so you go up and over so it actually makes it a lot better lot configuration instead of coming up through here like that .

John Higgins: Okay I see it now thank you.

Don Roberts: Anyone else?

Rich Berkowitz: I make a motion to have a neg dec on SEQR

Tom Koval: 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 minor subdivision.

Tom Koval: I'll second

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

Duane Rabideau: Thank you.

*Karratt/Vaid Lot Line Adjustment – Minor Subdivision
APPROVED. Board held a Public Hearing and approved a lot-line adjustment at 23
& 25 Siena Drive.*

New Business:

20.123 Paar Estates Sign, Farm to Market Road – Sign

Tamara Sullivan: Hi Tamara Sullivan in for Bruce Tanski Construction and we want to put a sign at the entrance of the PAAR Estates Subdivision that's located on Farm to Market Road, the sign would be between Paar Way and Flagstick Drive. Single sided non illuminated it simply reads Paar Estates, gold lettering on a brown background and the sign dimensions are 48 inches by 52 inches.

Don Roberts: Okay thank you, and it meets Town regulations.

Richard Harris: Yes and I just want to add that me and Tamara spoke about this , it needs to be obviously on the private property of Mr. Tanski and it must have a 15 foot set back from the Farm to Market right of way and also Flagstick and Paar.

Tamara Sullivan: Yup

Don Roberts: Understood right, okay

Tamara Sullivan: Yes

Don Roberts: Thank you.

Tom Koval: I'll make a motion to approve the sign with the conditions that it meets the Towns setbacks from both Farm to Market and Flagstick Drive.

Mike Ziobrowski: I'll second

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

Tamara Sullivan: Thank you.

*Paar Estates Sign, Farm to Market Road – Sign
APPROVED. Board approved the residential subdivision sign for Paar Estates, with the
condition that they meet all required 15' setbacks from adjacent road boundaries/ROWs.*

20.122 Fast Lane Automotive LLC, 1534 Route 9 – Change of Use/Tenant

Yurevgeney Litenov: Hello we just submitted paperwork to operate on I think you have the address , yup for car sales and general auto repair.

Don Roberts: Okay , hours of operation?

Yurevgeney Litenov: I think 9 to 7.

Don Roberts: Okay , 7 days a week?

Yurevgeney Litenov: 6 days a week but if we do work Sundays, but probably 6 days a week , closed on Sundays

Don Roberts: Okay , questions by the Board?

Tom Koval: Im sorry what was your name?

Yurevgeney Litenov: Yurevgeney Litenov

Tom Koval: Okay, you're doing auto sales as well as auto repairs?

Yurevgeney Litenov: Yes, yes

Tom Koval: And all of the vehicles you're going to have in for repairs are going to be kept behind the fence?

Yurevgeney Litenov: Yes, there is a white fence it is vinyl

Tom Koval: Right

Yurevgeney Litenov: And the ones that we are repairing they will be behind , you won't be able to see it from the road

Tom Koval: Okay well that's something we definitely we want is something being repaired to be kept behind the fence, the vehicles that are going to be for sale , they're going to be confined to the north side of the parking lot?

Yurevgeney Litenov: Uh that's hard to see.

Richard Harris: This would be the north side right here

Yurevgeney Litenov: Is this up to date? Oh yea I guess so .

Richard Harris: It's a little outdated , its google earth

Tom Koval: It's not striped

Yurevgeney Litenov: Okay it's not striped yet

Don Roberts: Okay now for cars for sale we like to see maximum of 6 cars for sale at one time.

Yurevgeney Litenov: Okay if we even get permission to put the cars in the front there because its owned by another business but.

Don Roberts: Right okay.

Tom Koval: Right so we are looking at no more than 6 cars out in front for sale and the cars that are being repaired must all be not visible from route 9 , kept behind the fence

Yurevgeney Litenov: That's not a problem

Tom Koval: And no storage behind the building or alongside the buildings on the green space.

Richard Harris: On this side Tom I think you were talking about?

Tom Koval: On the three sides , because the east side of the building where the overhead doors are is fine but we don't want anything stacked or parked alongside the building or behind the building.

Don Roberts: Because of the residential neighborhood behind you.

Yurevgeney Litenov: Everything on the pavement.

Tom Koval: We're trying to keep as much buffering between the businesses and the homes that are behind it.

Yurevgeney Litenov: Right, okay.

Richard Harris: Just so you would understand it would mean from the front plane of the building is the route 9 side and the fence would be where you could keep cars your repairing do you understand that ?

Yurevgeney Litenov: Yup now I think where you arrowed there is a dog kennel , there is a dog kennel there it looks like it's a bunch of cages and that's where there is another business located

Richard Harris: Right here

Yurevgeney Litenov: And that's where there is another business located

Richard Harris: Right here

Yurevgeney Litenov: Yea I think so , so basically the kennels meet the fence and you can't really see this building, the only access you

Richard Harris: I think the Boards concerned about back here the residences back here.

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Don Roberts: Now do you propose a sign , because there is not one here you have to come back for a sign

Yurevgeney Litenov: Right , I do propose a sign it's just going to get moved to there to that location

Don Roberts: Right but you'll have to get approval for the sign before you put it up, you can see Paul or Rich on that.

Richard Harris: Where are you putting it?

Yurevgeney Litenov: Probably the same distance away from the road but the only

Richard Harris: The one that's there now is right here the large pylon

Yurevgeney Litenov: Oh is there?

Richard Harris: Yea there is a large one for the tenant here a time for paws is right here

Yurevgeney Litenov: Well we would probably put it on the grass.

Richard Harris: Over here?

Yurevgeney Litenov: Even though we might have to get a permit but I mean like come back?

Richard Harris: Yea we will work with you on that a sign application once you have it designed

Yurevgeney Litenov: It's all there It's all ready

Don Roberts: Make sure it's not on State right of way either cause it goes back, but we'll get there so .

Richard Harris: We will talk to you offline tomorrow or whatever

Don Roberts: Anyone else?

Tom Koval: So what was the desired number of , how many vehicles you want to be allowed to have in the repair section behind the fence?

Yurevgeney Litenov: Its generally we won't let the cars , the jobs pile up but it's a 4 car garage, I think it's a four car garage.

Tom Koval: So 10 cars behind the fence and 6 out in front?

Yurevgeney Litenov: Yea, if we get that many cars hopefully maybe 5 to 6

Tom Koval: It looks like you could park about 10 cars in there is that a reasonable number?

Richard Harris: Your talking back here?

Tom Koval: Yea

Richard Harris: For repair? Oh yea I think 10 easily here if you look at these spaces that are

Tom Koval: Yea I know just so we don't have spillage but I would say 10 cars outside , you could put a few inside you know really control that and then the 6 cars for sale so maximum 16 vehicles on site exterior, no outdoor storage of materials around the building

Yurevgeney Litenov: Okay, yup.

Don Roberts: But only 6 outside the fence, the rest have got to be behind the fence.

Yurevgeney Litenov: Right yea you can stack them so they can't really be seen .

Tom Koval: So I make a motion to approve the change of tenant with the condition there be no more than 6 vehicles out in front of the fence for sale, and no more than 10 vehicles parked behind the fence in contemplation of being repaired, no outside storage around the building.

Yurevgeney Litenov: Right yea.

Mike Ziobrowski: Ill Second

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

Yurevgeney Litenov: Thank you.

*Fast Lane Automotive LLC– Change of Use/Tenant
APPROVED. Board approved an auto repair business in the rear building with the following conditions: 1) no storage on the grass/sides and rear of the building; 2) a limit of ten (10) vehicles for repair can be stored between the building and the fence; 3) no more than six (6) cars may be displayed for sale at the north end of the lot (Rt. 9 side of the fence).*

20.124 Al Amin Asian Supermarket, 217 Guideboard Road (Country Dollar Plaza) – Change of Use/Tenant

Md Toha: Yeah, my name is Md Toha , my store name is Al Amin Asian Supermarket, 217 Guideboard Road Clifton Park, and it is grocery supermarket. I will sell fresh vegetables, meat, fish, frozen fish, rice daily products, cookies, that's all

Don Roberts: Asian supermarket, I'm curious is it gonna be like Chinese food, Japanese, Korean? What kind of ?

Md Toha: It's like Indian.

Don Roberts: Indian, okay, what's your hours of operation gonna be?

Md Toha: Excuse me?

Don Roberts: Your hours of operation, what's your time you're gonna be open?

Md Toha: Monday through Saturday 9 to 9 Sunday 10 to 9

Don Roberts: Okay how many employees?

Md Toha: 1 full employee , and half time 2 employee, it is a family business kind of.

Don Roberts: okay , any questions by the Board?

Tom Koval: Do you have a similar facility to this are you currently operating somewhere else?

Md Toha: I don't have similar business , I have business in Queensbury

Tom Koval: No I was wondering if you had another market , you could give us an idea of how much traffic it's going to generate ?

Md Toha: Yea I know what my friend doing in Clifton Park and one of my friend being in Albany this usually they come and go like at the same time and they come and go not like lots of crowded at the same time.

Tom Koval: Okay

Rich Berkowitz: How many deliveries of product , of produce do you get a day and what type of trucks Are they?

Md Toha: Not every day maybe like 2 , 3 delivery on a week

Rich Berkowitz: What type of truck are they delivering it in? Tractor trailer , box truck?

Md Toha: Like truck like big truck

Tom Koval: Straight truck or like a tractor trailer truck?

Md Toha: Straight truck

Rich Berkowitz: Like a U-Haul truck

Md Toha: Not like U-Haul but kind of like U-Haul truck

Tom Koval: Your utilizing the rear entrance of the building for your deliveries yes?

Md Toha: Yes

Don Roberts: Yes , please , please speak in the microphone Steve , this is recorded.

Steve Cronin: I'm Steve Cronin Im representing for the land lord of the Plaza I just want to talk about the back of the building ,the back of the building used to be Salty's now I don't know if your familiar with it but there is a really good parking lot in the back of this particular space has a fenced in area that closes up and a truck can pull right up unload and then go right out and turn around and go right out

Tom Koval: Yes I am familiar with it, Im also aware that there is another business that utilizes the back of that building as their store front , a bicycle shop are they still there?

Steve Cronin: Yes, he is a very low traffic guy.

Rich Berkowitz: What time of the day do they get deliveries, what time of day do they occur?

Steve Cronin: I don't know if that has been determined yet.

Rich Berkowitz: Well is it during regular hours is it prior to hours?

Md Toha: Regular hours.

Rich Berkowitz: thank you, there will be no deliveries prior to 9 am or after 9 pm?

Md Toha: No

Rich Berkowitz: Okay because there is residents back there.

Md Toha: Excuse me?

Tom Koval: There is apartments right behind you, we are concerned about delivery trucks before or after hours being loud if you're getting your deliveries during normal working hours , I would try , well most places will not deliver after 5 o'clock in the evening, but I just ask that you try to keep them before people start getting home in the afternoon, of course the weekends are never the best time to be getting deliveries, so normal Monday through Friday 9 to 5 for your deliveries, and your dumpsters are also right behind that building and I imagine you're keeping them there

Md Toha: Yea

Tom Koval: I would ask that there is nothing stacked outside the dumpsters, all trash must be , in the past there has been a lot of spillage in that are, I drive by there often and there used to be boxes stacked up around the dumpster, it attracts rodents and it creates odors that the apartments that are directly behind you will be affected by just something to keep in mind so you don't have people calling and making our lives miserable.

Md Toha: Yea.

Don Roberts: Anyone else?

Tom Koval: I'll make a motion to approve the change of tenant, you are aware you are going to have to come back in front of us when you get your sign, you come bac for design , you pull a sign permit so we can take a look at it , the only condition I have is that the deliveries are between 9 and 5 Monday through Friday and that trash is kept inside the dumpsters and not around the dumpster coral.

Rich Berkowitz: I second.

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

Md Toha: Thank you.

Tom Koval: Remember to advertise you are in Halfmoon

*Al Amin Asian Supermarket (Country Dollar Plaza) – Change of Use/Tenant
APPROVED. Board approved an Asian food market to occupy approx. 3,300 SF at 217
Guideboard Road with the condition that 1) all deliveries shall take place between 9am-
5pm, Monday-Friday; 2) all trash outside shall be kept in the dumpster.*

20.126 Teta Auto Repair, 1516 Crescent Vischer Ferry Rd – Change of Use/Tenant

Robert Teta: How ya doing. I'm Robert Teta, I'm interested in running an auto repair business out of that location. It'd just be minor repairs, business hours are 8-5, Monday through Friday, nothing too crazy.

Don Roberts: How many employees?

Robert Teta: Just me.

Don Roberts: Just you?

Robert Teta: Yeah.

Don Roberts: Ok, alright. How many cars are you wanting to have there?

Robert Teta: I can't, I mean, I don't have a gage of how busy I would be.

Don Roberts: That's a tight sight, ya know that.

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Robert Teta: Yeah, oh yeah, absolutely, yeah I mean, I'm just one person, ya know what I mean, I can only do so many cars, ya know. Typical basic maintenance like brakes, radiator type of thing. Something like simple like that, belts, tune-ups.

Don Roberts: Ok, questions by the Board?

John Higgins: The previous tenant was limited to the diagram that's shown up on the board with two employee parking spots and then seven parking spots for, ya know, customer parking, is that sufficient for your use?

Robert Teta: Oh yeah, absolutely.

John Higgins: Ok. So we can go with the existing setup.

Robert Teta: Yeah, absolutely, yeah, I can't picture being more than seven cars there.

John Higgins: Ok. Thank you.

Robert Teta: Yeah, you're welcome.

Don Roberts: Anyone else?

Richard Berkowicz: I make a motion to approve the Change of Use and Tenant with limited to seven cars on site, plus two employee parking spots.

Don Roberts: Can I have a second.

Tom Koval: I'll second.

Don Roberts: All in favor? (all were in favor) Opposed? (none were opposed) Motion carried, and for a sign, you gotta come back for a sign ya know.

Robert Teta: Ok. Perfect. Do I have to take down the sign that's on there now or, I mean I have no problem taking it down, I have no problem leaving it either, there's a sign on there, but I can take it down, is that ok?

Don Roberts: It's not gonna be called the same business is it? I mean...

Robert Teta: No, no.

Don Roberts: I would assume you wanted to take it down or just replace it.

Robert Teta: Yeah, yeah, I would look forward to replacing it, I understand I have to

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Tom Koval: You don't have to take it down so that you can replace it, because it's already approved, but when you want your own sign with your own verbiage on it you come in front of us with a change of sign.

Don Roberts: Yeah.

Robert Teta: Yeah, yeah, okay, perfect.

Don Roberts: Alright?

Robert Teta: Yeah. Thank you.

Don Roberts: Ok, you're welcome, good Luck.

Robert Teta: Thanks.

***Teta Auto Repair – Change of Use/Tenant
APPROVED. Board approved an auto repair business with the following condition: 1)
no more than seven (7) customer cars and two (2) employee cars on site.***

Don Roberts: Okay we are going to switch out Brendan is all done and Charlie is going to take over and Lyn is going to recuse herself as well, okay thank you Brendan , thank you Charlie.

**20.128/20.129 Common Ground Barber Company, 1471 Route 9 (Crescent Commons) --
Change of Use/Tenant & Sign**

Nick Keiser: How are you all. My name is Nick Keiser, I'm going to be co-owner of Common Ground Barber Company.

Don Roberts: How many chairs, and hours of operation?

Nick Keiser: As of now, there's gonna be 4 chairs, we are eventually looking to maybe eventually expand to maybe 8 eventually, but, as of right now there's gonna be 4 barbers working. Normal hours of operation are gonna be Monday, 8-5. Tuesday through Friday, 8-6 and then I believe I had it 8-1 on Saturdays.

Don Roberts: Ok.

Nick Keiser: 8-3 on Saturdays, sorry.

Don Roberts: I guess they're not closed on Mondays anymore are they.

Nick Keiser: Not anymore.

Don Roberts: Questions by the Board.

Mike Ziobrowski: How many parking spaces do you have available?

Nick Keiser: I'm honestly not sure, it's a fairly big parking lot there, and right in front of the building I know we have at least 7 or 8 but there is multiple parking lots. We're in the same parking lot as Fred the Butcher so there's a ton of parking throughout the building, employee parking will be behind the building.

Richard Berkowicz: You're just basically replacing another barber shop that was there?

Nick Keiser: Yes sir.

Richard Berkowicz: No increase in footprint?

Nick Keiser: No.

Richard Berkowicz: So, parking should be the same?

Nick Keiser: Yes.

Don Roberts: And also, the sign, that's replacing the sign that was there, with your own?

Nick Keiser: Yes, where the pier existing signs were, above the building and then on the monument sign and out front.

Don Roberts: Ok.

Richard Berkowicz: I make a motion

Don Roberts: We can do both at once if you want.

Richard Berkowicz: Yeah, I'll make a motion to approve the Change of Use of Tenant and the sign.

Mike Ziobrowski: I'll second.

Don Roberts: All in favor? (all were in favor) Opposed? (none were opposed) Motion carried, and Halfmoon right?

Nick Keiser: Yes, sir. Thank you very much gentlemen.

Don Roberts: Thank you, take care.

Common Ground Barber Company (Crescent Commons) – Change of Use/Tenant & Sign-APPROVED. Board approved a barbershop in the vacant space at 1471 Route 9 and a sign.

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

Rick Gill: Hi this is Rick Gill for Connect Life.

Don Roberts: Ok, you said your name. Please tell us a little bit about what you want to do.

Rick Gill: We are a licensed tissue recovery bank, working out of Buffalo, Syracuse and now Albany. We want to use the facility at 11C Solar Drive for tissue recovery from deceased donors. The hours, we are a 24/7 – 365 day a year operation. Traffic to the site would be minimal on average 3-5 vehicles a day possibly transport donors. 3-4 deliveries a week. Mostly in bulk trucks, not tandem trucks but just FEDEX and UPS.

Don Roberts: Okay, personally, I feel it's a very worthwhile use but there are a few questions here. We've never had this before my question then, my first question is, when you bring a donor in, are you gonna, is there like a, are you gonna go inside, or is there a garage as you go inside and remove the donor or is it gonna be outside? How's that work?

Rick Gill: I didn't catch all that, but when we bring a donor in, all the transportation is handled by licensed Funeral Directors, when they arrive with a body, it would be brought inside and placed in a cooler until we are ready to perform the recovery. Once the recovery is performed, then the Funeral Director will come back and pick-up the body to take it for cremation or for burial. Whatever arrangements the family has made.

Don Roberts: Ok. Thank you, any questions by the Board?

Tom Koval: So the transfer of the body from the vehicle to the coolers, is that handled internally, inside the building or are the vehicles parked outside, the body's taken out of the vehicle outside the building?

Rick Gill: Well, we're still trying to work that out with Mike, Mike Haverly, we are, we are open to doing it any way, ya know, we'd just like something, we either need something to just to allow the, we need a driveway to allow the Funeral Directors to back up to the rear entrance and then we'll, ya know, they will bring the body inside.

Tom Koval: Obviously, it'd be more palatable if the general public cannot see the offloading. I'm sure it could be emotional for a lot of people in the neighborhood. So, if you could set up some type of a discharge facility, garage door that they could back into, something of that nature would be obviously more palatable.

Don Roberts: That's why I asked the question too Tom Sir,

Mike Haverly: I'm Mike Haverly, I'm the building owner, so, there's a side overhead door that they would enter, they would pull in the overhead door, close the door, take the body.

Don Roberts: So the vehicle that holds, the vehicle is inside?

Mike Haverly: Would be inside.

Don Roberts: That's what I'd like to see, personally. Yes. Ok, right. Thank you.

Richard Harris: Mike, is it right here, look up there for a second. Is it right here?

Mike Haverly: It would be on the other end.

Richard Harris: Oh, it's over here?

Mike Haverly: On that end, yes.

Don Roberts: That would make it a lot easier I think. Ya know, a lot, ya know. And just so everyone knows, I mean, I don't know what their practice is, I know they got other facilities, but I have no idea when we have the public hearing if there's gonna be comments or not, but, I mean, there may be, so just be prepared.

Tom Koval: The only other question I had is about, so it's a Funeral Director dropping the body's off or is it an ambulances are gonna be lights and sirens, I'm ignorant to the, what the timing is of this and if it's in a rush thing or is it just a standard quiet in and out, the only reason that I ask is, ya know, once again, due to neighbors and noise.

Rick Gill: It's a very quiet in and out, the Funeral Directors are very used to picking up donors at all hours of the day from wherever they might have died whether in the hospital or at a residence, they typically utilize minivans so there's nothing to alert people that they're being, that they're transporting a body and they are very, they are by themselves very concerned about delays and making a commotion either when they're picking up bodies or dropping off.

Tom Koval: Alright, thank you, yeah, I wasn't sure who did the initial transport and, ya know, I'm a little ignorant as to the whole process, even though I do approve of the concept and am an organ donor myself, so I just wanted to clarify those few points.

Rick Gill: Actually, I like to hear that.

Richard Berkowicz: Now I know this is federally and state regulated, do you need any specific licenses for this location or do you already have them.

Jim Bridges: Hi, this is Jim Bridges I'm with Connect Life as the Vice President of Quality. I, o, we do currently have NYS Licenses in Albany and our current location which is at CDA procurement facility and we are registered with the FDA. So those would just have an address change. It would not be new licenses.

Richard Berkowicz: Ok. Thank you.

Tom Werner: How large of a geographical area do you project to be drawing from? Is it beyond the Capital District area hospitals and our nursing homes and I realize there's probably a timeline that they have to be received at your facility.

Rick Gill: Well we work primarily with hospitals, the hospitals that we'll be covering in the Albany area range over to the eastern side of Syracuse they go clear up to the top of the State and then a little bit down

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south of Albany and to the border on the west. East, I'm sorry, border on the east. So, it's a large geographical area.

Tom Werner: So, will you be reaching into the neighboring States to Vermont or Massachusetts?

Rick Gill: I'm sorry, I missed that.

Tom Werner: I say, will you be reaching into the neighboring States, such as the western part of Vermont or Massachusetts?

Rick Gill: There is only one hospital that we work with up in Vermont because they're part of the coverage for that area, but it's just one hospital.

Tom Werner: Thank you.

Don Roberts: Anyone else?

Rich Berkowitz: What was the date you wanted to come up in here?

Rick Gill: 11/9

Don Roberts: 9th

Tom Koval: I make a motion to set a Public Hearing for November 9.

Rich Berkowitz: Ill second.

Don Roberts: All in favor? (all were in favor) Opposed? (none were opposed) Public Hearing set for November 9th.

Don Roberts: Rick, can you hear me?

Rick Gill: Yes, I do.

Don Roberts: Ok, now so we're gonna have a Public Hearing on November 9. I would really appreciate it and it'd be a lot easier if one of you or more from your company can be here physically, in person, to answer any questions the public may have. I think it might be beneficial for you to be here, okay?

Rick Gill: Yes. We can do that for November 9th, yes.

Don Roberts: Okay, thank you very much, so, we'll see you on the 9th. Alright?

Rick Gill: Sounds good, thank you.

Don Roberts: Ok. Thank you. take care, good night.

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Rick Gill: Good night.

***Connect Life - Change of Use/Tenant & Special Use Permit
PUBLIC HEARING SET. Board set a Public Hearing for November 9, 2020 for a
Special Use Permit for a proposed tissue recovery facility.***

20.116 McBride/Mechanicville – Stillwater Youth Soccer League Lot Line Adjustment, McBride Road -Minor Subdivision

Duane Rabideau: Duane Rabideau from Van Guilder and Associates, here tonight representing the McBride irrevocable trust and the Mechanicville – Stillwater Youth Soccer League in their request to adjust the property line between their parcels located at 12 and 30 McBride Road,. that's in Mechanicville. Ok, there we go. Thank you. Basically, this parcel right here is a Youth Soccer parcel. It's surrounded by the McBride farm. What they'd want to do is adjust, do a lot line adjustment down this existing tree row right here so this 5 ½ acre parcel gives annex back to the farm and then remaining lands of the Youth Soccer fields are here. This is what all the improvements are, this basically, they're gonna revert it back to farming practices and that basically is our request before the Board.

Don Roberts: Thank you Duane, questions by the Board.

Richard Berkowitz: I make a motion to have a Public Hearing on November 23.

Tom Koval: I'll second.

Don Roberts: All in favor? (all were in favor) Opposed? (none were opposed) See you the 23 Duane thank you.

***McBride/Mechanicville – Stillwater Youth Soccer League Lot Line Adjustment, McBride Road – Minor Subdivision
PUBLIC HEARING SET. Board set a Public Hearing for November 23, 2020 for a
Minor Subdivision (lot line adjustment).***

20.127 Lands of McCadden Subdivision 117 Johnson Road – Major Subdivision

Duane Rabideau: Duane Rabideau from Van Guilder and Associate, here tonight before the Board representing John McCadden and his request for a proposed two lots subdivision which is located at 107 Johnson Road, which is located the northwest corner of Staniak and Johnson Road. The proposal is to subdivide Lot "L", this lot right here, which was previously subdivided two years ago when we did a 4 lot minor subdivision, the proposal was to subdivide it along this line here, so create lot "N" or two proposed single family homes, the lot "N" will be 1.37 acres in size and this parcel here, the remaining parcel of "L" being 1.61 acres. Both parcels will have the ability to tie into public water and public sewer and that is our request before the Board.

Don Roberts: Thank you, questions by the Board?

Richard Harris: I do just want to clarify, this qualifies as a major subdivision under the Town's definition but not under the New York State Department of Health's (NYSDOH) realty subdivision law. So, we've confronted this maybe the third or fourth one in my time here where, within a three-year period since the last subdivision which was four lots, they're creating a fifth lot. Five's the magic number. So, for all intents and purposes, this looks and smells like it's a minor subdivision. But, technically it's our definition. These quirks happen once in a while, but it's not, it's not resulting in any thresholds it needed, that it qualifies for the DOH review, like, the larger lots subdivisions.

Tom Koval: When do we want to set this one for?

Richard Harris: This one could be the 9th.

Tom Koval: I'll make a motion to set a Public Hearing for November 9.

Mike Ziobrowski: Second.

Don Roberts: All in favor? (all were in favor) Opposed? (none were opposed) Public Hearing set for November 9th.

***Lands of McCadden Subdivision– Major Subdivision
PUBLIC HEARING SET. Board set a Public Hearing for November 9, 2020 for a
proposed two-lot subdivision.***

20.121 113 Tabor Road Warehouse/Office Building, 113 Tabor Rd – Site Plan

Sean Farrell: Good evening, I'm Sean Farrell with Lansing Engineering, I'm here tonight to introduce the Tabor Road site plan project to the Board. The applicant for this project is MJP Design Build. I would like to start by giving a brief overview of the project location setting and proposed project characteristics. The project site encompasses approximately 5 acres and is located at 113 Tabor Road in the Town of Halfmoon. The site is on the north side of Tabor Road, approximately 1,300' east of the intersection of Tabor Road and Ushers Road. The entirety of the property being considered for development is located in a light industrial commercial zoning district in the Town of Halfmoon. The property surrounding the project site are all zoned light industrial commercial. The project site contains a duplex on western portion of the parcel with the balance of the property currently vacant meadow area. The proposed project will include the construction of a 43,250 sq. ft. warehouse, office building with associated driveway and parking. 4,000 sq. ft. will be office space. 39,250 sq. ft. will be warehouse space. Access to the site will be from 1 access point off of Tabor Road. The proposed building will have the potential to be used for multiple entitles. The building will potentially be used for light manufacturing storage and distribution of goods or any other combination of uses allowed with the LIC zone. The proposed development will provide parking in accordance with the Town of Halfmoon Zoning requirements. The building will require 80 parking spaces, 80 parking spaces have been provide for this project with an additional 30 bank parking for potential future. The required green space for this project is 20%. The project proposes 48%. Water services will be provided by a connection to the

existing 12" water main along Tabor Road. Sanitary sewer services will be provided by an on-site waste water distribution system. Storm water will be managed on-site in accordance with New York State DEC regulations, we are proposing a vegetation buffer consisting of a row of evergreens along the eastern property line. There will be no outdoor storage or materials on-site. In summary, we're here to introduce the project to the Board and to answer any questions you may have and ask the Board to refer the project to the Town Engineer. Thank you.

Don Roberts: Thank you Shaun, we will, we're gonna refer to show our Town Engineer and also to the Fire District for their review as well. Any questions by the Board?

Tom Werner: Do you know approximately the truck and vehicle volumes in and out of this site?

Sean Farrell: No, not at this time, the users are undetermined. It's kind of built on spec typically, and as the tenants come.

Tom Koval: Joel, we could use the ITS traffic generation book to get an estimate.

Richard Harris: Yeah, we're gonna need that for seeker review as Joel knows and you know, so I just wanna, you need to provide an estimate based on the square footages.

Sean Farrell: Absolutely.

Richard Harris: For us to review.

Sean Farrell: Yup, we can put that together.

Richard Harris: And you'll have to come back for each tenant so if it varies, or a higher amount, than what was reviewed the Board would have to review that under seeker, so you're aware.

Sean Farrell: OK.

Richard Berkowicz: If this approved are you willing to limit traffic as far as where it's gonna be going on Tabor Road toward Ushers Road and that?

Sean Farrell: Ye, he's aware of that and mostly he considered 100% of traffic is gonna go towards the Northway.

Richard Berkowicz: Ok.

Sean Farrell: Yup.

Mike Ziobrowski: Will the surrounding vegetation and trees look similar to the rendition?

Richard Harris: Can you use your mike, yeah,

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Mike Ziobrowski: Will the surrounding vegetation and trees look similar to the rendition that you're showing?

Sean Farrell: Yeah, so the existing, this line right here, they're relatively very tall evergreen trees, existing, so, our thought was to try to fill in that gap there that is between there, that was the intention.

Tom Koval: Now, you don't know how many tenants you're gonna have as of yet?

Sean Farrell: Do not.

Tom Koval: Cause I'm only seeing what looks like one dumpster in the far north corner, that's not gonna serve 4, 5, 6, 10 tenants, so when you do, redo this design, I suggest put some realistic dumpster enclosures in there.

Sean Farrell: Yup, we can do that.

Mike Ziobrowski: Are you anticipating any generators or anything of that nature on site?

Sean Farrell: Not at this time.

Richard Berkowicz: Is this gonna be a 24 hour facility?

Sean Farrell: It's undetermined at this time, he has other existing facilities that are not.

Richard Berkowicz: Do you know who the tenant is? The tentative tenant, I'll say?

Sean Farrell: No, there's no tentative tenants at this time.

Don Roberts: Anyone else? Ok, as I said, we'll refer it to our Town Engineer for a review and also the Fire District and we'll get back to you. Alright.

Sean Farrell: Thank you.

Don Roberts: Thank you. Good night.

Don Roberts: There's no public comments, it's not a public hearing, I'm sorry.

Bob Degman: Can I ask a question?

Don Roberts: If you make it quick.

Bob Degman: Can you hear me ok?

Don Roberts: Yes.

Bob Degman: I had another question besides that one but, on the bottom right of the diagram, my name is Bob Degman by the way the surrounding area was all light industrial light commercial, when you look at the bottom right of that picture, that's a residential home right there, so, I'm on point that there are a number of residential homes in that area, how it would be impacted by it.

Richard Harris: Sean do you want to respond to that?

Sean Farrell: Yes, we are aware of that and where that that parcel is LIC but is currently being occupied by residential and we've, that's the reason for that buffer and additional screening there to try to buffer that existing residential use.

Bob Degman: Okay then ...

Don Roberts: Sir, he answered your question. This is not a Public Hearing. Ok?

Richard Harris: Yeah, we ... there's no Public Hearing tonight on this, but you're free to submit comments

Bob Degman: (unintelligible)

Lyn Murphy: Correct.

Richard Harris: Yup and you can send me questions, I'll relay them to Sean, the Engineer and the applicant and we will continue this by email at this point.

Bob Degman: Awesome.

Don Roberts: Ok. Thank you. Good night.

***113 Tabor Road Warehouse/Office Building – Site Plan
TABLED & REFERRED TO AGENCIES. Board heard a presentation for a 43,250 SF
warehouse/flex space building at 113 Tabor Road and referred it to the Town Engineer
and Fire Department for review.***

20.118/ 20.119 Gridworks Office/Warehouse, 13 Liebich Lane – Minor Subdivision & Site Plan

Gavin Vuillaume: Good evening everyone Gavin Vuillaume with Environmental Design representing Gridworks and McRoberts development. We have vicinity map, that's alright, starting off with a vicinity map of the project, again, this is a fairly simple project, we're proposing two buildings on a small 6.4 acre parcel. The parcel of land you can see on this vicinity map is in the far eastern corner of the Rolling Hills PDD, which I've kind of highlighted on this vicinity map in red. It is the most easterly light industrial parcel. Most of the other parcels that have been developed are to the west and south. You can see this would be Liebich Lane coming down, it goes all the way down to Route 9 and Sysco. Next slide,

if you can, so, we have essentially two things that we're looking at with this project, site plan and subdivision. This would be our subdivision map, again, there is the 6 acre parcel, I've highlighted over on the left again the vicinity map so you can kind of see the extent of the remaining 87 acres within the light industrial section of Rolling Hills. We are again just subdividing this one small parcel for this proposal and that would be part of the approvals for this project, next slide. You can see there are two buildings being proposed, the smaller 10,000 sq. ft. building and the lower right hand corner would be occupied by Gridwork, the second building would be approximately 45,000 sq. ft. This building right now does not have a tenant, he is hoping to have just one tenant for this building with similar uses to the type of uses that Gridworks performs, again, it's a subcontractor, so, we expect that the building would have a majority of its lease space would be for storage and warehousing and a small, maybe 10% of it would be only for offices. The layout is very similar to a lot of the other light industrial projects that have been developed on Liebich Lane, with the parking essentially in the front of the buildings and the loading areas to the rear. With this particular layout, we're looking at approximately 92 parking spaces, again, that's very dependent on the tenant that would go into the larger building, but for most of the buildings that we're seeing in this area for this size, we feel that that would be plenty of adequate parking. We've also shown, you can kind of see it a little bit towards the top here, some land bay parking and other additional 30 if we ever really needed it, so, there's plenty of room on 6 acre parcel to facilitate the two buildings. They both would have municipal sewer/water, you've got a couple of areas highlighted right now that we would like to use for storm water management both in the front and the back of the parcel, and I think circulation wise, since we have the two buildings, it would probably would make sense to have two driveways, so, that's the layout.

Don Roberts: That's it.

Gavin Vuillaume: Yup.

Don Roberts: Now, any and all storage will be indoors, right?

Gavin Vuillaume: Yeah.

Don Roberts: Thank you, questions by the Board?

Tom Werner: I'll ask the same as the previous applicant, that we get an estimate

Don Roberts: Tom, Tom, microphone please.

Tom Werner: I'd like to request the daily truck volumes and vehicle volumes in and out of the site.

Gavin Vuillaume: Yup, that's fine, we'll put together a small little traffic narrative estimating the approximate usage, both for vehicles and trucks.

Mike Ziobrowski: Where's the closest fire hydrant? Where would that be?

Gavin Vuillaume: I don't really know on this, again, there are hydrants all the way up and down Liebich Lane, but, we'll make sure that both buildings are within 500'.

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Don Roberts: And this is gonna be referred to the Town Engineer, Joel and the Fire District as well, so.

John Higgins: Also, as far as the impact on the intersection of Liebich Lane and Route 9, whether or not it's gonna hit the threshold for a traffic light.

Gavin Vuillaume: Right. Yup. We just went through that with 4 Liebich Lane.

John Higgins: Exactly.

Gavin Vuillaume: So, we will update that traffic study again and then make sure that we don't exceed that threshold.

John Higgins: Ok. Thank you.

Don Roberts: Anyone else? Ok, as I said, we'll refer it to Joel for MJ for review and also the Fire District and we'll get back to you.

Gavin Vuillaume: Great. Thank you very much.

*Gridworks Office/Warehouse – Minor Subdivision & Site Plan
TABLED & REFERRED TO AGENCIES. Board heard a presentation for a proposal to
construct two warehouse/flex space buildings (45,000 SF & 10,000 SF) at 13 Liebich
Lane and a related subdivision, and referred it to the Town Engineer, Fire Department
and County Planning for review.*

Don Roberts: You guys wanna stay here all night, or what.

Mike Ziobrowski: I'd like to make a motion to adjourn the meeting.

Don Roberts: All right! Can I have a second.

John Higgins: I'll second it.

Don Roberts: All in favor? (all were in favor) Opposed? (none were opposed) Meeting adjourned.