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**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
August 13, 2018**

Those present at the July 23, 2018 Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
John Higgins
Tom Koval- absent
Richard Berkowitz
Thomas Werner

Planning Board Alternates:

Mike Ziobrowski

Coordinator Building, Planning and Development:

Richard Harris

Planner:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison:

John Wasielewski
Jeremy Connors

Town Engineer / CHA:

Joe Romano- absent

Chairman Don Roberts opened The Planning Board Meeting at 7:02 pm

Rich Berkowitz made a motion to Approve the June 26, 2018 Planning Board Minutes with corrections. Mike Ziobrowski seconded. Minutes Approved.

New Business:

Don Roberts: I apologize if I get the name wrong here

18.136_ Nabilah Kabir, DC, 12 Corporate Dr - Change of Use Tenant

Don Roberts: Not here? I guess its ok I got the name wrong then right.

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18.094 Restoring Grace , LLC, 7 Corporate Drive - Change of Use/ Tenant

Don Roberts: We will try them at the end

18.137 Sparx Chinese Restaurant, 1570 Route 9 - Sign

Yuo Hang Wang: Hello

Don Roberts: Can I have your name and address please?

Yuo Hang Wang: My name is Yuo Hang Wang, my address is 1570 route 9 Halfmoon NY zip code is 12065 , Im here to propose a sign , basically thats the English , the company name and the three letters stands for King Palace Banquet and the First Letter is also my family last name.

Don Roberts: And thats for the pylon out in front, the freestanding?

Yuo Hang Wang: Yes

Don Roberts: Are you going to be putting anything on the building at all?

Yuo Hang Wang: No.

Don Roberts: Ok the sign meets the requirements, can I have a motion?

Rich Berkowitz made a Motion to Approve Sparx Chinese Restaurant Sign application. Marcel Nadeau seconded. Motion Carried.

Don Roberts: Dont forget for advertising you are in the Town of Halfmoon

Yuo Hang Wang: Ok, thank you.

Don Roberts: Ok, thank you.

18.129/ 18.130 Pal's Early Childhood Care and Learning Center, 13 Executive Park Drive- Change of Use. Tenant & Sign

Erica Cozzolino: Ok I've never done this before so I'm confused.

Don Roberts: Your name and address and what you want to do

Erica Cozzolino: My name is Erica Cozzolino its for 13 Executive Park drive Clifton Park NY 12065 , we would like to change the building back to Pal's Early Childhood and put up a sign with our name on it.

Don Roberts: How many children?

Erica Cozzolino: That's a good question, Im not a 100% sure it's going to be dependent on the approval of the licensing.

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Don Roberts: It says here, the applicant is permitted to have up to a 112 students, requests to have approximately 125 onsite at this time, with the potential to increase to 150 and more employees

Erica Cozzolino Ok, that's with the ... yea

Don Roberts: How many, our concern to be honest our concern is the number of students, that is our concern

Erica Cozzolino: I mean we would definitely be licensing for that amount for the 120, I mean that would be what we would want to have in the building

Don Roberts: Questions by the Board?

John Higgins: Don according to our records that site was only approved for 64 children and several of us went out because there were complaints by the neighbors of people parking in front of their driveways and we went out this was a few years ago and we talked to the people there at that time so if your looking at approximately double e number that was approved then I think several of us have some concerns regarding that many children on that site.

Erica Cozzolino: There was people parking in front of their driveways?

John Higgins: Yes when the parents were there to pick the children up and they would get there ahead of time and they were parked on the road and there were so many of them that they were actually infringing on the access into their parking lots and it was causing a problem thats why we went out because they complained to the Town

Erica Cozzolino: Ok, I dont know I mean we've, like I said we've up until Mother Theresa's took that over a few years ago we've always had ya know the number of children that we could the building can hold up to about 112, 120 depending on what rooms we are being licensed for, I mean are you just more concerned that we take care of the parking?

John Higgins: Well what was according to our records what was approved was 64 children?

Erica Cozzolino: And this was a few years ago you said?

John Higgins: According to Rich right did you say the approvals that we have a record on for that site is 64 correct

Paul Marlow: For Mother Theresa yes, the previous tenant

Erica Cozzolino: Ok, well that, ok well their licensing is a little bit different I think because they were considered a school where as we are a daycare so I think the numbers are a little bit different but I apologize I was unaware there was a complaint about the numbers, but with the parking and stuff like that thats definitely something that I would address with the owner assuming she was aware of it then and do you guys contact us or is a complaint just go to you guys?

Don Roberts: It was several years back, I don't remember who it was

Rich Berkowitz: I think it was a physical therapy place their not there anymore though but where are you currently located?

Erica Cozzolino: right now we have a building at 21 Crossing Boulevard; we are not looking to close that or anything we are just looking to open that additional one back up

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Rich Berkowitz: This is going to be a second location

Erica Cozzolino: Right

Rich Berkowitz: And how does the interaction with traffic work at that building? How are the kids, are they brought there do school busses come how many parents pick up and drop off?

Erica Cozzolino: Yea I mean definitely we would probably be having some school busses coming there because we will be doing a before and after school program as well as the wrap around program for kindergarten, the busses will be coming anywhere between 2: 30, 3:00 o'clock and then a second round comes around 4 but

Rich Berkowitz: And how late do they stay?

Erica Cozzolino: The busses?

Rich Berkowitz: no the kids

Erica Cozzolino: Oh the kids will be there until 6:00 o'clock

Rich Berkowitz: And how many, are there staggered pickups? Or does everybody come at once?

Erica Cozzolino: No, I mean we do have what we call our high peak time which is usually later at night between 5 and 6 o'clock but definitely parents are staggered anywhere between 2 and 6, that building location it is much smaller than our crossings location and I've been with pals for about 11 years so Im not really sure, I've had the privilege of working at both sites. I do know that when I was down at 13 it's much better than the crossings on the staggered pick up but then like you said we are going back a few years

Rich Berkowitz: So you were in this building prior?

Erica Cozzolino: I did, I did work both locations

Rich Berkowitz: So this was a Pal's prior to Mother Teresa's?

Erica Cozzolino: It was a Pal's and then due to whatever reason the owner did decide to close that building I think it was because enrollment was down and then Mother Teresa' came into it and now we would like to put it back to Pal's

Don Roberts: We dont know how many the original Pal's allotted for?

Erica Cozzolino: I can call the owner and find out for you if you would like

Don Roberts: Again because our concern is this many students is our concern

Erica Cozzolino: Ok so if you can just remind so when Im talking with her so you have on record that we should only have 64 there because of...

Don Roberts: No, no

Rich Berkowitz: That was Mother Theresa

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Erica Cozzolino: Ok, so that's fine so what you're saying is just the number of concern because of the complaints?

Don Roberts: Originally what did you have?

Erica Cozzolino: Ok, and then just about the complaint that had come in just because of the parking?

Don Roberts: The complaint was one thing but how many students you were approved for originally when you were first there I think that would be a good starting point you know.

Rich Berkowitz: And also how you stagger your drop off and pick up times and how many kids actually come on the bus how many are delivered by their parents in the morning and in the afternoon

Erica Cozzolino: Those are going to be, I mean we can definitely tell you what was prior that is going to be difficult to know now before we get the enrollment

Rich Berkowitz: You have certain certification for ages of kids also as far as 6 weeks old vs one year

Erica Cozzolino: We do but its all going to be dependent on if you guys approve us then we'll have to ask the licenser based off of what it is typically before we had 2 infant rooms you know 2 toddler rooms 3 preschool rooms and depending on what they license us to have in that class room then we will know after that, like how so I can give you a rough estimate of what we were before I mean the rooms haven't changed sizes so that should stay the same but

Rich Berkowitz: So what's the process as far as getting licensed do we have to vote on this before you get a license or do you get a license can you get a license before you occupy the space?

Erica Cozzolino: No, I believe, well I'm not 100% sure I would have to ask the owner that too to be honest

Don Roberts: Our next meeting is August 27th so

Erica Cozzolino: Well I can ask her right now if you want.

Don Roberts: Well let's table it right now, lets move on and you come back after

Marcel Nadeau: Are these full size busses or mini busses?

Erica Cozzolino: Yea they will be coming from the Shen schools so they will, I know when I worked there previously we didnt have that many there was maybe 25 to 30 after school kids but they are staggered based on their drop-offs with after school and with the parents picking up that anywhere between 2:30 and 6 o'clock we probably had no more than 20 kids that were school aged.

Marcel Nadeau: Ok so you are not looking at the 112 all at one time?

Erica Cozzolino: No, no during the day it would be the infants through 4 year olds and then come 2:30 to between 2:30 and 3 o'clock we would get the remaining children and Im not a 100% sure we were ever at capacity at that building which is one of the reasons why they did end up consolidating with everybody up at Crossings so.

Don Roberts: Ok well why dont you find out what you can and we will pick it up there

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Erica Cozzolino: Ok, perfect

Rich Berkowitz: The parking situation and the pick up situation at the crossings has there ever been any trouble up there?

Erica Cozzolino: Not that I'm aware of

Rich Berkowitz: How many kids are in there? I know it's a totally different set up but

Erica Cozzolino: It is right now because its the summertime I'm averaging daily probably a 108 kids but its a different location because it is up on a hill and the only people that we are working next to is the Dialysis center so but yea we definitely have a tremendous amount more of parents and busses coming there, the Executive Park doesnt allow all of the Shen schools to deliver there , so like the middle school wont go there and I believe its Octe or Chango one of them wont deliver there either.

Rich Berkowitz: So only elementary schools will deliver?

Erica Cozzolino: Yes where as the crossings we do have middle school will transport there as well.

John Higgins: I think the reason for that is it's a small parking lot

Erica Cozzolino: Well I think part of it too is just the location I think Shen was saying that the Executive Park is too far out to deliver because, which one of them is up by Exit 11?

Rich Berkowitz: The elementary is, the Middle schools are pretty close and so are the majority of the elementary schools if you look at the bus schedules.

Mike Ziobrowski: If you look at the parking lot it is a horseshoe so traffic can come in and out of that parking lot I'm very familiar with it

Erica Cozzolino: Yea it is a and I mean with that being a cull de sac too I mean I dont know I never , when I was at that location I never had a parent complain that they never could find parking during pick up and drop off so

Rich Berkowitz: Now we saw it we witnessed, see the two parking lots to the right and left, you see how close those driveways are?

Erica Cozzolino: Yes

Rich Berkowitz: That's where the problem was because all of the parents were out in that road and they were physically blocking those driveways and we were there when it happened, we saw it

Erica Cozzolino: So after the complaint you guys went out and watched it?

Rich Berkowitz: Exactly

Erica Cozzolino: And this was back when it was still Pals?

Rich Berkowitz: Yes, yup

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Erica Cozzolino: Ok, alright I'll definitely give them a call and then come back up

Rich Berkowitz: How local is the owner?

Erica Cozzolino: How local?

Rich Berkowitz: Can the owner be here in 15 or 20 minutes?

Erica Cozzolino: No, I can get them on phone but that's it

Tom Werner: Are there multiple busses that come and pick up and drop off depending on their root of origin?

Erica Cozzolino: Yes, yea right now at the Crossings I typically between 2:30 and 3:00 I will have 4 or 5 busses drop off so I would make the assumption based off of the way we were before , we would have about 4 busses down there

Tom Werner: So 4 busses total or...

Erica Cozzolino: Yea and because of the times they get dropped off it never interfered with parent pick up and stuff because the parking lot at that time would be pretty empty at 2:30

Tom Werner: Ok

Marcel Nadeau: How many busses are there at one time?

Erica Cozzolino: They were pretty staggered I would have to say there was maybe like one would be leaving as the other one would be coming , a lot of times its like 2:35 and then 2:40

Marcel Nadeau: You dont have 4 busses at one time?

Erica Cozzolino: No, nope I never ran into that problem

Don Roberts: Ok, go please make the phone call and we will move on here alright?

Erica Cozzolino: Alright

Don Roberts: Ok, stepping back I apologize for skipping you

18.140 STACK'D Nutrition, 3 Liebich Lane - Change of Use/Tenant

Gary Kassabian: Hi I am Gary Kassabian this is my wife Lisa , so we signed a lease at 3 Liebich lane, STACK'D Nutrition we manufacture and sell protein pancake mix , its a dry mix , sold online , its a 4,00 sq ft space , we also sell to Price Chopper, Market 32 and a number of retail locations across the Country that we ship to, so our current location is in Albany, we are proposing that we move to 3 Liebich Lane its about 4,000 sq ft it would be about 3,700 sq ft of warehouse space and production space and about 300 sq ft of office space.

Don Roberts: Any retail?

Gary Kassabian: Just ancillary retail we are not planning

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Don Roberts: What do you mean ancillary?

Gary Kassabian: If somebody happens to come we might sell something there but...

Don Roberts: Questions?

Mike Ziobrowski: Do you prepare any food onsite here?

Gary Kassabian: No it's, we basically mix dry ingredients and package it into 1 lb bags or in bulk

Mike Ziobrowski: You dont have any steamers or anything of that nature, no ovens or anything of that nature no ansel systems?

Gary Kassabian: No, it's all dry ingredients

Rich Berkowitz: How are the products delivered?

Gary Kassabian: So we deliver all of our online orders with, through the post office anything over 20 lbs goes through UPS and I typically bring it to UPS unless somebody comes there to pick it up, in terms of deliveries we are anticipating 1 to 2 deliveries a week

Rich Berkowitz: What kind of truck?

Gary Kassabian: Either UPS trucks or our raw ingredients come on a 50 ft trailer and we have a loading dock in the back

Rich Berkowitz: It's an industrial area also

Gary Kassabian: Yea its right behind Sysco so, plenty of room, and there is only 2 employees my wife and myself and we have one part time employee that helps seasonal so

Don Roberts: Any signs?

Gary Kassabian: No signs

Rich Berkowitz: Do you need Health Department, you probably have it already?

Gary Kassabian: Yea we , its the State that comes in and inspects us once a year and so we have to apply for a new Health permit and they will come in and inspect before we can do any operations

Rich Berkowitz: We can open we just cant produce

Rich Berkowitz: You can't produce?

Gary Kassabian: Yea, so.

Mike Ziobrowski made a Motion to Approve STAK'D Change of Use/Tenant application. Tom Werner seconded. Motion Carried.

18.131 Hoffman Car Wash , 1672 Route 9 / Halfmoon Crossing - Site Plan

Gavin Villaume: Good evening Gavin Villaume with Environmental Design representing Hoffman Car Wash. Im here this evening with Marty Andrews who is also with the company to help answer any questions you have on the car wash itself. The project proposes to purchase a 3.26 acre parcel, I dont know if your clicker is working anyway you can see it towards the back, the parcel has frontage on Halfmoon Crossing only the existing car wash as you can see has also access off of Halfmoon Crossing, the purpose of the land purchase is to develop it as a parking area for employees only, you can see on the drawing that we have a small access drive that comes off of the back , let me see if I have my clicker here, here we go, so we are going to create a new driveway that will come off the back of the existing facility and provide access to the back for two areas of parked cars there will be a total of 44 parking spaces and also the relocation of a dumpster pad area which would be located at this vicinity , currently I think most of the dumpsters are back in here and we want to get those out of the way to help circulation around the car wash that should help some of the stacking that occurs behind there so thats another benefit of having this additional parking area to the rear. They also will be doing some improvements along an existing retaining wall at the back. Right now the only thing on the site itself, its fairly wooded but it does have a stormwater basin that provides drainage for the parking lot over at Home Depot and that will be maintained and left undisturbed but we will create an easement around that property so they can get in there and access it for future maintenance.

Marcel Nadeau: Gavin what's the width of the access to that parking lot?

Gavin Villaume: 24 feet roughly

Marcel Nadeau: 24?

Gavin Villaume: Yes

Marcel Nadeau: Because I think some of our concerns is the queuing that you have at times on the

Gavin Villaume: Oh you mean the existing driveway now?

Marcel Nadeau: No the new one

Gavin Villaume: This proposed one will be 24 feet so there won't be any queuing back in that area, thats just for employees

Marcel Nadeau: I know we are concerned with the queuing that happens on the road

Gavin Villaume: The entry, so you're more concerned with this driveway or...

Marcel Nadeau: Yes

Gavin Villaume: Yea, so with that driveway I dont know if widening it would help out very much more but what do you think, this is Marty Andrews

John Higgins: Im sorry you need to use the microphone because it's recorded and you just have to give your name and address

Marty Andrews: My name is Marty Andrews, Director of Facilities for Hoffman Car Wash.

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Don Roberts: Go ahead

John Higgins: You can go ahead

Marty Andrews: So right now we don't own that piece of property if we could widen it out right now we could stack about 34 cars without being Halfmoon Crossing, which is maybe one of our larger stacking areas one of the major issues that we've had with this location and it's a good issue is that this location has really blossomed and when we first built the place we had a two bay jiffy lube we immediately had to go to a three bay jiffy lube to process cars and interesting fact it is the busiest Jiffy Lube in the world, they have Jiffy Lubes in Canada and Mexico, it's the busiest Jiffy Lube.

John Higgins: The problem we have is that the stacking not only gets on Crossing Boulevard it goes all the way out to route 9 at times and that's what we are concerned about because it's a safety concern so we are looking to see if there is any way that you could make some kind of a longer stacking area around the existing storm water so that you can be stacked the entirely on your property

Marty Andrews: Well one of the issues I think Gavin can speak to this, to try to access any type of area around that storm water management is going to involve a bridge type structure

Gavin Villaume: There really isn't a lot of room over here, the only places you could possibly do, are maybe over in between here, but again

Marty Andrews: The closer we could get if we buy that piece of property it's all contingent on getting approval for the parking lot and one of the things that it will help with is we went to a exterior only lane on the side of the car wash

John Higgins: That's been there for quite a while

Marty Andrews: Yea but that helps process the cars faster and so once getting rid of that dumpster area we're probably going to add another 3 cars 3 or 4 cars, if we could widen that and make another lane we absolutely would do that and that would add another 12 more cars off the road

John Higgins: Could you move the storm water retention pond?

Marty Andrews: This existing basin?

John Higgins: Yea, well the trouble is you know if there are accidents out on route 9 from people waiting there, this Board has to at least look at different alternatives.

Marcel Nadeau: On those peak times that you have those issues is there any way that you could incorporate them going into your new parking area and stack them there and let them come back around, I know that stacking doesn't happen every weekend but when it does it's major stacking

Marty Andrews: So you're thinking of maybe doing something like this coming around the whole thing

Marcel Nadeau: Not necessarily there but going, you say that's 24 feet right there right?

Gavin Villaume: Right in here yup

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Marcel Nadeau: Ok, so they could go in on the one side circle it around and come back around

Marty Andrews: That would be a very difficult thing to maneuver, cause some of the people are going to the Jiffy Lube so they're going to go in first alright they are going to turn into the lube area and then the car wash area is, we try to process cars as fast as we can, its a good problem to have but it is one of those issues

Rich Berkowitz: What's the wait time from the entrance until they get in

Marty Andrews: Well for the exterior lane its 6 minutes ok

Rich Berkowitz: What about for the interior and the Jiffy Lube?

Marty Andrews: Interior is an unknown we try to do it in 13 minutes it all depends on how dirty the car is cause they vacuum the car out and the dirtier the car is the longer it takes to vacuum it out

Rich Berkowitz: So how long when they are stacked on the road, how long do they wait on the road?

Marty Andrews: Well if they are an exterior car it takes six minutes to go through the car wash

Rich Berkowitz: No I'm not; say you have a 10 car back up your talking an hour?

Marty Andrews: No, no no, no, we can process 125 cars an hour

Rich Berkowitz: Then why is there such a back up?

Marcel Nadeau: Whatever it is the cars that are stacked are out there, are out there for quite a while

Marty Andrews: I dont think they are on the road quite a while they just keep coming, people just keep coming all the time

Marcel Nadeau: what you have is people trying to go through not stopping at the car wash but your car wash customers are backing them up and its gridlock is what it is

Mike Ziobrowski: I dont think that anyone can refute that there is obviously a problem with the queuing right but do we have to turn it over to Joe Romano to have a look at this

Don Roberts: Thank you Mike, what I was going to say is what we have to do here we cant take action tonight anyways it has to go to Saratoga County Planning Board in the mean time we are going to refer it to Saratoga County Planning Board also refer it to our Town attorney, I mean Town Engineer to try and look at this, cause he can do it better than we can

Rich Berkowitz: Can I just offer one suggestion, you could have people park in the back you have a waiting area inside right?

Marty Andrews: Well again it all depends on what kind of service they get alright so

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Rich Berkowitz: Well you know when you take their number and they pay what kind of service they are getting if you could valet them in the back until they are in the que then you are alleviating a lot of that problem of stacking on the road

Marty Andrews: But we are talking ten minutes if that's the maximum

Rich Berkowitz: Ok if Im on that road and I've got to wait ten minutes when Im going to the crossings or cutting through there I dont want to wait ten minutes on that road thats ten minutes out of my time when im not getting my car washed Im going somewhere else, your inconveniencing a lot of people for people to come inside your car wash thats what we are thinking about.

Tom Werner: Is there any chance that you can put an auxiliary drive to be used at peak times

Rich Berkowitz: Yea that's what Im thinking

Tom Werner: Around the storm water management, into the parking area

Rich Berkowitz: Maybe not all of the way around it but maybe...

Tom Werner: Well just to come in to the parking lot

Marty Andrews: An extra stacking lane in the back

Gavin Villaume: We might be able to do an extra stacking lane in the back in here somewhere that where you could line up another 10 or 15 cars and maybe if we have to , maybe we have to reconfigure the shape of the storm water management area but I would rather have it just kept in this vicinity because this way, this way they can monitor the where the cars are coming and that, to start bringing cars way back in here for car washes I think thats asking a lot, not many people are going to want to park way back there for car washes.

Marcel Nadeau: We are not saying parking; we're talking stacking, just like the people waiting on the crossings road they're waiting to get in there, if they can wait inside your parking lot that's much better.

Gavin Villaume: We are gong to try that

Marcel Nadeau: You know what we're looking for

Gavin Villaume: Yea I think we can try that for our next submittal we're going to do more detailed plans anyway , this is just concept, obviously the main goal here is just to add the parking for the employees cause thats another capacity issue is making sure that the employees have enough place to park , right now its very difficult so right now I think the purchase of this property is going to be an improvement in two phases, one that we can have our employees all park here and the other one is to potentially getting some better stacking than what's there now

John Higgins: But you have room and I...

Gavin Villaume: Yea unfortunately that storm basin is in a bad spot but I dont know who has the right to move it that's the problem.

Marty Andrews: That's somebody else's storm basin I dont know if we can move it.

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John Higgins: Whose property is it?

Marty Andrews: It's someone's, it's not ours

John Higgins: Oh it's not your property

Marty Andrews: We are purchasing it, we are purchasing this whole thing in the back, we don't own it now

John Higgins: Ok, when you purchase it who is going to own the storm water basin?

Marty Andrews: Technically it's going to be Home Depot it's their basin, that's their basin, they're going to have an easement to have it at that location, they are not going to own the property on it

Tom Werner: So you will own the property around the storm water management giving them an easement?

Gavin Villaume: We will own the three acres

John Higgins: Yea but you are going to be also using that storm water basin for your run off correct?

Marty Andrews: Correct

Don Roberts: Look let's do this, we can talk all night about this, we can talk all night about this, like you said we are going to refer it to Saratoga County Planning Board, have Clough Harbor review it, you look at it again and we will see it at a future meeting

Marty Andrews: Perfect, thanks

The Board tabled Hoffman Car Wash's Site Plan application until it could be reviewed further by Clough Harbor.

Don Roberts: Ok, mam how did you make out

Erica Cozzolino: Good

Don Roberts: Go Ahead, this is Pal's again, and your name and address again please

Erica Cozzolino: My name is Erica Cosleno, 13 Executive Park drive Clifton Park NY 12065, so when I spoke with the owner she said that we did have at one point several years ago there was another Pals right next door, which was at 15 and she thinks that might be the one that had the complaint because they were solely school aged and they're the ones that are next to the therapist if you look to the, is it the right? That was her sisters building, it did have the same name but it was not conjoined with us, if you go to their right they were the therapist that were next to them, she was solely school aged and she had about a hundred kids and a lot of busses coming in and out and it could have been that was where the complaint was.

Don Roberts: That makes sense

Erica Cozzolino: So she is looking into for our building actually she did put in a request to only do one school aged room so it means one or two busses would come to that building at all and they would be the same as we had it before hand but she does need your guys approval before the license will come in.

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Don Roberts: Ok, so now we are back to the number

Rich Berkowitz: So how many rooms are in that building?

Erica Cozzolino: 1,2,3,4,5,6,7, 9

Rich Berkowitz: How many infant rooms, how many toddler rooms, how many elementary rooms?

Erica Cozzolino: If we are going back on the same premise we did before there were two infant rooms

Rich Berkowitz: How many infants can be to a room?

Erica Cozzolino: 8

Rich Berkowitz: You're up to 16,

Erica Cosleno: This is what I do all day

Don Roberts: While he is doing that did the owner say how many they were approved for before?

Erica Cozzolino: Yes it was 112.

Don Roberts: They were, she was approved for 112?

Erica Cozzolino: Yes

Rich Berkowitz: Ok, so what's the next step above the infants?

Erica Cozzolino: The toddlers

Rich Berkowitz: So how many rooms are those?

Erica Cozzolino: Again it's going to be hard based on the enrollment status, but I mean when I used to work there we used to have 2 toddler rooms and they can have up to 12 kids

Rich Berkowitz: Ok so you're up to...so what's the next level up?

Erica Cozzolino: Then its pre-school which is 3's and 4's depending on if they are a 3 or 4 its going to be a 1 to 7 or a 1 to 8.

Rich Berkowitz: Now how many rooms for that?

Erica Cozzolino: We had...

Rich Berkowitz: You're up to four rooms already

Erica Cozzolino: Yea I believe we had 2, I believe we had 2 rooms

Rich Berkowitz: So that's another 16?

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Erica Cozzolino: Yea

Rich Berkowitz: Now you have three rooms left

Erica Cozzolino: One of them we left open as a gym so nobody really occupied that, one of them was a school age room which could have 20 kids in it.

Rich Berkowitz: Now you're up to 76

Erica Cozzolino: And if that final room that was open again that one kind of fluctuated based on our enrollment on whether it was a toddler or preschool room

Rich Berkowitz: ok so now you're up to 70 again

Erica Cozzolino: How many?

Rich Berkowitz: 70, no 76, yea 76 so

Erica Cozzolino: I think you missed one, one of the pre school rooms you could have up to 16 in either preschool room

Rich Berkowitz: ok so we are up to 92

Erica Cozzolino: Yea, and I dont think we ever had more than that because we dont like to pack it, but essentially and even those toddler rooms that can hold 12 we usually dont like to go above 10 so

Rich Berkowitz: So if you converted that one other room into a middle school room you could have another 20 which is 112?

Erica Cozzolino: We could

Rich Berkowitz: Ok

John Higgins: Don is there a possibility that we could look at preliminarily a lesser number and make sure we dont have problems like we used to have, you know I know that isn't what your owner wants to hear but like I said when we went out there, there was definitely a problem, with parents not the school busses, with the parents picking the children up

Erica Cozzolino: Was that from the building 15 though? Because they did have and like the owner and I completely forgot myself but that was her sister and she had an interesting pick up process where she had what was called I dont even know what the appropriate term would be but

John Higgins: You are going to get a huge influx of parents picking the children up between 4 and 6 I mean those are the hours when people get out of work

Erica Cozzolino: Right

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John Higgins: And I see the parking lot is a little bit bigger even if you went next door but Im just concerned that we dont want to approve something that is going to come back to bite us down the road because we already know that there was complaints from the other neighbors there previously.

Don Roberts: It's their asking for 125 this time I think that's too many myself.

Erica Cozzolino: No I think she did say 112, there is one of the sheets says 112 on it

Rich Berkowitz: Yes 112 here, permitted to have up to 112 students and request to have approximately 125

Marcel Nadeau: Potential increase to 150

Rich Berkowitz: We can limit to 112

Richard Harris: There were follow up emails I believe from the owner

Don Roberts: What was that?

Richard Harris: There were follow up emails from Laura

Erica Cozzolino: Yea unfortunately she is in South Carolina so if you wanted to talk to her I can get her on the phone

Richard Harris: No that's alright she indicated to Paul on August 9th they were looking up to 126 for the site

Don Roberts: That's too many

Erica Cozzolino: Yea I dont think we would even get licensed for that I think she must have done her own calculation maybe a little bit off

Rich Berkowitz: How parking spots are there?

Erica Cozzolino: I believe it says 28

Don Roberts: And you are going to have how many employees?

Erica Cozzolino: We would have about 10 maybe

Don Roberts: Ok so you're down to 18 spots for the parents it's a tough one

Rich Berkowitz: So this is going to be a second location?

Erica Cozzolino: It will be and she was at that location for almost 18 years before we closed it to let Mother Theresa's in and I know that you guys had the complaint and stuff but we didnt and 18 years nobody ever complained to us so I mean I would I dont know if there is a way to get you guys to be able to see the flow of it I mean even up at the crossings we have , its a huge parking lot but we are sharing it with another business and its just hard to explain if you dont get to see it on a daily basis but with parents coming in and out I know we do have peak times but with cars coming in and out and things like that and staff leaving as we consolidate down to you know group sizes and numbers its just hard to explain it seems to have always worked

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Mike Ziobrowski: I think this is a conflict of interest but my daughter went there for 5 years and I never had any problems so

Erica Cozzolino: Thank you

John Higgins: But we have huge problems when the other was on the corner coming in and out

Mike Ziobrowski: Well I think if it's 112 and that's the limit then that's what it is

Erica Cozzolino: Yea and with out the other and again several years ago there were both Pals there so you not only had her sisters building that had a 100 school age kids you had her building that may have had you know up to that 100 whatever but now it will just be her and there is a medical building on one side and I think she said the other one was the attorney so you wont have that massive influx of cars coming in and out like it did several years ago.

Don Roberts: I guess to me the issue is, is a 112 too much at this time do we do a lower amount and see how it goes?

Rich Harris: I was going to ask what do you think is going to be your initial enrollment you say if you were to get approved in the next, this meeting or in the next month what would enrollment start?

Erica Cozzolino: Again once you guys approve it then we have to go through the process of getting it licensed and well for the most part advertising to get in there so I mean to get up to that 112 we may never and again in the 11 years I've been working with Pals the opportunity that I've had with her I dont believe we have ever made it to that 112 just because of the location but it could take a while I mean and we are not looking to , if you guys approved it at this one we probably wouldnt have it ready and opened until late October, November anyway

Rich Harris: What if like we did this with Jazzy Kids I think she was asking for like 50 the first time in and then you guys said well what do you need to get started well I wont be at 50 for 2 years if Im lucky so I think he gave her 25 or 35 so Im thinking Im just throwing this out there some number that she thinks is reasonable to get started for us to monitor if there is any issues then as she regardless what her license might say 150 im throwing a number, 75 and you monitor it when she is getting close to that number come in and ask for more see what the status is

Rich Berkowitz: Im thinking 92 because that knocks off a whole room, of middle schoolers, because middle schoolers the parents come over once, the other kids come staggered, infants and toddlers

Erica Cozzolino: Yea during the day your only going to have those infants through four year olds during the day you probably only will have 70 you know something like that its not until 2:30 where that one bus well couple busses or the after school kids the additional 20

Don Roberts: Since you can't open until October anyway why dont you talk to your boss and dont call her again now tonight but come back to our next meeting maybe and see what number she can live with to begin with under 112.

Rich Harris: For a year.

Don Roberts: Yea, ok see what she can feel comfortable and confident that she can handle.

Erica Cozzolino: Ok

Don Roberts: And then we can go from there, ok but 112 at this point we all think I believe is too much.

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Rich Berkowitz: A little bit too much right now

Erica Cozzolino: Ok when would the next meeting be?

Don Roberts: August 27th

Erica Cozzolino: 2 weeks ok so you want me to come back on August 27th?

Don Roberts: Right Rich you'll take care of that?

Rich Berkowitz: Can the owner be here?

Erica Cozzolino: No unfortunately she's in South Carolina so she is out there now

Rich Berkowitz: So you are the next one in charge?

Erica Cozzolino: I am

Don Roberts: Find out, if you can find out from her what number she can live with well below 112

Erica Cozzolino: Alright, will do

18.138 Halfmoon Self Storage Center PDD - Lot Line Adjustment, Route 146 - Minor Subdivision

Jeff Williams: Good evening, Jeff Williams, Bruce Tanski Construction. The Halfmoon Storage Center PDD is located between Farm to Market Road and Route 146. Basically, it is a two lot, existing two lots that add up to 16.87 acres, we need to adjust that the existing lines so that basically that the flex storage space unit gets larger and, oh I'm sorry, the proposed self storage site gets larger by utilizing some of the area from the other site. So, Lot 1, which is the site for the flex storage space currently is 8.61 acres after the proposed lot line adjustment. It'll go down to 6.93 acres and Lot 2, which is the proposed self storage site area right now, existing as 8.26 acres and it'll increase up to 9.94 acres.

Don Roberts: And that's it, just for the lot line adjustments.

Jeff Williams: Yup.

John Higgins: Where is the entrance, Jeff?

Jeff Williams: The entrances are basically, there's two proposed, if I had a pointer.....

John Higgins: The pointer was there earlier.

Jeff Williams: It doesn't, does it come on and off, there's not an up button. Here we go. I think, one's about....one's right in here, basically.....and then the other one's down in here. And this one may be an emergency access where we talked about. This would be the primary, so there would be an easement needed for, cross easement for the access.

John Higgins: Well, that's what I was, that's our questioning whether there's gonna have to be an easement.

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Jeff Williams: Yes, there would have to be a....we'd have to utilize that primary access be a cross easement and there's also a connection between the two lots. So there'd be another easement through here also.

Don Roberts: Ok we need to schedule a Public Hearing on this for August 27.

Marcel Nadeau made a Motion to set a Public Hearing for Halfmoon Self Storage on August 27, 2018, Tom Werner seconded. Motion Carried, Public Hearing set.

Jeff Williams: Thank you.

John Higgins: On the other drawing could you show the entrances. Just for Lynn's benefit as far as the easements.

Lyn Murphy: I think I've been pretty clear. As far as private easements between two individuals, we don't care.

John Higgins: Oh.

Lyn Murphy: If he can't access his property, that not our fault.

John Higgins: Ok, I thought it was something that we needed to get involved with.

Lyn Murphy: Nope. Only if it has to do with our property.

John Higgins: Ok. Can you just show the entrance then off of Farm to Market Road.

Jeff Williams: Right.

John Higgins: Ok. Thank you.

18.139 73 Plant Road Subdivision, 73 Plant Road - Minor Subdivision

Jeff Williams: Hello again, Jeff Williams Bruce Tanski Construction. There's an existing 5.22 acre parcel located at 73 Plant Road. We wish to subdivide that into four lots. Lot 1 would be 1.78 acres, Lot 2 would be 1.37 acres, Lot 3 would be 1.11 acre and Lot 3 has an existing house on it which we would keep. We do need to remove a pool and a shed and a front garage to alleviate any encroachments created by the fourth lot. The 4th lot would be .96 acres. This one's considered a flag lot. We're showing the building, or the proposed house to be 50' in back of where the lot widens out to 100'. There's public water and sewer available at the sites and also each new lot was, will be created to a single family home on it.

Don Roberts: Any questions.

Richard Berkowicz: I just have a....I'm just curious. He built that garage last year and how does that encroach on Lot 4 and where's he gonna, is he gonna build a new garage?

Jeff Williams: The garage actually that he built is right here

Richard Berkowicz: Yeah, I know.

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Jeff Williams: This is the house but it encroaches on the front, the 50' front yard setback line. So I talked to Rich earlier about it, I wanted to see if got a, if he ever got a variance for it, which he didn't so just to make everything right on the right side of the fence, we're gonna propose to take it down.

Richard Berkowicz: You'd just replace it or.....

Jeff Williams: I guess we would replace it within the building envelope. That would be up to the....Mr. Snyder's still gonna live in that house, so it'd be up to him. You'd have to meet the setbacks.

Richard Berkowicz: Are there any slopes on the driveways for Lot 1 and 2?

Jeff Williams: Are there any, excuse me.

Richard Berkowicz: Slopes. I know that road slopes somewhere, I just can't remember where it slopes.

Jeff Williams: It actually rises. It's probably like a 5' raised, bank between here and it kind of slopes down and gets flattened out here pretty much.

Richard Berkowicz: I don't think it's any higher than the house they're building on the other side now.

Jeff Williams: I'm not familiar with that.

Richard Berkowicz: I think the Hayners.

Mike Ziobrowski made a Motion to set a Public Hearing for August 27 for 73 Plant Road Subdivision. Richard Berkowitz seconded. Motion Carried. Public Hearing Set.

Jeffrey Williams: Thanks so much.

18.094 Restoring Grace, LLC 7 Corporate Drive – Change of Use/Tenant

Joe Abele: Joe Abele from Abele Builders, I apologize for showing up late. So, we're doing Restoring Grace, they're moving into our 7 Corporate Drive location. It's a psychology, a group of psychologists there's four of them, they're gonna be, their hours are gonna be 9:00-7:00, Monday through Friday. That's basically it. They move in September 1. Any questions?

Donald Roberts: Is there a sign?

Joe Abele: There will be a, just a ya know a little directory sign that goes on an existing sign. We'll just take the other one out, put it in on there. Is that something that warrants a sign permit?

Mike Ziobrowski: Yes.

Joe Abele: It does, Ok. I'll make sure, Yeah, I inquired on that. We've been doing that for years and I wasn't sure if it is what we need to do so I'll make sure that we do that before one goes up.

Donald Roberts: Ok. Thank you. Any other questions?

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Richard Berkowicz Made a motion to approve the Change of Use and Tenant, for Restoring Grace, LLC 7 Corporate Drive – Change of Use/Tenant. Mike Ziobrowski seconded. Motion Carried

Donald Roberts: Wait, one more thing, that's what I'm doing, she's not here but I gotta do it for the record. Oh you're the same one?

Joe Abele: Im doing it yup

Donald Roberts: Oh, I was looking for a lady.

18.136 Nabilah Kabir, DC, 12 Corporate Drive- Change of Tenant/Use

Joe Abele: Joe Abele from Abele Builders again. Nabilah Kabir is a chiropractor that's going to be moving into our 12 Corporate Drive location. Let's see. She's moving in September 1. It's just her. Operating hours are similar to Restoring Grace, 9:00 until around 8:00 p.m. per night. She's not gonna be working on weekends initially. It's a small operation 700 sq. ft. space.

Donald Roberts: She'll need to sign an application also.

Joe Abele: She'll need to sign an application, yes.

Donald Roberts: Any other questions?

Richard Berkowicz made a motion to approve the Change of Use and Tenant. Tom Werner seconded. Motion Carried.

Joe Abele. Thank you.

Donald Roberts: Now you're all set.

Joe Abele: Have a nice night.

John Higgins made a Motion to Adjourn the Planning Board meeting at 7:50 pm. Richard Berkowicz seconded. Meeting Adjourned.