

**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
October 9, 2018**

Those present at the October 9, 2018 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

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

Vice Chairman Marcel Nadeau opened The Planning Board Meeting at 7:00 pm

John Higgins made a motion to Approve the September 24, 2018 Planning Board Minutes with corrections. Rich Berkowitz seconded. Minutes Approved.

Marcel Nadeau and Tom Koval recused themselves from the Minutes vote.

18.166 Capital District Services Asphalt Paving LLC, 1471 Route 9, Suite 211A (Crescent Commons)
Change of Use/Tenant

Tom Koval and Lyn Murphy recused themselves.

Michael Klimkewicz: Im Michael Klimkewicz the owner of 1471 Route 9 Crescent Commons Im here on behalf of my tenant , they are a paving company Capital District Services , this is going to be an administrative office there will be no equipment on the site and there will be one individual utilizing the space thats it

Marcel Nadeau: Questions from the Board? (no comments)

Rich Berkowitz made a Motion to Approve the Change of Tenant Use for Capital District Services. John Higgins seconded. Motion Carried.

Michael Klimkewicz: Thank you

18.172 Rite Aid Renovations - Temporary Storage Containers, 1701 Route 9 (Shops of Halfmoon) - Change of Use/Tenant

Steve Kestler: Im Steve with Bast Hatfield we are doing a renovation at Rite Aid , we've done a bunch of these and they have a little program that they have been doing around the nation renovation interior renovation of the store minor exterior , paint things like that . They have a program where they bring in new flooring products new store fixtures, decor, we have to house that all somewhere, they dont have room inside the store we typically bring in 6- 20 ft containers park them right in the parking spots they fit nice and this is where we are proposing to put them starting Thursday October 11, they will be there for approximately 7 weeks then we will get them off site.

Marcel Nadeau: Questions from the Board?

John Higgins: Is the work predominately night time work?

Steve Kestler: Yes, we will be there starting Thursday just to receive the containers and some materials and starting next Monday the 15th its all night work for the rest of the project.

Rich Berkowitz: And it is just all internal work no external.

Steve Kestler: Minor exterior we have to pressure wash some sidewalks the building a little paint touch up very minor exterior.

Rich Berkowitz: No additions or anything?

Steve Kestler: No

Mike Ziobrowski: Fire alarm system is it in test during this construction or is it on?

Steve Kestler: It will be on the entire time

Mike Ziobrowski: Ok

Steve Kestler: We will, there is a minor change to the ceilings, interior petition layout where we might have to put it in to test at times you know at night

Rich Berkowitz: Are you going to get any changes in signs, when it's all completed?

Steve Kestler: they're putting some graphics up on the exterior windows but that's all I know of

Rich Berkowitz: Is it going to continue as Rite Aid or is it changing to Walgreen's?

Steve Kestler: It is staying as a Rite Aid, its just they spruce them up but yea staying as a Rite Aid

Rich Berkowitz: Ok

Mike Ziobrowski made a Motion to Approve Rite Aid outside storage containers - Change of Use/Tenant application. Rich Berkowitz seconded. Motion Carried.

18.167 Mechanicville LTE 5C/6C, New Cingular Wireless PCS, LLC/ AT&T, 950 Elizabeth Street - Site Plan (Telecommunications Antennae Upgrade)

Brenda Blask-Lewis: My name is Brenda from Centerline communications agent for ATT and upgrade proposal for the tower at 950 Elizabeth Street in Mechanicville. What they are proposing to do is replace some existing antennas 3 existing antennas with new equipment they're going to replace three remote radios and they're going to add one surge arrester, one fiber line, two DC cables which are going to be, the lines will be put in 2 inch conduit, and they are going to add 6 additional, 6 new radio units.

Tom Koval: Six new what?

Brenda Blask-Lewis: Remote radio units

Marcel Nadeau: So is the external size of the site changing?

Brenda Blask-Lewis: No it won't affect the height of the tower, outward projection or the footprint. It's mostly an upgrade maintenance type work that they are doing

Marcel Nadeau: Questions from the Board?

Rich Berkowitz: This is just for information only what is 5C, 6C is that the new generation?

Brenda Blask-Lewis: Yea yup its just better technology, your gonna see a lot more it goes higher in the alphabet, so yea they are just improving and now with the 5G coming out your going see a lot of the First Net, FN, that has to do with the first responders network, I don't think that is part of this project though so maybe next year.

Marcel Nadeau: Questions from the Board.

Tom Koval; With no change to the footprint of the height of the unit I dont feel as though there is a public hearing warranted here as we have been doing with other cell towers and I make a motion to approve the change of Use.

Tom Koval made a Motion to Approve Mechanicville LTE 5C/6C, New Cingular Wireless PCS, LLC/ AT&T Change of Use/Tenant application. John Higgins seconded. Motion Carried.

Brenda Blask-Lewis: Thank you.

18.164 Pingelski Lot Line Adjustment, 38 Johnson Road - Minor Subdivision

John Pingelski: Good Evening John Pingelski 38 Johnson Road, looking to increase my lot size in the back and line it up with the property next door. It's an increase of .39 acres, just looking to extend the back further line it up with the neighbors' property.

Tom Koval: Not adding anything to the property John?

John Pingelski: No

Marcel Nadeau: Any questions?

Tom Koval: We have to go for a public hearing on this right?

John Higgins: I do have one quick question; John I just want to make sure that piece in the back is not land locked is it?

John Pingelski: No there is a 60 ft right of way opposite

John Higgins: It looked like it I just wanted to clarify

John Pingelski: Ok, there is two one on Pruyne Hill Road and one on Johnson Road

Richard Harris: You can see there is one right here on Johnson then down here on Pruyne Hill.

John Higgins: I just wanted to make sure that's all

Michael Ziobrowski made a Motion to set a Public Hearing on October 22, 2018, for Pingelski Lot Line Adjustment. Tom Werner seconded. Public Hearing set for October 22, 2018.

John Pingelski: Thank you

18.169 Tabor Road LLC 4-Lot Subdivision - Minor Subdivision

Mike Bianchino: Thank you Mr. Chairman my name is Mike Bianchino I'm representing Tabor Road LLC., with me today I do have one of the partners in the LLC Bill Lucarelli. The parcel itself is situated on the north side of Tabor Road about 1500 ft west of the intersection of Liebich Lane and Tabor Road, the existing parcel is about 5.57 acres in size has about 267 ft of frontage and is currently vacant, the parcel is zoned A-R, agricultural -residential and single family residential housing is a permitted use in that zone. The surrounding area is also zoned AR, the primary uses in the surrounding area is single family residential, the site is also located within the north Halfmoon GEIS study area. The site contains no wetlands or streams, the onsite soils are loamy fine sands which are very deep and well drained and also some silt loams which do have some clay. What we are proposing and what is shown on the map is a 4 lot residential subdivision for construction of single family housing, the lots will be accessed by a single common driveway located here, and the driveways for the individual lots will come off the common driveway. The site will be connected to public water which ended right about here previously but as was extended down Tabor road past the site by the recent as part of the Scott Earl project on Tabor road. We are proposing to tie into that line with individual laterals. The lots will also have individual septic systems and the soils as I said are conducive, the site is relatively dry and we think we won't have any problems getting standard septic systems on that site. The total anticipated water usage for the four lots is about 1200 gallons a day. The lots will range in size from 1.035 to 2.081 acres with public water and onsite waste water disposal, the minimum lot size zone is 30,000 sq ft so all the lots will exceed the minimum lot size. The project will be likely constructed in phases the first phase will be the construction of the common driveway to the back so we will do some clearing and grading to construct that driveway and then as that's done and the utilities are brought in the individual lots will be, the homes will be constructed separately so the intent is to try to keep the disturbance of the site to a minimum. The proposed private driveway from Tabor road will extend approximately 600 ft, will end right about at the beginning of the last lot, the driveway will be designed to accommodate all emergency vehicles and will be designed in accordance with the applicable fire codes and standards including the turn around the width, the depth of sub-base and pavement will be such to support the standard fire equipment. As recommended in the North Halfmoon GEIS statement findings we have proposed this as a minor subdivision, we have proposed it with a common driveway to Tabor road that is as recommended in the GEIS with a potential in the future its necessary or its desired to extend a road to the rear, there is undeveloped land to the west there is also undeveloped land located to the north in the back so the site has been laid out in accordance with the recommendations with the GEIS. Based on the findings of minor subdivisions we're deemed not to have a significant impact on the environment and we're not a type 1 action and can't be established as a type 2 action that's as stated in the findings. Stormwater the site as it exists right now drains to the north there's a low area in the back corner and we're not going to change the grading significantly so the storm water will continue to drain the way it does, we will design the site in accordance with all applicable DEC standards for storm water, we don't anticipate to have storm water management areas, we think everything can be done onsite accordingly. I'm here tonight to answer any questions on the subdivision and request the Board set a Public Hearing for your first meeting in November if possible.

Marcel Nadeau: Mike was this the former Karen Tabors property?

Mike Bianchino: It was, Opits was the owner.

Marcel Nadeau: And on Northern Sites Dr. is this the end if you go into that site this would be at the end of that?

Michael Bianchino: This if you, not to make you turn around Marcel but this parcel is the large lot in Northern Sites, the paper street is right here, so there is a paper street in Northern Sites, never been constructed and this is the first lot to the East, that lot was not subdivided it was a large lot that went all the way back to here.

Marcel Nadeau: They wanted to subdivide that Years ago but we said until water was available it couldnt happen and also the driveway where it says Tabor road that's Pickets driveway?

Michael Bianchino: And that's the ad joiner? We put the driveway here on the other side of the road specifically to try to avoid any conflicts with that driveway

Marcel Nadeau: Ok, any questions from the Board?

John Higgins: The property in the back that goes onto Cary that is quite a distance.

Michael Bianchino: It's a very large piece of property there is some slope here there is some wet land back on the ceiling there, there is some wetland in the back and then it goes up and then it goes down

John Higgins: Is that Sharp or McCarthy?

Michael Bianchino: It's that family yes, yep and the Northern Sites lots that have been subdivided but I dont believe have been developed go around the corner and do go back farther to the paper street goes back and around.

John Higgins: I think there is one house back there.

Michael Bianchino: There is one yea, I think there is no house on this lot but on the other side of the paper street there is a house and I believe there is a house back here

John Higgins: As far as the driveway you are aware of the 80,000 lb requirement?

Michael Bianchino: Yes we are

John Higgins: Now storm water I'm a little confused about that, you're going to contain it on site?

Michael Bianchino: Well right now everything drains to the back and there is a low area back here and I'm assuming at some point it may , and the soils are fairly well drained so I dont really think there is a whole lot of run off now we are not adding that much impervious area , we are going to have to do a basic SWPPP anyway because we will disturb more than an acre but we'll look at that and we'll see but I believe we can accommodate everything , you know drainage swales and onsite and then it will continue to do what it does so we are not going to impact anything on adjoining parcels

John Higgins: Ok

Marcel Nadeau: Any other questions?

Rich Berkowitz: I will make a motion to set a public hearing for November 13th is that good?

Michael Bianchino: That's great.

Rich Berkowitz made a Motion to set a Public Hearing for tabor Road LLC on November 13, 2018. Tom Koval seconded. Motion Carried. Public Hearing set.

Michael Bianchino: Thanks very much

Old Business:

18.158 **Lissmac Subdivision (Halfmoon Commercial PDD), NYS Route 146- Minor Subdivision**

Michael Bianchino: Mike Bianchino from Lansing Engineering representing the applicant Lissmac, the project is located in the Halfmoon Commercial LLC PDD which was recently approved it was the former Papino PDD, the overall parcels about 63.8 acres in size and includes the entire PDD and it is currently vacant. At the Boards last

meeting I believe we presented the site plan application for Lissmac Corporation which included the construction of a 14,000 plus sq ft commercial light industrial building associated parking and roadway, and also included a phase II expansion of 17, 500 additional sq ft associated parking for a total build out of 31,920 sq ft that site plan I believe the Board referred to CHA for site plan review. As a result of that development the parcel will be required to be subdivided into two lots , one lot would encompass the proposed site plan which is a 4.06 acre parcel with frontage along route 146 and the remaining lands a 59.78 acres would remain and that is the second lot or the remaining lands. Thats really it for the subdivision and it is a two lot subdivision to create the lot for the Lissmac site plan, we're here tonight to answer any question about the subdivision and to request Planning Board schedule a public hearing for your next meeting if possible.

Marcel Nadeau: Mike you understand that this is strictly a subdivision it's not an approval for the site plan?

Michael Bianchino: Correct.

Marcel Nadeau: And the applicant is aware of that?

Michael Bianchino: He is aware of that, we hope to run concurrently and get them both at the same time if possible but he is aware of that.

Tom Werner: Have you contacted the Department of Transportation regarding driveway access onto 146?

Michael Bianchino: We have the traffic information and the study have been submitted, it was submitted as part of the PDD we are following up answering questions and so on, we do not feel there will be an issue, there response back was regarding timing of the improvements that were originally proposed as part of the PDD and the thresholds necessary to implement those so we will have that all buttoned up as part of the site plan

Mike Ziobrowski: Do you think that you will have that before October 22nd or after?

Michael Bianchino: The responses?

Mike Ziobrowski: The response from DOT.

Michael Bianchino: That's our hope is to do that yes

Mike Ziobrowski: Ok

Michael Bianchino: I think we resubmitted last week if I'm not mistaken so we're hoping to get something back from them.

John Higgins: But regarding the subdivision the applicant understands that he's assuming all responsibility and he is proceeding at his own risk?

Michael Bianchino: Yes, well again he feels like he submitted the subdivision , he awaits comments but he doesnt feel that , he feels fairly comfortable that the subdivision , the zoning obviously is in place so he does, he is aware that he is proceeding at his own risk with the subdivision.

John Higgins: Thank you.

Marcel Nadeau: Can I have a motion to set a public hearing?

Rich Berkowitz made a Motion to set a Public Hearing for Lissmac Subdivision on October 22, 2018. Mike Ziobrowski seconded. Motion Carried. Public Hearing set.

Michael Bianchino: Thank you.

Noah Zort: Good evening Noah Zort with Bobby Z's Auto Motive Detailing Center, 1516 Crescent, I'm here following up a site visit conducted by Mr. Higgins and Mr. Roberts on a parking limit and time limit cars can stay on my lot, we came to an agreement of 12 cars and 3 days and that was ok with me and thats ok with them.

John Higgins: That was subject to approval by the Board that was a proposal

Noah Zort: Oh ok

Marcel Nadeau: John can you give us a report?

John Higgins: Sure , Don and I met with the applicant on site, we walked the site , we requested the applicant to give us a layout which he did , its in the packets showing the parking spaces , we also impressed upon the applicant that he needs to talk to his customers about putting cars there for an extended period of time and he agreed and he was going to talk to his customers , explain to them the Town would be watching and that he can not store cars there on an infinite basis and he had to get the cars in and get them detailed and then get them picked up so he didnt have a problem with the Town.

Noah Zort: Yes sir

Marcel Nadeau: You are aware of those conditions?

Noah Zort: Yes sir

Marcel Nadeau: Any other questions by the Board?

John Higgins: I make a motion to approve with the stipulation that it is for 12 cars a maximum of 12 cars for a maximum of 3 days per vehicle and that the applicant is fully aware of the situation of his restrictions and he intends to maintain the agreement with the Town.

Noah Zort: Yes I do sir.

John Higgins: Thank you

John Higgins made a Motion to Approve Bobby Z's Automotive application with the stipulation that it is for a maximum of 12 cars for a maximum of three days per vehicle and he is aware and agrees to maintain the agreement with the Town. Mike Ziobrowski seconded. Motion Carried.

Noah Zort: Thank you very much

John Higgins: Thank you.

18.163 Lowe's Temporary Storage Units, 476 NYS Route 146 - Change of Use/Tenant

Will Mexer: Good evening my name is Will Mexer representing Lowe's of Halfmoon I'm the Assistant Store Manager of Sales, forgive me Im fairly new in the position, I believe that this application is a very similar or almost identical one to what we requested last holiday season which is 8 temporary storage units on the back corner of our lot to house an overflow of seasonal appliance business all will put in those containers is seasonal, appliances, refrigerators, stoves nothing else.

Marcel Nadeau: Questions by the Board? Go ahead Rich

Rich Berkowitz: There is still a problem with the stopping area right where that corner of the perimeter road is , you guys have painted over it a number of times and you can still see stop so it creates a problem at that T intersection , is there a way either cover it up or sand blast it or...cause people are cognizant of it , maybe paint it over a few times a year

Will Mexer: Coming off of the Monroe Pizza Hut Area there, we can certainly take a look at it I've noticed it myself I recall it being painted prior to my time at Lowe's

Rich Berkowitz: It has been painted a few times and the paint wears off and people stop when they are not supposed to stop

Will Mexer: We can have our FSA go out there with a power washer and see if that will give it enough push as long as you are ok with that , I might potentially block off that section for safety for just an hour or two and give a work at it

Rich Berkowitz: They have done it a few times before

Will Mexer: Absolutely we can, I'm glad I brought a note pad

Marcel Nadeau: Any other questions?

Rich Berkowitz: I make a motion to approve the temporary storage unit, what did Don site through 12 /31/ 18?

Will Mexer: Yes, I believe that's correct 12/31/ 18

Rich Berkowitz made a Motion to Approve Lowe's Temporary Storage Units Change of Use/Tenant application through to 12/31/18. Mike Ziobrowski seconded. Motion Carried.

Will Mexer: Thanks very much

John Higgins made a Motion to Adjourn the Planning Board Meeting at 7:25 pm. Rich Berkowitz seconded. Meeting Adjourned