

**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
October 22, 2018**

Those present at the October 22, 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- absent

Town Engineer / CHA:

Joe Romano- absent

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

Don Roberts abstained from the Planning Board Minutes vote because he was not present for the meeting.

Rich Berkowitz made a motion to Approve the September 10, 2018 Planning Board Minutes Tom Koval seconded Minutes Approved.

Public Hearings:

18.161 Griner Subdivision (Lot Line Adjustment & 2 Lots), 32 Linden Park Dr. - Major Subdivision

Don Roberts: Would anyone like the notice read? (no comments) come up , just explain what you want to do and your name and address and what you want to do

Dan Griner: Yea Im Dan Griner

Kasey Crowley: Hi Kasey Crowley

Dan Griner: 32 Linden Park Dr. Dan Griner and Kasey Crowley, we are going to sub divide the parcel and do a lot line adjustment gaining 10 feet to make a subdivision possible.

Don Roberts: And how many lots you plan on creating?

Dan Griner: Just two, so right now it's one obviously going to two.

Don Roberts; and one is going to be for you?

Dan Griner: Correct, yea we are building it right now

Don Roberts: And what's the other lot? What are you going to do with the other lot?

Dan Griner: I was thinking about giving it to my sister or just keeping it for future use but the intention was to have my sister live there.

Don Roberts: Ok

Mike Ziobrowski: Can you better explain where is the current dwelling now?

Dan Griner: Yea so if you see right there the house is exactly right there, yea so the house is right there, right on the property right there

Mike Ziobrowski: That's the current dwelling?

Rich Berkowitz: And the lot that you want to add is the lot that is marked lot 2?

Dan Griner: In the back yup, back right there

John Higgins: How come it has Justin Wrights name?

Dan Griner: That was a previous owner I just bought the land probably about I think it was three months ago

Mike Ziobrowski: Yea, I recall, ok and the driveway is it just going to go just to the left of where the current driveway is right now also would there be additional buffer that needs to be removed from that driveway?

Dan Griner: Most likely a little bit, you know I would do the setback of a normal driveway that you guys would want for code but I wouldnt go any larger than that.

Don Roberts: Ok at this time we'll open up the Public Hearing and if anyone from the public wishes to speak please come up and say your name and address and make your comments, anyone want to speak? (no comments) Paul I believe we received some correspondence pertaining to this application

Paul Marlow: Yes we received two letters they were in your files presented to you.

Richard Harris - Griner Major Subdivision - 32 Linden Park Drive

From: Courtney Klementzos [REDACTED]
To: "rharris@townofhalfmoon-ny.gov" <rharris@townofhalfmoon-ny.gov>
Date: 10/21/2018 10:19 PM
Subject: Griner Major Subdivision - 32 Linden Park Drive
Attachments: 56 Linden Park Drive.jpg; 56 Linden Park Drive .jpg; 56 Linden Park Drive Living Room Window.jpg

Dear Mr. Harris,

We are writing in regard to the proposed Major Subdivision - 32 Linden Park Drive.

Our home 56 Linden Park Drive "Lot 21" on the subdivision plan is located directly in back and borders the proposed lot.

I would like to have some important concerns addressed at the meeting please.

Our main concerns are the proposed lot will have a negative impact on our amenity in terms of overlooking, overshadowing and loss of privacy.

Upon this proposed subdivision our house would have a negative impact by a proposed lot (maximum 5,400 SF single family residence) looming over our yard. It would provide zero privacy due to the large opening in the tree line (see attached photos) and our living room and bedrooms would be negatively affected with an increase in vehicle lights shining into our windows.

The proposed lot is located south of our house and therefore any house built there would overlook and overshadow my adjacent property.

Ensuring the proposed lot be in harmony with the development pattern and scale of the neighboring properties is vital to guarantee that the detrimental impact to our property will be minimized.

We are also concerned about the potential impact on our property due to additional drainage that may increase the amount of run off.

We are proposing a solution to a few of our concerns which is to have the developers put in an evergreen tree buffer where the proposed lot property line meets our property line.

We would prefer to have a privacy tree line which would unfortunately not help with the potential overshadow issues, but would provide some privacy, reduce vehicle light exposure, reduce overlooking and reduce the amount of any potential water run off caused by the addition of a second lot adjacent to our home.

Thank you,

Bill & Courtney Klementzos

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Richard Harris - Griner Subdivision

From: [REDACTED]
To: <rharris@townofhalfmoon-ny.gov>
Date: 10/17/2018 10:04 AM
Subject: Griner Subdivision

Mr. Harris:

My wife and I are opposed to the proposed Griner subdivision. Are concerns are as follows:

1. We purchased our property with the knowledge of only one lot and house behind us not two. Any additional development will have a negative effect on property values.
2. There is a danger of the tree buffer between the existing lots to be damaged or reduced.
3. There will be the annoyance of more lights and noise at the rear of our property.
4. There may be an adverse consequence of water run off.
5. The new construction may have adverse consequences to the water table.
6. How accessible will this proposed back lot be to emergency fire, police and medical vehicles? We think difficult at best.
7. The town and the developers went through enormous time and expense to plan the Linden Woods subdivision. Adding another building in the direct center of a well planned upscale community would destroy the original character of this planning.
8. We question the desirability of and expensive house landlocked in the midst of twelve other houses.
9. Finally, if the intent of the original land owner was to have several building lots approved for this land, that intent should have been disclosed during the original planning process.

Respectfully,

Robert and Susan Fuller
[REDACTED]

Don Roberts: Ok since no one wants to speak I'll close the public hearing, (resident talking) alright then I'll re-open the public hearing, please come up and say your name and address and make your comments

Robert Nagal: My name is Robert Nagal and my address is 60 Linden Park Drive and Im not sure of the procedures this is the first one that I've been to and I had an issue with Mr. Griner with his current home that is being build, where the Homeowners Association that you have to belong to in order on the Marini side of the subdivision we initialed off on that indicating that we are aware of the restricted area thats on our plot plan was something that we weren't able to touch it was protective barrier I guess for lack of better words.

Don Roberts: A no cut area?

Robert Nagal: Yea , and you couldn't do anything with it , although its your property something goes wrong when a tree comes down you are responsible for removing it , you cant go in there and clear it out , put a pool in there or whatever so we understood that , signed off on it and I guess somewhere around the ninth of September the excavation started in that area our back yard and all of the sudden we started heard trees coming down in that restricted area so I immediately went back to the excavator operator and told him to stop your on our property which in fact they were , Mr. Griner realized that that was the case that he was , he really didnt have any markers or anything there telling him where he could go and couldnt go with the excavation and you know once he saw the plot plan and where the excavator was doing its business he understood that that was improper .All I wanted to do was bring it to the attention of the Town that that in fact happened, it wasn't something that I did starting taking trees down for future you know to have something recorded I came into the Town and talked to the boss of the Planning Department and he told me to talk to the owner of the site , make sure that you have some sort of plan of how to mitigate that issue , the owner said that he would make it right by putting some sort of evergreen trees or whatever in that area to block what was removed and I just wanted to make that a matter of record at this meeting.

Mike Ziobrowski: Have those trees been replanted or no?

Robert Nagal: No they haven't the growing season is over we realize that, but when I talked to the Town they indicated that to get a certificate of occupancy this is still an open issue and that maybe there would have to be monies for those trees to be planted in the Spring during the growing season and that money would be put in some sort of an escrow and then once the job is completed the certificate of occupancy would issue.

Don Roberts: Mr. Griner what do you have to say about this?

Dan Griner: Yea I talked to Mr. Nagal the other day and I'm more than willing to make it right.

Richard Harris: Don just to clarify Mr. Nagals point , very often particularly with commercial projects this Board approves a Site Plan that not only includes a building a driveway, stormwater but also certain landscaping and often landscaping is the last thing done for a couple of reasons, one of which is construction equipment can often damage or they need access to a site so construction companies need it clear so what we will do is particularly this time of year when its pretty risky to plant most vegetation that we plant around here for beautification landscaping we require a estimate from the applicant that

Clough reviews , lets say its ten trees whatever kind, Clough reviews the invoice, or the proposal to ensure its adequate and it meets the Boards approval on the site plan, consistent with the site plan and we take a check from the applicant, usually its a check because its a certain dollar amount and we hold that until the spring time comes and we usually give a deadline by June the 1st or something but they can get their C/O with that escrow and the theory is if they dont do it by that date we then have adequate funds to hire that company to go put the trees in so in talking to Mr. Nagal I said this comes before the Board when this comes before the Board and the Board if they concur they would either condition the approval or Mr. Griner would give him a chance to state his belief on the record to this Board, the Board would make a final decision on that and then we could progress at a very similar fashion where if he is done with his house lets say two weeks from now we would not give a C/O in that case until the check is received with the estimate. Another option is the Chairman not sign the mylar if this is approved not sign the mylar until that escrow is provided, we would do that in a case where say he didnt happen to be building a house right now and it was a completely vacant lot and he started to clear and this happened we would then, it would be reasonable to have this Board Condition the approval on that, thats how we handle it when this happens.

Don Roberts: Thank you Rich, Mr. Griner you are willing to correct the situation?

Dan Griner: Yes absolutely

Don Roberts: Joe you will review it and make sure it's done in the proper manner, make sure there are enough trees are there and everything?

Joe Romano: Yes

Don Roberts: Ok, thank you, thank you sir, while the public hearing is open would anyone else like to speak? Please come up and say your name and address.

Blair Wan: Hello everyone my name is Blair Wan, you can call me bohan, I am from 58 Linden Park Drive. which is directly behind the building that is being constructed right now so that you can see the back of the house is right facing our back so like our main master, our dining room, our living room are like we face to each other there is some restricted area right now but like in Winter there is nothing so I think our concern is we will lose the privacy of our property and also some noise issue possible its not sure about possible noise issue because the challenge is they will sell their house and someone else will move in and so we hope there, cause there is restricted area now so we can't do anything but I hope they can build a tree-line so it can provide a good buffer for noise and privacy. Thats our concern also because right now I think it affect our value of the property for resale because its very close to our property and its a big concern of our privacy so our concern is about then to build a tree-line in their property.

Rich Berkowitz: Can I just ask you a question, when you moved into your house was that house that was there prior were that there?

Blair Wan: We build our house

Rich Berkowitz: No, I know but there is an existing house was that there prior to you moving in?

Blair Wan: But it is not behind us, it's the other side

Don Roberts: You're talking about the new house going in?

Blair Wan: Yes, yes

Rich Berkowitz: Ok you're not talking about the existing houses?

Blair Wan: No, I'm talking about the new house that is under construction and their intention of divide this land to two pieces to build another house.

Rich Berkowitz: Ok, because I'm just looking at an aerial view of it right now and on that side where the existing house is there is not a lot of screening, but behind you there looks like there is a few trees

Blair Wan: Yea, but like in winter when all the leaves are gone there is nothing and plus in this area we have longer winter than summer so that's all our concern

Mike Ziobrowski: And you said you were in 58?

Blair Wan: Yes

Mike Ziobrowski: And isn't the existing home right behind you where the other home is adjacent, it doesn't even border your property?

Blair Wan: I think lot 22 is our property yes so

Mike Ziobrowski: Right so the current home is to the right

Richard Harris: There is a house right here the Wrights

Blair Wan: Yea I am not talking about that one

Richard Harris: This one under construction

Mike Ziobrowski: The one under construction and then the third one the lot 2 is the one being proposed
ok

Richard Harris: Yea your 58 did you say?

Blair Wan: Yes

Richard Harris: So Mr. Nagal which one is yours?

Mike Ziobrowski: He is in the proposed wetlands

Richard Harris: That's yours, lot 22 right?

Robert Nagal: 60

Richard Harris: Oh your here

Blair Wan: The other, the other side

Mike Ziobrowski: She's 22

Richard Harris: Ok

Mike Ziobrowski: So currently the proposed house that's going up is right in the center right behind you

Blair Wan: Yea it's facing our back yard

Mike Ziobrowski: What we are approving right now is a lot line adjustment for the house the property to the left

Blair Wan: Yea it will be like more windows facing us if there is going to be another one so

Mike Ziobrowski: But what I'm getting at is the one to the left actually doesnt border your property

Blair Wan: Well depending on how the house , how the plot plan is and how the house is sitting in this lot, so right now is view like this way , I dont think you can tell but because our house is like this and this one is this like facing this way towards each other in the back so

Tom Koval: Well we talked about doing a site visit

Don Roberts: Yea but before that, before that Mr. Griner how would you like to respond

Dan Griner: So the current distance from my house right now and the proposed house will be far greater than the houses on the side of each house , maybe not far greater but it will be an equal distance or greater for the distance thats already established within the subdivision at Marini and the Michaels Group did.

Tom Werner: Is it a one floor or a two floor home that you are building?

Dan Griner: I am building a two floor, there is only two windows on the side that she's talking about and they are high up you can't even see out of them because it's a foyer room.

Don Roberts: Do you want to say something else M'am?

Blair Wan: Yea, we can see how the construction going there are two windows on the side if you are going to do a side view you will see the back of their house has more windows and our back has more windows and this is where we concerned because the back of the two houses those have a lot of windows and they can see each other. I think it's hard to describe by talking and I know you will do site view that would be much helpful because you can see how the house and see there how the floor plan is

Don Roberts: Ok, thank you. Would anyone else like to speak? (no comments) seeing no one else wants to speak we will close the public hearing and we have discussed this before at our pre-meeting and we would like to have a committee go out and view the site do I have any volunteers to do that?

Tom Koval: I'll go out there

Don Roberts: Tom Koval, anyone else?

Tom Werner: I'll volunteer

Don Roberts: Tom Werner, one more person if possible? No ok, so Tom Koval, Tom Werner will do a site visit, Rich you will set that up, ok at this time are there any comments by the Board?

Marcel Nadeau: Yes, Mr. Chairman I think we need to keep in mind that this is a residential lot and that as long as they meet the qualifications their able to do what they can with that residential lot.

Don Roberts: Good point Marcel

Tom Werner: Question regarding, if the second lot were to be developed where would you see the driveway access going?

Dan Griner: See the exits going?

Tom Werner: Yea where would you see it on the plans?

Dan Griner: I would keep the shared driveway coming in; I would pretty much run along the property of the first lot

Tom Koval: So you are going to keep this access and run along with this, so that entails cutting more buffering in here?

Dan Griner: It may, yea

Casey Crowley: It will stay right in here; will be the driveway to the second

Dan Griner: Yea

Tom Koval: Yea that may be an issue that's one of the reasons why we want to do the site visit.

Dan Griner: Ok

Tom Koval: To see how much it impacts other neighbors

Don Roberts: Alright anyone else have comments? Ok so they'll set a site visit up if you want to be there Rich can work it all out, right, ok thank you.

Dan Griner: Thank you

Griner Subdivision & Lot Line Adjustment, Major Subdivision was tabled and a site visit was set. Board held a Public Hearing and tabled a request to subdivide a 1.21 acre flag lot into two single family flag lots in order to perform a site visit to evaluate the existing conditions of the site.

18.161 Lands of BWD Steel Inc., Batchelder, Niles, Fronczek, & O'Connor, 864 Hudson River Road - Lot Line Adjustment (Minor Subdivision)

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

Duane Rabideau: Duane Rabideau from VanGuilder and Associates here representing the applicant Ed Fronczek before the Board for a proposed lot line adjustment between the applicants lands and lots 860 , 862 and 864 Hudson River Road so that we can create a proposed 60 ft right of way which would be right here for a proposed future road to be dedicated to the Town of Halfmoon. The proposed right of way would be upgraded to Town of Halfmoon road standards and dedicated to the Town for public access. Now in order to create this right of way we need to take portions of each one of these lots including this one right here so that we can create the right of way with 60 ft width lots 860, 862, 864 will have frontage on the southerly westerly sides of the new proposed road and lot D which is this lot her is approximately 10 acres will have frontage on the northerly and easterly sides of the proposed road. The proposed 60 ft right of way will be conveyed to and retained by Fronczek until the road is constructed and to Town standards and approved through the Town for road dedication, and thats our request before the Board tonight.

Lyn Murphy: Duane there is a legal issue of course, if the Board, the Board cant legally approve this without the Town road being created because in essence they are creating two land locked lots which pursuant to the Town and our law we are not allowed to do, so there was some discussion in the plea meeting about, its my understanding that a person who would have the 10 acre lot would be the one who would be constructing the Town road?

Duane Rabideau: That's correct

Lyn Murphy: So if you were to, if we were to table this and agree that the application is incomplete because we dont have the road specs in front of us and then when you come in for a site plan review the 10 acre lot with the plan, a detailed plan on when that road is going to be constructed and to what standards and our engineers have signed off on it then we can go forward on both applications at the same time, but we cant create landlocked parcels.

Duane Rabideau: Understood.

Lyn Murphy: Does the applicant consent to that?

Duane Rabideau: Yes he is aware of it

Don Roberts: Thank you, and since we are all here I will open the public hearing, if anyone from the public wants to come up and speak please come up and state your name and address and concerns. (No comments) seeing no one wishes to speak we will close the public hearing and Duane you are well aware of what Lyn just said?

Duane: Yea

Don Roberts: Any questions?

Duane Rabideau: No because basically we were just trying to get the public hearing out of the way at this point in time then the intent is to work on the road this winter and start constructing after that and basically when its approved by CHA then we can get it dedicated to the Town

Don Roberts: So we will table this, any comments by the Board before we move on? (No comments)
No, ok so we will table this and then see you at a future date

Duane Rabideau: Ok, thank you.

Lands of BWD Steel Inc., Batchelder, Niles, Fronczek, & O'Connor, Minor Subdivision was TABLED. Board held a Public Hearing and tabled a request for a lot line adjustment involving five properties and the construction of a new town road until the time the road is constructed and dedication.

18.170 Pingelski Lot Line Adjustment, 38 Johnson Road – Mino Subdivision

John Pingelski: I'm looking to expand

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

John Pingelski: Im sorry, John Pingelski, 38 Johnson road , Im looking to extend my current lot from 1 acre .39 acres in the back to line it up with the two lots next to me.

Don Roberts: At this time we will open the Public Hearing if anyone wants to speak please come up and say your name and address and any comments you might have, anyone want to speak? (No comments) Seeing no one wishes to speak I will close the public hearing, comments by the Board members?

Rich Berkowitz: I will make a Negative Declaration for SEQR.

Marcel Nadeau: Ill second that.

Don Roberts: All in favor, (all board in favor) opposed (none opposed) Motion Carried.

Rich Berkowitz: I make a Motion to Approve the Minor Subdivision

Marcel Nadeau: Ill second

Don Roberts: All in favor (all board in favor) opposed (no one opposed) Motion Carried

Pingelski Lot Line Adjustment, 38 Johnson Rd - Minor Subdivision APPROVED. Board held a Public Hearing and approved a lot line adjustment involving two lots.

John Pingelski: Thank you

Don Roberts: That was good John

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

Jason Dell: Good evening my name is Jason Dell, Im an engineer with Lansing Engineering here on behalf of the applicant for the Lissmac Commercial Subdivision; the project site is located along the northern side of route 146 in the recently approved Halfmoon Commercial PDD. the overall parcel is a little less than 64 acres its about 63.8 acres and we were before this Board recently with site plans pertaining to lot one that we're looking to create , those detailed site plans were submitted to CHA for review we recently got comments from them which we are currently working on and as part of that project there is a minor subdivision component of that in which we be looking to subdivide out approximately 4 acres from the overall 63.8 acres to create the lot for the Lissmac Development, so we are here this evening for the public hearing pertaining to that 4 acre subdivision of the overall parcel.

Don Roberts: Thank you Jason at this time we will open the public hearing, would anyone like to speak? (no comments) ok seeing no one wishes to speak we will close the public hearing, comments by the Board members?

John Higgins: The applicant realizes that he is proceeding at his own risk because the site plan has not been approved and

Jason Dell: That is correct.

John Higgins: Ok I mentioned that previously at the last meeting I just want to make sure its on the record that the applicant understands that

Jason Dell: That is correct

Mike Ziobrowski: And we are still waiting the DOT decision as well and approval

Jason Dell: That is correct I forwarded and email over to the Planning Dept today indicating DOT has it they just haven't reviewed it yet

Don Roberts: Anyone else?

Rich Berkowitz: Ill make a Motion for a Negative Declaration Pursuant to SEQRA.

John Higgins: I second it.

Rich Berkowitz: made a Motion to Approve the Lissmac Subdivision application

Tom Werner: I seconded.

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

Jason Dell: Thank you

Don Roberts: Thank you.

New Business:**18.175 Halliday Financial, 4 Executive Park Drive - Sign**

Scott Solomon: Good evening Scott Solomon for Halliday Financial we put in an application for a new sign on our building, as you see before you.

Don Roberts: That's it right?

Scott Solomon: That's all I got.

Tom Koval: Exactly the same thing you just changed the faces?

Scott Solomon: Exactly same thing , raised on most of that little loop in there he is doing the big sign on route 9 right now , he said come out measure just replace what was there with this new name , everything else

Don Roberts: Looks good

Scott Solomon: Thank you.

Tom Koval: I make a motion to Approve

Rich Berkowitz: I second

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

Scott Solomon: Than you very much

Halliday Financial, APPROVED. Board approved a free-standing/monument sign panel.

18.177 Chatpata Pak- Indian Cuisine - 1683 Route 9 -St. Johns Plaza - Sign

NO SHOW

Don Roberts: Ok we will come back at the end

18.176 Metabolic Meltdown, 3 Liebich Lane - Change of Use/Tenant

Matt Phelps: How are you doing im the owner of Metabolic Meltdown Matt Phelps we've actually changed the name of our business to Metabolic from Metabolic Meltdown, we are looking to move from our current location 1466 route 9 up to Liebich lane.

Don Roberts: What's the...

Matt Phelps: Oh well our lease is up and we have outgrown the space we need more parking and more room and more amenities inside the facility so we are moving to a place thats a little bit larger a little more accommodating to the needs of our clients

Don Roberts: How many parking spaces will this give you?

Matt Phelps: This new one has a hundred at least its huge

Don Roberts: Ok, comments by the Board

John Higgins: How many parking spaces do you feel you need to accommodate your clientele?

Matt Phelps: At a maximum we would need probably 55 just to include our employees, not a maximum but our average class size is about 25 people.

John Higgins: Paul how does that work into your calculations for parking?

Paul Marlow: Thats a little bit more than we originally anticipated but it would just mean that we would have to keep a closer eye on the next tenants because that would only leave 10 or 15 spots for the rest of that building, but again it depends on their peak hours that may change things, if their peak hours are different times of the day than the other businesses then it may not be an issue but it is something that we would have to monitor closely.

Matt Phelps: The only two times like that are 5 and 6 am and then the rest of the day it's pretty light 25 people.

Don Roberts: Anyone else?

Tom Koval: I make a motion to approve the change of tenant

Don Roberts: Can I have a second?

Mike Ziobrowski: I'll second.

Don Roberts: All in favor (all were in favor) opposed? (None were opposed) Motion carried; just remember you're moving but your still in the Town of Halfmoon for advertising purposes.

Matt Phelps: Absolutely, absolutely.

Don Roberts: Thank you.

Metabolic Meltdown, Change of Use/Tenant APPROVED. Board approved the request to utilize 4,000 SF space for a fitness center at 3 Liebich Lane.

Don Roberts: Remember even though you're moving your still in the Town of Halfmoon for advertising purposes

Matt Phelps: Absolutely, thank you.

18.174 Guideboard Plaza, 225 Guideboard Road - Site Plan

Tony D'Adamo: Hi Tony D'Adamo with Capital Architecture, we're looking to get the preliminary layout in front of you for comments back to move forward with the new building on this plaza. If you look this plaza is the existing one with Salty's in it , its about 30,000 sq ft Gils Garage , I believe its NBT bank and this is empty basically just undeveloped land at this time he's owned the property about 20 years and what we're looking to do is put in a 12,000 sq ft retail mall or building for multiple tenants with a possible drive through in back. We dont have any tenants now but you know planning in the future that might be a possibility. There's an access road here it connects the whole plaza already even in front of this area we've increased the parking here so we have 50 spots for this building and really with the overflow and Gils Garage I believe that would leave plenty depending on what tenants go into that space. This would also give us the ability with the fence-line in back that we will be adding and the trees to border off you know kind of contain any activity in here from the neighbors in the apartment buildings also we will be keeping grass we easily meet the setbacks the green area requirements and everything else , we will be able to keep the storm drainage in between here where we really truly need it to be because we would also be looking at Gils Garage and how the water is on that space now, we will then be able to look at underground storage if we need to.

Don Roberts: I've got to tell you I go to Gils Garage and I dont believe you are going to have any overflow parking, just so you know

Tony D'Adamo: No, and the thing is we're showing spots like this he backs them up three and four deep so when this gets developed we will have to talk to him ya know to figure out a way because you can see that there is plenty of asphalt back here but he will just have to organize it but right now he's got so much freedom because there is nothing on that side where he is at now.

Don Roberts: Ok

Tony D'Adamo: I mean I've never seen a garage as busy as his either and it's a big building he's got so.

John Higgins: That was a previous approval that he was dedicating that area for parking so how can you, for two different projects use the same property?

Tony D'Adamo : Well what we are doing is we are increasing, we have enough parking already with fifty spots just for this building by depending on what spaces go into there if we had three restaurants then I think we would have a parking issue but if we have one small restaurant and a couple retail by the number of the square feet per car we would have enough by what's contained in this area now without going in this area, I think what Im saying is when you look in here he's got cars all over I think its just got to be more organized so that it keeps a clear aisle pathway.

Marcel Nadeau: And it is possible that he may be using more parking spots than what we allowed.

Don Roberts: That's very possible

Rich Berkowitz: And also what you are ignoring is all the background traffic in the area, Guideboard road and 236 getting in and out of that plaza is very very difficult

Tony D'Adamo: Yea it's a busy plaza and it's very popular so yea

Rich Berkowitz: No I'm talking about the roads it doesn't make a difference how busy the plaza is, just getting in and out of the plaza is difficult just because of the surrounding roads and then you add more traffic into that area and you're going to get stacking within that parking lot which is already a bad parking lot

Tony D'Adamo: We can look at, I mean right now I believe we've got the access point here and coming out here also, we've got four access points now

Tom Koval: There is no access point over there.

Tony D'Adamo: Oh I'm sorry you're right there is a three up here.

Tom Koval: That one that you have on the north side is not where you are showing it on the maps it's further to the west.

Tony D'Adamo: Ok

Tom Koval: And this one up in front of Guideboard road is an absolute disaster trying to get in and out of there all of the time

Tony D'Adamo: Right, yea, right hands only yea

Tom Koval: The other on one the other side is the same way because there is traffic stacking on 236 for the traffic light so anybody trying to turn north cannot get out and trying to turn south there is already a stack of cars so you have to pull out into a turn lane to get to the lane that goes straight so adding this is going to create a significant amount of problems and I think you're going to have to come up with some really good plans on how you are going to correct it before you come back to us with it because right now it's not working for us.

Tony D'Adamo: Ok

Don Roberts: Anyone else?

Marcel Nadeau: Your green-space is on the back side of the building?

Tony D'Adamo: Well it's on the back we bring it in through here; obviously we've got the front area all along the perimeter of the property

Tom Koval: There is no green space up in here if there is it's 2 feet and then you put in a drain swale, in there, there is currently

Tony D'Adamo: Right now that's actually our property but it's given a right of way to the Town

Tom Koval: It's only a few feet, at the bank's side it's greater but and then at the eastern side where those parking spots come up the road it's a drainage ditch, it's maybe 5, 6 feet it's a State right of way, you don't have a lot of green space that you own

Tony D'Adamo: Technically as we discussed when we gave that to the State its still counts as ours for using it for green space even though we are not using it anymore it counts on our property as far as green space because we gave it as a right of way to the State if they ever want to expand, if its ever going to become a road its going to be because the State did it not because of us.

Tom Koval: My biggest concern is the Traffic there, it's already a problem and it's going to be exasperated

Don Roberts: Anyone else? Ok we'll refer this to the Town engineer Clough Harbor he will give us some feed back on the traffic problem that we all know exists

Marcel Nadeau: Don one more thing; did you guesstimate a traffic flow how many cars would be coming in and out?

Tony D'Adamo : No we dont have any tenants in there and I think more than anything else the tenants that go in there and whatever, if we could assume that its all going to be clothing retail but thats not a very realistic and I think even if we had a tenant that took it now, 5 years from now it would change so whatever these are very fluid kind of buildings they change, at one time you know where the Salty's is it was half empty about three years ago when we started working on that and we filled it all up, you know we filled it with Fastenal, Karate studio so you know at one time it was a baseball teams were practicing in there so things change and the way this is going to be used is going to change so anything I tell you I think is unrealistic to be true 5 years from now so I mean I want to be realistic you want to understand that we can, what we can do to solve the traffic we'll definitely look into what options there can be, more than likely we can come up with something that helps it will never stop it because its not, this plaza is not causing all these traffic issues but I mean we should do what ever we can to , whether its another entrance, right hand only

Tom Koval: We know your not causing it all but lets not add to it

Tony D'Adamo: Absolutely let's not, let's figure out what we can do to stop it from becoming worse

Don Roberts: But even the interior is not working right that's what might

Tony D'Adamo: That I think we can clean up with re-striping and putting new access aisles the way the access aisles work

Tom Koval: They have them striped pretty well around Gils but it's a blind corner

Tony D'Adamo: Right

Tom Koval: And then you come out and you stop whoever stops waiting to get out on Guideboard is stopped there and then you wait and try to come up from NBT is at a dead head and then you get another car coming from Gils its just a big cluster

Tony D'Adamo: I think we could probably make more significant ways to solve it on the site because before we put this building in maybe we adjust where we put it or

Rich Berkowitz: You may want to adjust the size of the building, because you don't have enough parking for that building, if you have the minimum amount of retail in there that takes up all of your parking, say you have someone like our last client, Metabolic Meltdown, they have 50 people every hour that's all your parking for 4,000 ft out of a 12,000 sq ft building if you have a restaurant in there it just complicates everything

Tom Koval: The other thing is looking at is that right now is there a turning lane onto Guideboard or is it one in one out, it's looking like there is a turn lane but I'm not familiar with it.

Tony D'Adamo: You mean what we are showing as the access kind of aisle area like this?

Tom Koval: No, no coming out onto Guideboard

Tony D'Adamo: Ok

Tom Koval: You're showing three lanes

Tony D'Adamo: No it's, no there is not, that's just two arrows there, that's just two arrows there's one in and one out yea that's not striping its two arrows

Tom Koval: That could be something you could widen that curb cut obviously after all the approvals because somebody turning left will hold up that line forever

Tony D'Adamo : Yea I've been in there, so yea I mean that is definitely where the areas initial one is for is it seems like this is the a major item for this we will go back and look at how to look at the site and look at the engineering for this

Don Roberts: Ok as I said we will refer this to Clough Harbor, Saratoga County Planning Board and the fire dist. right Paul, ok thank you.

TABLED/REFERRED. The Board received a presentation for a 12,700 SF multi-tenant commercial facility and referred the project to the various agencies and CHA for technical review.

Old Business:

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

Gavin Villaume: Good evening Gavin Villaume with Environmental Design. I'm here with Marty Andrews from Hoffman Car Wash. We were here I believe it was back in August we presented the additional parking area that Hoffman Car Wash would like to install behind the property that they are on little over an acre right on the corner of Halfmoon crossing and route 9 and as we presented at the meeting back in August we are looking to purchase an additional acreage to the rear of the parcel so that way the combined acreage for the whole site would be approximately a little over three acres. By purchasing that property they would be installing a parking area for just the employees about 42 spaces, we also would as part of our project here be making a slight modification to an existing storm basin that is on the property as part of our project here we'll be making a slight modification to an exiting storm basin that is on the property as part of those modifications you would also give an easement to the solar associates who currently own the property and would still need to utilize that storm basin. The

basin was installed as part of the overall Home Depot project just to the rear of our site. So we were referred to Clough Harbor we submitted our detailed plans to them, received some minor comments we've addressed all Clough Harbors comments and lastly during our meeting we had a discussion on the potential of adding some additional queuing space for the cars that tend to stack out onto Halfmoon Crossing. I believe right now they've got room for about 25 cars onsite roughly, and we are going to add another 10 queuing spaces with a whole another additional lane that would be added adjacent to the suing area in back of the car wash, so the suing it would take 10 cars off of the road on Halfmoon Crossing which apparently becomes a problem on very busy days so we thought that was a nice benefit for the project. That's really it.

Don Roberts: Thank you, comments by the Board?

Marcel Nadeau: Only 10 cars?

Gavin Villaume: Yea well it depends on how tight they can squeak them in on there.

Mark Andrews: We've measured 10 cars would, actually thats a few more I think its one or two more cars that would line up safe to the stop light 2 are left turning lanes so and that was all that we could really squeeze in there, we were happy to get 10 I didnt think we were going to be able to get 10 but we were happy to get 10 out there.

Tom Koval: Where will the new exterior wash entrance be?

Gavin Villaume: It's the same exterior wash, its right on that corner

Tom Koval: Same side?

Gavin Villaume: Yup same side yup

Mark Andrews: And what this is going to do, this is going to help some of the traffic flow anyway, its going to help the traffic flow quicker into the building if we dont have to que these people everybody that comes in if we can dedicate that outside lane as an exterior lane you know cause now we can do it halfway up, we can have a sign there that says get into that lane and that is going to help everybody go through quicker through the lane

Tom Koval: Good cause that's the lane that I use and I need to get through there quicker

Mark Andrews: We are going to have a mix of people that are getting vacuumed and exterior mixing together

Mike Ziobrowski: Your just going to have to make sure that the guy that has the tablet is standing out there, right now he has to run all the way across the parking lot so thats the other thing that creates queuing believe it or not.

Mark Andrews: It does and we talked about this at a meeting and we said thats where he is going to have to stand on those Saturdays you know Friday afternoons that are nice when people seem to come, Friday at noon usually, we are not busy at that rush hour people are going home but its that noon and Saturdays that are...

Mike Ziobrowski: People have to take, go on road trips for the weekend so they want to get the car cleaned before they get home from work

Marcel Nadeau: So you will be moving more cars through?

Mark Andrews: We will be able to move, I don't know if we will be able to move a ton though

Marcel Nadeau: How are you going to get them out of there once you move them through, if you are moving more cars through there?

Mark Andrews: Exiting doesn't seem to be a problem for us, I mean exiting for our car wash exiting out is not an issue for us

Marcel Nadeau: I've seen the cars exiting out trying to get out and they can't get out

Mark Andrews: They can get out it's just some people are timid about getting out and that's at every intersection that we have people are timid, you get the timid people if you are going to take the right hand turn you can get right out it's the person that came into us that now wants to go to Home Depot that's busy so instead of going to Home Depot first and coming to us they didn't think about that problem, so it would be nice to have the right hand turn

Don Roberts: So Paul the County has no problems (Paul indicates a no answer) Joe your all set (Joe indicates a yes answer)

Rich Berkowitz: I make a motion to approve the site plans

Mike Ziobrowski: I second that

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

Mark Andrews: Thank you

Don Roberts: You're welcome

Hoffman Car Wash Parking Lot Addition Site Plan was APPROVED. Board approved the request to construct a new 44 space parking lot and stacking lane.

Don Roberts: Going back Chatpata Pak -Indian Cuisine - 1683 route 9 St. John Plaza Sign anyone here for that? Ok, thank you Paul, since no ones here motion to adjourn.

Marcel Nadeau made a Motion to Adjourn the Planning Board meeting. Tom Werner seconded. Motion Carried, Meeting Adjourned.