

**MINUTES MEETING  
Town of Halfmoon Planning Board  
March 14, 2016**

Those present at the March 14, 2016 Planning Board meeting were:

Planning Board Members:        John Ouimet – Chairman  
   Don Roberts – Vice Chairman  
   Tom Ruchlicki  
   John Higgins  
   Marcel Nadeau  
   Tom Koval-Absent  
   Richard Berkowitz

Planning Board Alternates:     Margaret Sautter

Director of Planning:            Richard Harris  
Planner:                               Paul Marlow

Town Attorney:                   Lyn Murphy  
Deputy Town Attorney:        Cathy Drobny

Town Board Liaison:            John Wasielewski  
   Jeremy Connors

*Chairman John Ouimet opened the Planning Board Meeting at 7:00 pm*

**John Ouimet:** I would like to take a minute to thank Don Roberts for carrying on in my absence for the last three meetings, Thank you Don.

**Don Roberts:** No problem John.

**John Ouimet:** Have the members of the board had a chance to review the minutes from our last meeting?

*Don Roberts made a motion to approve the January 25th, 2016 minutes. John Higgins seconded, with changes. Motion Approved. John Ouimet recused himself.*

**16.013                    Cardin Acres Subdivision, 26.27 Chateau Dr. / 11 David Ln.- Minor Subdivision ( Lot Line Adjustment)**

*Marcel Nadeau recused himself.*

**John Ouimet:** would anyone like the notice read? (No comments)

**Duane Rabideau:** From VanGuilder and associates here, representing John Paul Builders LLC. for a Lot Line Adjustment between Lots 11 David lane which is the larger lot on the left and Lots 26 & 27 Chateau Drive. These three lots are with in the Cardin Acres Subdivision the proposed Lot Line adjustment is to increase the build able area on lots 26 & 27 Chateau Drive. The proposal is to ass 20 ft to the rear of both lots 26 & 27 Chateau and take it out of lot 11 David Lane. The resulting lot sizes at 26 Chateau will be 17,474 sq ft, lot 27 Chateau will be 17, 863 sq ft. and lot 11 David Lane will decrease to 3.13 acres. With this lot line adjustment there will be no loss of land

preservation area and all the lots would meet the spatial requirements of the R-1 zone and that's our request before the board.

**John Ouimet:** Thank you, anyone from the public wish to speak? (No comments) Any questions from the board?

**John Higgins:** Duane you said there was no change to the land preservation, I think there was a requirement for a minimum of 30 acres or something?

**Duane Rabideau:** That's correct so there's no net loss, the next lot line adjustment is a loss but it stays above the 30 acres.

**John Higgins:** And I thought it said in the write up that the reason for these adjustments is because there was encroachments?

**Duane Rabideau:** No that's the next one this one is strictly to increase the build able areas for the two lots.

**John Higgins:** Thank you Sir.

**John Ouimet:** Anyone else (no comments)

*Don Roberts made a Motion to declare a Negative Declaration pursuant to SEQR. Rich Berkowitz seconded. Motion Carried.*

*Don Roberts made a Motion to approve the application as presented. Rich Berkowitz seconded. Motion Approved.*

**16.014**                    **Marcel & Cardin Lot Line Adjustment, 26 & 30 Marcel Drive / 23 Cardin Drive - Minor Subdivision (Lot Line Adjustment)**

*Marcel Nadeau recused himself.*

**John Ouimet:** Would anyone like the notice read? If not Duane, whenever you're ready.

**Duane Rabideau:** From VanGuilder and Associates here representing John Paul Builders LLC. For another lot line adjustment between 23 Cardin Drive and Lots 26 and 30 Marcel Drive, Lots 26 & 30 Marcel Drive is in the Orchard Park Subdivision, Marcel Road is in the Orchard Park Subdivision, Lot 23 Cardin Drive is in the Cardin Acres subdivision that's the large 20 sum odd acre parcel. Proposal is to annex a portion of lot 23 Cardin dr. to lots 26 & 30 Marcel road, the amount of land to be annexed is 5,813 sq ft, the amount of land to be annexed to 30 Marcel road will be 2,789 sq ft. Lot 23 Cardin drive will have a remaining amount of land of 21.22 acres of land remaining so this lot line adjustment there is a slight loss of LPA area but its well above the minimum by the PDD. All the new lots fit in this lot line adjustment also meets all the spatial requirements of the R-1 zone and that is our request.

**John Ouimet:** Thank you anyone from the public wish to speak? (No comments) ) If not I'll close the public hearing, Any questions from the board?

**John Higgins:** Duane on lot 26 it appears that some of the area that is getting annexed to 26 is in the New York State DEC wetlands is that correct? Or is that just frontage for the wetlands?

**Duane Rabideau:** The, on that side of the subdivision along the lands of the orchard park subdivision we did not locate any of the wetlands, there are some uplands, some wetlands, combination of both, we really only located the

stuff near Cardin Drive at the edge of the actual wet lands so its, this side its just a hatching issue, its not really a, we had to find what was uplands what was wet lands in here.

**John Higgins:** So does your subdivision map need to be redone then to show that is not wetlands?

**Duane Rabideau:** No this is basically we are just conveying land that's all. I believe these parcels, I believe they are up land this section that actually is being conveyed to these lots, cause they are already improved with lawn shed, playground, so based on that I would say that they are already upland areas.

**John Higgins:** The only reason I asked is cause your map shows that they are part of the wetlands and all I'm saying is if they're not then the map should just go around.

**Duane Rabideau:** ok Yea we can modify, adjust the hatching yea.

**John Higgins:** just for record that's all

**Duane Rabideau:** Ok

**John Ouimet:** Any other questions? (No comments)

*Rich Berkowitz made a Motion to declare a Negative Declaration pursuant to SEQR. Tom Ruchlicki seconded. Motion Carried.*

*Don Roberts made a Motion to approve the application for the Marcel & Cardin Minor Subdivision as presented. Rich Berkowitz seconded. Motion Approved.*

**16.015**                      **Clifton Park Materials LLC. 118 Button Road - Minor Subdivision**

*John Higgins recused himself.*

**John Ouimet:** would anyone like the notice read? (No comments)

**Dean Morotta:** I represent the Valente Companies, we are here to do the public hearing for our lower lot subdivision on the piece of property we own on Button road.

**John Ouimet:** Could you just give us a brief sketch of what you are trying to do here?

**Dean Moratta:** The lower lot which has no use to us for our gravel pit is going to be annexed off as a separate lot, we are not asking for any changes in any zoning or anything its just going to be a forever wild lot there, we are just getting it so we can clean up the topography of the land.

**John Ouimet:** Ok . thank you, would anyone from the public wish to speak? (No comments) If not I'll close the public hearing, Any questions from the board?

**Marcel Neadau:** Yes dean just to confirm that six-acre parcel has gone back to R-1?

**Dean Morotta:** That's correct yes sir.

**Marcel Nadeau:** And the owner knows that?

**Dean Morotta:** Yes sir.

**Marcel Nadeau:** Thank you.

**John Ouimet:** Any other questions? (No comments)

*Rich Berkowitz made a Motion to declare a Negative Declaration pursuant to SEQR. Tom Ruchlicki seconded. Motion Carried.*

*Rich Berkowitz made a Motion to approve the application for the Marcel & Cardin Minor Subdivision as presented and reverts back to R-1. Tom Ruchlicki seconded. Motion Approved.*

**New Business:**

**16.027                    Walmart, 1549 Route 9 - Change of Tenant/ Use ( Seasonal Outdoor Sales )**

**Jamie Carlson:** Hi, so I have the same map, I apologize; I don't know if I can hang it up? Same proposal as last year, I think it worked well, we did bagged goods in here and the traffic went through there, same with the plants in this area here, and what we did is we left this area for April, May, and June and actually last year I think it was the end of April and I believe the first week in July we were out so, same proposal.

**John Ouimet:** Any questions from the board? (No comments)

*Don Roberts made a Motion to approve the application as presented for a Change of Use /Tenant for Walmart Seasonal Outdoor Sales. seconded. John Higgins seconded. Motion Approved.*

**16.028                    Petra V. Enzien, DMD PLLC, 173 Route 236 - Change of Tenant / Use**

**Petra. Enzien:** Hi, I am Dr. Enzien and I am requesting a change in usage for my new construction for professional office space to professional office space specifically as a dental office.

**John Ouimet:** Am I to understand that you are not using the entire building only 2,600 sq ft.

**Petra Enzien:** Correct, my office will be 2,600 sq ft with the intention of having a tenant as a future time, for the remaining 1,400 sq ft. at that time we know we have to come before the board and for a change of usage.

**John Ouimet:** Any questions from the board? (No comments)

*Rich Berkowitz made a Motion to approve the application for a Change of Use /Tenant for Petra Enzien. John Higgins seconded. Motion Approved.*

John Ouimet: Oh I'm sorry is there a sign application as a part of your request?, Alright thank you very much.

*A Sign application will be forthcoming.*

**16.026                    Parcland Estates PDD / Carol Jean Estates, Cemetery Road - Ammendment to PDD Recommendation.**

**Jeff Williams:** Bruce Tanski Construction and Development, I'm here with the owner Bruce Tanski who's the applicant for the proposed amendment to the Parcland PDD application, tonight we are here to introduce proposed PDD amendment in order to start a discussion on the recommendation phase of the process, we were referred to the town board at their February 3rd, meeting to the planning board for a recommendation. Parcland Estates PDD was created in 1996 its been renamed Carol Jean Estates. And that's what I'll refer to it as through out the rest of the presentation. It's located off of Cemetery road in the Town of Halfmoon. Carol Jean Estates right now consists of 12 - 8 unit apartment buildings for a total of 96 apartment units, that's all on 11.62 acres. Carol Jean Estates is surrounded by Halfmoon Estates Mobile Home Park to the west its the former Turf Mobile home park and single family residential developments to the east. The whole site as you can see from the aerial surrounded by natural vegetation it creates a natural buffer for all the surrounding neighboring uses, the proposed amendment consists adding .6 acres of neighboring property which is located at 86 Cemetery road, outlined in pink on my board. This property has been owned by the applicant and this property currently has an old single family home on it which is proposed to be removed, and once removed we wish to construct one additional 8 unit apartment building in the proximity of the added land. This proposed building will have its own designated parking area and will utilized the existing internal driveway and curb cuts for the existing apartment complex off cemetery road. The proposed amendment is to increase the boundary area of the original PDD by .6 acres and increase the density by adding proposed 8 unit building. This will create a total of 12.22 acres for Carol Jean Estates and will bring the total number of apartment units to 104. Density calculations that we have will go from 8.26 units per gross acre that's 96 units divided by 11.62 acres to 8.56 units per gross acre that's 104 units divided by the 12.22 acres. The proposed amendment will not alter the character of the neighborhood and the nature of the existing 20-year-old well-maintained Carol Jean estates site. This apartment complex has created a good transition zone between the high-density mobile home park and the existing single family uses and it will remove an unsightly home and driveway on a hazardous curve on Cemetery road. That's my proposal tonight and I thank you and I will try to answer any questions.

**John Ouimet:** Any questions from the board?

**Rich Berkowitz:** So that driveway is going to be removed and just replaced with green space?

**Jeff Williams:** Yes the single family home that driveway will be removed and we will use the existing driveway that Carol Jean Estates uses.

**John Higgins:** Jeff I don't see the pink.

**Jeff Williams:** oh no it's on my board I'm sorry.

**John Higgins:** oh ok I'm sorry about that. Ok so the one down on the corner there on the lower corner and access will be off the same driveway?

**Jeff Williams:** Yep that will stay the same.

**John Higgins:** And the access will be off the same driveway with in the PDD itself?

**Jeff Williams:** Yep we're gonna add the land to the PDD so hopefully its all one thing and then, but we use the existing curb cuts and driveway.

**John Higgins:** And as Rich asked the old driveway will be vegetated and landscaped?

**Jeff Williams:** Yep, yea unless, there might be a portion of that buildings gonna lay over that area but yes the front of it will be more green and more landscaped, yes.

**John Ouimet:** Any other questions?

**Margaret Sautter:** Jeff do you happen to know what the green space calculation is?

**Jeff Williams:** I do not, we can work that out, I'm sure we are will within the 20 %. I think the aerial itself shows all the green in there but I don't have that off hand at this point.

**Margaret Sautter:** Thank you, thank you.

**John Ouimet:** Any other questions?

**John Higgins:** I'm sorry where exactly is the new building gonna go? It's not on any of the drawings we have.

**Jeff Williams:** It should be on the map.

**John Higgins:** Which map?

**Jeff Williams:** If I can hold this up I can show you, the pink is outlined is the added area and the yellow is the proposed building.

**John Higgins:** No cause you mentioned that part of it might be in the, so on the new one your going to have a split driveway instead of a single driveway?

**Jeff Williams:** Nope, this is the existing driveway right here as you go in, we are going to propose to build a designated parking space for the apartment unit off of the existing internal driveway. So the driveway, the single-family driveway is about right in here that will be removed.

**John Higgins:** Oh it's hard to see on the picture because the driveways are two different colors that's why, so the existing driveway has, there is a driveway in and a driveway out?

**Jeff Williams:** Yes.

**John Higgins:** ok and they come together after the island area there?

**Jeff Williams:** Yep.

**John Higgins:** ok, on your drawing it appears that there is quite a bit of area along Cemetery road that can be vegetated or treed, obviously that's what I was asking earlier and Rich asked so you know if your plan is to put some buffer and vegetation in there, I think it should be shown on the drawing that's all.

**Jeff Williams:** Ok, I'm certainly willing to put landscape up front to buffer a little bit better and we will show that.

**John Ouimet:** Thank you, any other questions? I think at this point Jeff we are going to refer this to Clough and set a public information meeting for our next meeting. Joe you should be able to get this reviewed in time for our two-week meeting.

**Jeff Williams:** That's the 28th correct?

**John Ouimet:** Correct, Thank you.

**Richard Harris:** Excuse me John; at the pre-meeting we did discuss a slightly modified expanded notification.

**John Ouimet:** Yea I think that the board was concerned that all of the single-family tenants or owners of single-family homes get notice.

**Richard Harris:** I just wanted to make sure you guys were aware of that.

**John Ouimet:** I think ts just adding one additional house, which appears to be outside the normal perimeter. Thank you.

*A Public information meeting is scheduled for March 28th with a slightly expanded notice to be sent out. Additions to green space were discussed and it was referred to CHA for further review.*

**John Ouimet:** Before we do Newmeadows school lets get back to Parcland Estates, can I have a motion to set up public information meeting at our next meeting.

**John Higgins:** Ill make that motion for our next meeting.

**Marcel Nadeau:** Ill second it.

**John Ouimet:** All in favor, public information meeting set.

### **Old Business:**

#### **15.158                    Newmeadow School, 23 Sitterly Road - Site Plan**

*Margaret Sautter recused herself.*

**Gavin Villaume:** With environmental Design, I'm here with Andrew McKenzie the executive director with Newmeadow school. Happy Easter I like all the decorations.

**Lyn Murphy:** Its celebrations, they are putting on an event this weekend, so this isn't actually town sponsored this is celebrations committee.

**Gavin Villaume:** Nice, looks good, no bunny ears? (Laughs)

**John Ouimet:** No but it matches our category five wire. (Laughs)

**Gavin Villaume:** We are here really just this evening to give you a quick update on the Newmeadow school project on two and a half acres of Sitterly road. I think we presented it back in May, we are not here for any type of vote for this evening, again this is a quick update to the site plan and some of the changes that have been ongoing, I think since our last meeting. Over the summer the architect worked pretty feverishly on coming up with a building footprint, naturally the footprint is gonna end up being a different shape than the one that we originally presented, Paul do you have a copy of the older drawing? So that's the older one that was originally presented, you can see the shape of the building was a little different, and more importantly we had the building that was on the east side of the property and the parking on the left, now you go to more up to date site plan you'll see, do you want to switch to the other one, you'll see how we changed the building over to the other side of the property and it has more of an L shape I guess you would say, with a lot of the classrooms going around the exterior of the structure , the footprint of the building actually did cause us to go a little bit over the front yard setback right about in there , so I think it was back in November we received our variance its about five or six feet over the front setback line in that one location right in here, and so that wasn't a real big deal but we did have to get that variance in just to explain real quick the reasons we had to kind of switch the buildings over was there's a set of power lines that run here , power poles , we

had a very hard time trying to avoid em , you know National Grid wasn't it wasn't too easy to move the poles, it became expensive and we decided to flip flop the building , but as we did that we also noticed that it helped our circulation for the project because right now there is an existing driveway that goes to the back of the apartments that are existing there , and we found that it was really better for us to exit on the eastern side as far as our site distance , we had Creighton Manning look at it with us to kind of double check all the site distances cause originally we were gonna use a driveway somewhere maybe in the middle here and then of course , utilize this one. We found it was really better to enter this one and kinda circulate around the back of the building and that provided a few things for us, it gave us a better site distance exiting here and it also gave us a much longer run for the busses that would be dropping kids off. So now as far as circulation for the school, the busses come all the way around the back all the parents can still provide all the drop off that we wanted to do in the front, it kinda separates the two activities and I think it simplifies a lot of the parking and driving on the interior of the site. We still have the same 20,000 sq ft building, we've got the 90 parking spaces, pretty much the same amount of green space and we've actually opened up a couple areas for some more greenery, our patio and some of the storm water along some of the periphery of the property. So those are really just the site changes we are working on now and we are anxious to get to hopefully to the final stages of our project.

**John Ouimet:** Gavin can you go through flow again, how will the traffic flow?

**Gavin Villaume:** Well right here the busses would come, they come mostly in the morning obviously and then in the afternoon, they may not all come at once but there will be occasions where there will be a few lined up in through here. They would come in through here, they would drop off the kids at that location, come into that side of the building, this is really just for parents at the front, so most of the kids will get dropped off at the busses here and then go into school and have their daily activities and then they'll be picked up at that same location and the busses would exit, everybody would exit here, all the exit the parents would come from the same entrance, come in here, park here, the ones that do drop off their kids would drop them off and then ya know go out that exit , and then so , it really works out a lot nicer than what we originally had.

**John Ouimet:** So it would be a complete U around the building?

**Gavin Villaume:** Yes

**John Ouimet:** What is the double hatch marks where it says?

**Gavin Villaume:** Right here?

**John Ouimet:** Yea

**Gavin Villaume:** that s underground storm water management, we've got a couple infiltrating storm water management areas that we are putting under the parking lot. So it really works out good.

**John Ouimet:** I just want to be clear that since we last saw this plan, we've not seen this plan before?

**Gavin Villaume:** Right, yea, no.

**John Ouimet:** Is there some reason why we have not seen this before? Before tonight?

**Gavin Villaume:** No, no.

**John Ouimet:** I noticed you have sign-offs from the fire chief.

**Gavin Villaume:** Yep, yep

**John Ouimet:** But that was before we saw the plan correct?

**Gavin Villaume:** Yea, this was a lot better layout for really for to get out all sides of the building for the fire chiefs.

**John Ouimet:** Might not it have been a good idea to show this to us before tonight.

**Gavin Villaume:** Yes we probably could of yep.

**John Ouimet:** I know you could of, might it not have been a better idea if you did?

**Gavin Villaume:** Yes.

**John Ouimet:** Any questions from the board.

**Marcel Nadeau:** I have a question with the traffic, that's an extremely busy road have you looked at a stacking back towards route 9?

**Gavin Villaume:** Yes, we again Creighton Manning

**Marcel Nadeau:** I know Creighton Manning, I'm sure they looked at it and found no issues but did anybody really look at it?

**Gavin Villaume:** Right now it is a very busy street, we realize that when we first showed you the site back in May and certainly it does present its challenges but its a really great location for the school and ya know now that we actually have a bit more mobility on the property it really does work out better with this new arrangement.

**Marcel Nadeau:** The site may work out better for you but it still increases an awful lot of traffic on that road, that's a nightmare.

**Rich Berkowitz:** How many cars are coming out of the entrance from twin lakes?

**Gavin Vallaume:** from here, they've got, its not twin lakes, no its a separate apartment complex.

**John Ouimet:** Do you know how many units are in that apartment complex?

**Gavin Villaume:** 2 -40 unit buildings.

**John Ouimet:** Did Creighton Manning do a study on how many cars come in and out?

**Gavin Villaume:** I don't think we did any traffic counts on how many cars come in and out of there no.

**Rich Berkowitz:** is that the main entrance for that apartment complex?

**Gavin Villaume:** That's their only entrance yes, they have just that one entrance and exit right here.

**Rich Berkowitz:** And what goes behind, see where it says southern approach?

**Gavin Villaume:** Yea I don't think that goes anywhere back in here, I don't think that goes, it doesn't go back to any other building or anything, this is the whole complex right there. I'm surprised there is that many units in there. You can see the cars right there, doesn't see to be that many.

**John Ouimet:** Yea well we really don't want to guess, any other questions regarding traffic?

**Don Roberts:** Yes I do, what time of morning and what time in the afternoon do you expect vehicles to be coming and leaving?

**Gavin Villaume:** Right, Andrew whets your schedule?

**Andrew McKenzie:** Executive director of Newmeadow, in the morning the busses start to pull up about 10 of 9, it takes about 15 minutes for them to unload and then they are gone and they don't all come and go exactly at the same time, and then in the afternoon they pull up again about 10 of 2, again it takes 15 minutes or so to load and then they are off.

**Rich Berkowitz:** How old are these kids?

**Andrew McKenzie:** This is a preschool so there's 3 and 4 year olds.

**Rich Berkowitz:** What kind of busses are these are the small 12 passenger busses each child's in a child proof child seat, we don't provide transportation, it's the county that provides transportation and they contract with various providers. And these are the small yellow busses and mini vans.

**Rich Berkowitz:** So you'll never have a regular school bus there?

**Andrew McKenzie:** The big school busses? The only time big school bus might ever pull up is if there was a field trip and even that's, I think that's happened once in the last three years or something like that.

**Don Roberts:** was there a traffic study done to account for these times?

**Gavin Villaume:** We didnt do a full blown traffic study for the busses coming in and out versus the existing traffic and all of that no.

**John Ouimet:** Do you plan on doing that?

**Gavin Villaume:** We can, we can do that if you like, again at our last meeting back in May it didnt seem like you were looking for that at least i didnt see in the notes that you had asked for it so we would have provided one if you needed it.

**John Higgins:** We definitely mentioned several times about traffic

**Gavin Villaume:** Oh we were talking about traffic but i dont know as if anybody said you wanted to have some kind of traffic study we can do it.

**Don Roberts:** I'm thinking we should, because I'm on that road and that's a busy road like Marcel says, I agree with Marcel that's a tough road.

**John Ouimet:** I agree.

**Gavin Villaume:** He did do some traffic counting with the speeds of the cars, cause we were more concerned with the site distance but we can provide some additional traffic information.

**John Ouimet:** I got some of the reconstruction on Sitterly Road is going to, it may impact on speed, it may impact on traffic use, it may impact on a number of things and I don't know how you are going to take that into consideration.

**Gavin Villaume:** Yea, I think the average speed he said out there was 45 mph.

**John Ouimet:** That might be it now, but when they improve the road, the road is scheduled for improvement, as you know.

**Gavin Villaume:** yep, yep.

**John Ouimet:** I think Creighton manning should at least factor into their analysis whether or not those improvements are going to change anything.

**Gavin Villaume:** ok I can look into that.

**John Ouimet:** Whether it s likely or probably or not likely it should be considered. I would have like Gavin, quite honestly I would have liked to have seen this a little sooner.

**Gavin Villaume:** Yes, I'm getting that feeling.

**John Ouimet:** A lot of some of the issues of traffic we could have flushed out a lot earlier in the process.

**Gavin Villaume:** I apologize for not showing it to you earlier.

**John Ouimet:** and I apologize for bringing it late to the table but one of the problems with bringing the entire revised plan to us late, I mean we are going to have questions on traffic, you heard them already and I think that with the Sitterly road re-design its gonna raise other issues, I think somehow those are gonna have to be factored into the study.

**Don Roberts:** This is really not far from the traffic light at rte 9 I can see backing up, on Sitterly.

**Marcel Nadeau:** You stated the busses coming in at 9 you're showing 60 employees, I assume they are coming in at 8?

**Gavin Villaume:** Before that, yea they'll all be there right before the busses get there.

**Marcel Nadeau:** And leaving what time?

**Andrew McKenzie:** The earlier set leave at after the busses are all gone in the afternoon.

**Marcel Nadeau:** Which is also drive time?

**Andrew McKenzie:** No.

**Gavin Villaume:** It's earlier

**Andrew McKenzie:** The earliest set leave after 2 o'clock and another group leaves at 3:30 and a third group leaves at 4.

**John Ouimet:** It's probably the 4 o'clock staff that's gonna get caught in.

**Andrew McKenzie:** hats about eight people at 4 o'clock it's just the office staff.

**John Ouimet:** That's when you're full up, when you're fully staffed and fully running?

**Andrew McKenzie:** When we are fully staffed that's really between 9 and 2 and the kids are there, once the kids are there 2/3 to 3/4 of the staff begin to leave the only people left at 4 o'clock which is the final group to leave the office staff which is about 8 people.

**John Ouimet:** You schedule your staff meetings in the mornings or after hours?

**Andrew McKenzie:** Yea we usually will have them around 8:30 once everybody is in and they are usually brief.

**John Ouimet:** So the full staff is in place at 8:30 in the morning?

**Andrew McKenzie:** Not completely, the teaching assistants as they are known these are the people that don't work a full day they are just there during the kid time they are there from 9 till slightly after 2- 2:15.

**John Ouimet:** Just trying to get a handle on ya know where the flow is coming from.

**Andrew McKenzie:** Sure, so the mass of people are there between 9 and 2 the adults.

**John Ouimet:** Ok, thank you, any other questions?

**John Higgins:** On the easterly exit the one way out did you consider making that a right out only, because as everyone has said Sitterly road can really be a dangerous road to travel and I can see people trying to jut out and make a left hand turn coming out of it

**Andrew McKenzie:** The left is more difficult

**John Higgins:** The left is more difficult where as if you make the left only out of the main exit

**Andrew McKenzie:** Yes, certainly we could do that then obviously for the people that go left they would have to exit left over at this one your thinking?

**John Higgins:** Correct

**Andrew McKenzie:** Ok I can ask them, I can ask the traffic guys whether or not that would improve things or make it worse or whatever but yea we can look at that.

**John Higgins:** Now the other thing, this is just for preschools 3 and 4 year olds?

**Andrew McKenzie:** Correct

**John Higgins:** There's no intent in the future opening it up to kindergarten aged children if you cant get enough students in the 3 and 4, again we've had other schools that have told us something at the start and then all of the sudden they cant get enough pupils and then they start expanding it. Obviously when you start expanding it, it opens up the hours that you are going to be having children arriving and departing.

**Andrew McKenzie:** I actually heard two questions there so ill try to answer that, we are not licensed for school aged children we are only licensed to provide preschool services, the building as it sits will be at capacity with the

pre school children that we have because we are a very specialized kind of preschool, we do special ed services we are the largest provider of services to children with autism in the capital area and because of that we have no trouble filling up our seats ever.

**John Higgins:** Ok, and again I agree with Don and Marcel we really need to have a traffic study done so we can see whets going on cause Sitterly , that section of Sitterly road is the heaviest traveled piece of road that the town has.

**John Ouimet:** Any other questions? I think at this point we are going to refer this to Clough. Thank you.

*The application for Newmeadow School was referred to Clough Harbor for review and a traffic study needs to be done before a decision is made by the board, because Sitterly Road is already a high traffic road.*

### **15.190                    Spare Lots Office Building, 409 Route 146- Site Plan**

**Jason Dell:** Lansing Engineering here on behalf of the applicant for the Spare Lots Office Development. The project site is located at 409 Route 146, its located along the northern side of 146 and occupies or goes across four lots for a total of 1.53 acres. All of those lots are currently zoned C-1 Commercial on those lots there were three single-family homes that have been raised. So for the project the applicant is proposing to construct an 18,240 sq ft two story office building it will be a footprint of 9,120 sq ft. Access to the site will be provided by two access points onto route 146, it will have parking on either side of the building, parking will be in accordance with the town of Halfmoon requirements, I believe we are required to have 91 stalls and we have 91 parking stalls. Water and sanitary sewer services will be extended to the services that are currently present on route 146 the water main as well as the sanitary force main are both located along the northern side of route 146. Storm Water will be managed on site in accordance with DEC regulations; there is a sub surface storm-water system that will be under the parking lot on the eastern side of the site. The required green space in this area is 20percent the project does exceed that there's approximately just shy of 24 percent green space proposed. For the project we were required to get two zoning variances, one for the front yard set back, the required setback was 50 ft, we did get a variance to allow for 10 ft front yard set back, the other zoning variance that we sought and received was for the size of the parking stall, located on the western side of the project, the zoning board allowed for 10 x 18 ft stalls. Since the last time we were before the board, last month we do have a couple of revisions I would like to point out. First, the last plan you saw the entrance or exit on the western side of the building was over here and that has since been shifted to a little bit further to the west and the reason being is you can see the telephone pole that's right there in the way and the time and expense required for national grid to move a pole made it such that it would be wiser to just shift that entrance over. The second revision that's been made is a request of CHA there is a significant amount of landscaping that has been included along the route 146 road frontage, I believe that was also a request of the county in the memorandum of understanding, so that landscaping has been provided both on the front on the east side as well as on the west side to properly landscape the site. And the last item, I did go and meet with Arty the fire chief to discuss the site, we both reviewed the map at the same time and being as there are existing hydrant here as well as there is a hydrant here, he had no issue with the access in the way that the proposed site lays out as far as emergency services is concerned. We also recently just received a comment letter from CHA there are 5 minor technical comments remaining we'll certainly get those cleaned up and revised pretty quickly, they dealt with a retaining well detail a rip rap end section detail an easement filing and finally obtaining a SHIPPO sign off for the MS4 storm water acceptance. The archeological study was performed already for the site, in speaking with the archeologist they haven't found anything out there we are just waiting for the paperwork to come through now. Also that part has been completed. We are here this evening to answer any remaining questions that you have as well as to request an approval for the project.

**John Ouimet:** Thank you, can you tell me why the handicapped spots would be the west side of the building, or not near the door?

**Jason Dell:** We had the option, over here we have them right next to the door on the side here, on this side of the building we have it for the option to access the front, we figured on one side of the building we would have them closer to the front facade entrance if the board would prefer these certainly could be shifted over a little bit however we wanted to have the option to have a couple of them closer to the main entrance at the front.

**John Ouimet:** Do you at this point in time know how you are you going to carve that building up?

**Jason Dell:** Right now as far as different tenants?

**John Ouimet:** No, how the building is going to be sectioned off to use the south entrance the west entrance, the east entrance and the south entrance?

**Jason Dell:** There's a corridor running straight through the building on the back here, this is a main entrance there's offices all through the outside as well as break rooms there's some internal offices in here there is an elevator as well as a stair case, well there is an elevator here as well as a stair cases at either end of the building, so it will be two stories, both of office space going around the outside I believe mr. Earl has a large conference room on the second floor as well as his office and some of the other executive offices up on the second floor. So everybody could, each entrance we have made to be handicapped accessible.

**John Ouimet:** I see you made the front entrance, the main entrance handicapped accessible by those two spots. You made the east side handicapped accessible in the back but I don't know if that's the main spine of the building, it doesn't appear to be?

**Jason Dell:** There is a main spine through the building through the back yes, there is a corridor that wraps all the way around the inside and each one of these routes are such that slope wise cross slope wise, ramps at each one of them would handicapped accessible if required and by that meaning these couple of spots could easily shift over and still provide the ramping necessary to make it accessible.

**John Ouimet:** Any other questions from the board?

**Don Roberts:** Yes, at this time can you tell us what kind of land scaping is being proposed along 146?

**Jason Dell:** 146, along here were proposing and we worked with CHA on this, its more of ya know low to medium shrubs, its elderberry I believe, I don't recall the exact species but there all a shrub style landscaping.

**Don Roberts:** That's ok with you Joe? Ok, thank you.

**John Gourmet:** Any other questions?

**John Higgins:** So there's only going to be one company in the entire building?

**Jason Dell:** No, Mr. Earl I believe is looking to headquarter several of his companies in this building but all under the same, there's a couple of different waste management companies that are there as well as prestige executive offices.

**John Higgins:** I was just wondering how many non employee would be going in and out of the building along the same lines as john is asking as far as accessibility things like that.

**Jason Dell:** for the most part this will be for employees, they will still be operating in prestige north of this facility as everybody can see the 421 project is currently under construction over to the west so that this is going to be for Mr. Earls headquartering of his companies, these are employees.

**John Higgins:** Ok so the employees would tend to enter and exit through the rear exits as opposed to the front entrance?

**Jason Dell:** I would say yes.

**John Higgins:** Is this building going to be sprinkled, just curious?

**Jason Dell:** Yes it will be sprinkelered.

**Rich Berkowitz:** Is there going to be designated visitor parking?

**Jason Dell:** We hadn't talked about that yet but I suppose if they needed to they could.

**Rich Berkowitz:** These are all, this building's an umbrella for all Mr. Earls companies?

**Jason Dell:** I believe so yes.

**John Ouimet:** Are you adding sidewalks anywhere?

**Jason Dell:** Internally on the site, no there are sidewalks along the front of the building and we show a sidewalk in the back here with the intent for potential future connections over to prestige as well as 421 Flex over on this side. We don't have the detailed design done of these as these would require permitting from the army corps, and we have not done that yet, that was one of CHA's comments was that in a future date that we would have to come back in for those sidewalks.

**Lyn Murphy:** And that's something the applicant is well aware of and willing to do correct?

**Jason Dell:** Yes.

**John Ouimet:** Any other questions?

*Don Roberts made a Motion to declare a Negative Declaration pursuant to SEQR. Marcel Nadeau seconded. Motion Approved*

*Don Roberts made a motion to approve the application for Spare Lots Office Space as presented, and it meets conditions of CHA latest letter. Rich Berkowitz seconded. Motion Approved.*

*Tom Ruchlicki made a Motion to Adjourn the meeting at 7:48 pm, John Higgins seconded. Meeting Adjourned.*