

Town of Halfmoon Planning Board

November 8, 2010

Those present at the November 8, 2010 Planning Board meeting were:

Planning Board Members: Steve Watts – Chairman
 Rich Berkowitz
 Marcel Nadeau
 Tom Ruchlicki
 John Higgins
 John Ouimet

Planner: Lindsay Zepko

Deputy Town Attorney: Matt Chauvin

Town Board Liaisons: Paul Hotaling
 Walt Polak

Mr. Watts opened the November 8, 2010 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they had reviewed the October 25, 2010 Planning Board Minutes. Mr. Berkowitz made a motion to approve the October 25, 2010 Planning Board Minutes. Mr. Ruchlicki seconded. Motion carried.

(Due to a malfunction with the tape recording equipment, the Planning Board meeting minutes were not recorded. The following minutes were exclusively transcribed from the Planning Department's topics and handwritten notes).

New Business:

10.093 NB Ideal Body Personal Training Studio, 381 Hudson River Road – Sign

Mr. Shawn Boschelli, the applicant, was present for this application.

Proposed Sign Area: 12 SF

Proposed Sign Dimensions: 2ft x 3ft

Sided: one-sided Two-sided

Location of Sign: in front of the site

Lighted: Internal Flood –no lighting

Planning Board Date(s): 11/8/10

Brief Description: The site is located in the LI-C, Light Industrial zone, and has a pre-existing non-conforming use of residential. The applicant received approval for the in-home occupation for the training studio in 2003. Upon recent inspection by the Town Code Enforcement Office, it was discovered that the sign never received approval by the Planning Board. According to the discussions with the Mr. Boschelli, the sign that he is proposing has been in place since 2003 time. The Town Code states that in-home

occupation signs are allowed to be up to 6 SF. The sign in place is a total of 12 SF. The Town Attorney has stated that this particular sign will need to adhere to the In-Home Occupation sign standards which means the sign will need to be denied as 6 SF is the maximum allowed.

Mr. Boschelli stated that he currently operates an in-home occupation from his home located at 381 Hudson River Road. The home is a pre-existing non-conforming use in the LI-C (Light Industrial/Commercial) zone and he received a variance for the expansion of the pre-existing non-conforming use to run the gym from the garage in his home in 2003 from the ZBA, and then the in-home occupation approval from the Planning Board that same year. Mr. Boschelli indicated that he operates a personal training studio and he would like a larger sign to advertise his business. Mr. Ouimet asked Mr. Chauvin if the Planning Board had to disapprove this request. Mr. Matt Chauvin indicated yes., as the proposed sign does not meet Town Code that limits the square footage of an in-home occupation sign to 6 SF.

Mr. Nadeau made a motion to deny the sign application for the Ideal Body Personal Training Studio due to the proposed signage does not conform to Town Code. Mr. Ouimet seconded. Motion carried.

10.095 NB Mielewski Subdivision, 108 & 104 Woodin Road – Lot Line Adjustment

The applicant was not present for this application; therefore, no action was taken on this item.

10.096 NB Atlantic Autoworks, 1624 Route 9 (Lee's Plaza) – Change of Tenant & Sign

Mr. Matthew Villano, the applicant, and Mr. Charles Baron, the property owner, were present for this application.

Change of Tenant:

Location: Lee's Plaza

Zoning: Commercial (C-1)

Existing Lot Size: 1.69-acres

Size of Building: 11,880 SF

Existing Parking: 64 spaces

Existing Uses: Precision Mobile/Audio, LifeTouch Studios, Pet Perfection, Home Air Solutions

Proposed Use: Installation of breathalyzers in automobiles

Proposed Space: 820 SF

Hours/Days of Operation: .8am-6pm Mon-Fri, 9am-5pm Sat, and closed Sun

Number of Employees: 1 Full-time

Planning Board Date(s): 11/08/2010

Brief Description: The applicant is seeking to utilize an 820 SF space in the rear of Lee's Plaza to operate his business, which installs and services vehicle-mounted breathalyzers. Each unit takes approximately 2-3 hours to install. There will be a waiting area designated inside the building. Scheduled visits will be required by the customer to maintain the equipment. The applicant states that he anticipates on average, 15-25 customers/installations weekly.

Sign:

Sign Size: 12 SF

Sided: one-sided Two-sided

Location of Sign: Replacing tenant panel in existing free-standing sign

Lighted: Internal Flood

Planning Board Date(s): 11/08/2010

Brief Description: The applicant wishes to replace an existing tenant panel in the free-standing sign that totals 12 SF

Mr. Villano stated that he wishes to operate the breathalyzer installation business from this site at Lee's Plaza. He stated that he will work alone as the sole employee as he has been trained by the manufacturer of the product on this. He stated that all work is done by appointment. Mr. Watts asked if parking was adequate on site. Mrs. Zepko stated that the Planning Department has reviewed the proposal and parking is adequate on site. Mr. Watts pointed out that the property was well maintained and there was adequate parking.

Mr. Nadeau made a motion to approve the change of tenant application for Atlantic Autoworks. Mr. Higgins seconded. Motion carried.

Mr. Nadeau made a motion to approve the sign application for Atlantic Autoworks. Mr. Higgins seconded. Motion carried.

10.097 NB Fred the Butcher, 1473 Route 9 (Crescent Commons) – Sign

Mr. Andy Buonanno, son of Fred the Butcher, was present for this application.

Sign #1

Proposed Sign Area: 35 SF

Proposed Sign Dimensions: 2 ft X 17.5 ft

Sided: one-sided Two-sided

Location of Sign: Above store front –Front Elevation (toward Rt 9)

Lighted: Internal Flood

Planning Board Date(s): 11/8/10

Brief Description: The applicant wishes to place this 35 SF sign on the front elevation of the new store. This sign conforms to the Town's sign ordinance.

Sign #2

Proposed Sign Area: 16 SF

Proposed Sign Dimensions: 2ft x 8ft

Sided: one-sided Two-sided

Location of Sign: Side of the Building—south elevation (toward the plaza building)

Lighted: Internal Flood

Planning Board Date(s): 11/8/10

Brief Description: The second sign is to be placed on the southern elevation (facing the plaza) of the building. This sign is the same sign that is above the former Country Dollar Plaza location. All proposed signs conform to the Town's sign ordinance.

Mr. Ruchlicki made a motion to approve the sign application for Fred the Butcher. Mr. Higgins seconded. Motion carried.

10.098 NB Halfmoon Sunoco, LLC, 325 Route 146 – Sign

The applicant was not present for this application; therefore, no action was taken on this item.

Old Business:**06.123 OB The Moorings of Halfmoon, Stone Quarry Road/Route 9 – Multi-Family PDD (formerly Hudson Ridge PDD)**

Mr. Bill Hoblock, Esq., of Capital District Properties, was present for this application.

Address: Stone Quarry Road

Location: Stone Quarry Road with frontage on Rt 9

Zoning: Commercial (C-1) Proposed PDD

Parcel Size/Acreage: 32-acres

Proposed Number of Units: 200 apartment units

Planning Board Date(s): 2/27/06, 7/10/06, 9/25/06, 10/23/06-PIM, 11/27/06, 4/28/08, 9/28/09, 11/8/10

Brief Description: (OLD) The Town Board passed this application to the Planning Board for recommendation at their February 7, 2006 meeting. The applicant first appeared in front of the Planning Board at their February 27, 2006 meeting. The Planning Board passed a Positive Recommendation to the Town Board at their November 27, 2006 meeting. The Town Board approved the PDD legislation, granted a Neg. Dec to SEQR and passed the application back to the Planning Board for final approval at their February 2007 meeting. The Planning Board granted the project a Preliminary Approval at their September 28, 2009 meeting.

The applicant has changed the name of the development and is proposing a revised layout design with the same number of approved units. The applicant wishes to present the changed layout to the Planning Board to gain comment prior to preparing the final engineered plans.

Highlights from the approved legislation include: the development will include a total of 200 apartment units, a clubhouse, a pool and a recycling center, public water and sewer will be provided, sanitary sewer will be provided to Vandenburg Park on Woodin Road and a grinder pump will be installed at the ball park, extension of a force main on Woodin Road from the existing system on Ponderosa Drive will occur, tap in facilities will be included on the sewer extension, sewer extension is contingent on being supplied prior to CO's being issued, water line will be extended down Stone Quarry Road to Woodin Road's existing water line therefore looping the system, tap in facilities for water will be provided for existing residents, the applicant shall make improvements to the Stone Quarry Road and Woodin Road intersection by removal of rock at the southeastern corner along with vertical and horizontal realignment on Woodin Road, the applicant will provide improvements to the Stone Quarry Road and Route 9 intersection by vertically realigning Stone Quarry Road to improve the stopping/sight distance and install a right hand turn lane on Stone Quarry Road, all road improvements will be installed prior to CO's being issued and trails and sidewalks will be constructed.

The applicant presented to the Board a revised layout showing the 200 luxury apartment units included in 20 apartment buildings. One change is that each of the 20 apartment buildings will be have 10 units each and with 8 in-unit garages (the former design showed twenty apartment buildings with 6, 8 and 10 unit mixed buildings). Another change shows the detached garages have been centralized in two distinct locations (rather than the former plan with the detached garages scattered throughout the development). The new road layout has eliminated dead end areas and the revised layout shows the roads now loop with one cul de sac proposed.

New 11/8/10: The applicant has undergone the outside agencies reviews and has received comments from those agencies. The applicant has provided the Planning Board the overall layout of the apartment complex facility along with maps showing the off-site improvements to be performed. CHA has issued an October 15, 2010 correspondences stating all of their previous comments have been adequately addressed.

The applicant wishes to appear before the Board to update the Board on the project in hopes of gaining final approval for the PDD application. If the Board warrants a positive decision it should be contingent on

the applicant gaining the necessary approval stamps from the other agencies prior to the Town stamping the final plans.

Mr. Watts pointed out that all issues have been resolved as evidenced by CHA's letter dated October 15, 2010. Mr. Hoblock made a brief presentation and pointed out that their company was now ready to move forward. Mr. Hoblock stated that he had all outside agency approvals and that plans would be submitted for stamping.

Mr. Berkowitz made a motion to approve The Moorings of Halfmoon Multi-Family PDD. Mr. Nadeau seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the November 8, 2010 Planning Board Meeting at 7:20 pm. Mr. Nadeau seconded. Motion carried.

Respectfully submitted,
Milly Pascuzzi
Planning Department Secretary