

MINUTES MEETING
Town of Halfmoon Planning Board
February 10, 2020

Those present at the February 10, 2020 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Charlie Lucia
Brendan Nielsen

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy-absent

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison:

John Wasielewski
Jeremy Connors -absent

Town Engineer / CHA:

Joe Romano

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

Don Roberts: Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve the minutes.

Mike Ziobrowski: I'll second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

New Business:

20.012 Tea Plus, 1683 Route 9 – Change of Use /Tenant

Tom Pratico: Hi my name’s Tom Pratico I’m with Bast Hatfield, I also represent the Rexford Group , we are here tonight because we’ve got a little situation at St. John Plaza where the existing Lincoln Rugs facility is in the process of closing and the adjoining property which is the Tea Plus would like to expand their dining area into that space and also create a food prep area a little larger food prep area for their existing kitchen. The frontage would stay the same, the entry ways would stay the same nothing else would change its primarily for some additional seating.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to approve the change of use and tenant.

Tom Koval: Ill second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

Tom Pratico: Thank you.

Don Roberts: Your welcome.

Tea Plus (Expansion), Change of Tenant/Use

APPROVED. Board approved the request to use the property to expand their existing food/restaurant operation into the adjacent tenant space at 1683 Route 9.

20.007 Shadick Subdivision, 23 Werner Road- Minor Subdivision

Duane Rabideau: Duane Rabideau from VanGuilder and Associates here representing Ed Shadick before the Board for a proposed 3 lot subdivision located at 23 Werner Road. The proposal is to subdivide a 1.69 acre parcel into three single family residence lots. Lot A is this lot right here around the existing house , the existing house will be torn down and a new single family house will be built here. Lot B is this lot right here , and that will also be for a single family residential house and then lot C will be the keyhole lot, 20 ft. here up to the back so this is the main portion of the lot C. All of the proposed lots will connect to public water , public sewer and all three lots will have a common drive right here , this one , that one and that one where the existing drive is now. The three proposed lots do meet all of the special requirements of the AR zone, and that’s our proposal tonight.

Don Roberts: Thank you Duane, questions by the Board?

Tom Koval: It looks like, Duane it looks like the driveway's , if Im reading this right , it's about 340, 350 feet long?

Duane Rabideau: I would say the longest driveway would be probably just under 300 feet tops, because the lot 1 goes back 210 feet and then there is probably another 100 feet or so.

Tom Koval: Okay , I was just reading it wrong, and you're going across a little wet land to get to that back ?

Duane Rabideau: That's right he's going to have to get a, prior to any building permit a wet land disturbance permit for driveway crossing.

Rich Bekowitz: How big of a culvert is he going to need?

Duane Rabideau: That the Corps will determine that as far as based on the size of that stream, they have a formula they use.

Rich Berkowitz: Will we know before we vote on this or before the public hearing?

Duane Rabideau: No because they are the ones that make the call, they determine the size of the culvert based on ,like if it's a 3 foot wide culvert , the culvert has to be a foot wider on each side so it doesn't impact the stream at all so its plenty big enough.

Tom Koval: And fire.

Don Roberts: We will refer it to the fire department, and we need a public hearing as well on this so.

Mike Ziobrowski: So we will set it for the 24th? Is that too soon.

Don Roberts: Yea we could, yes.

Marcel Nadeau: Duane what area of Werner Road is that , refresh me with that area.

Duane Rabideau: Where the area is, it's right across

Marcel Nadeau: What area is it in on Werner Road?

Duane Rabideau: Right across from NYSEG

Marcel Nadeau: From who?

Duane Nadeau: From NYSEG right there.

Marcel Nadeau: Okay.

Tom Koval: So it's just past Graybar there?

Duane Rabideau: That's correct.

Richard Harris: Duane, I just want to add for the record we also, In addition to the setbacks that increase , which I know that you have them noted on here , from the rear yard and the side ,we also have a set back from wetlands for a principal structure of 50 feet, I know the house is just a ballpark where it's going but just for your information It needs to be at least 50 feet,

Duane Rabideau: It needs to be a 50 foot setback.

Richard Harris: Yes, you have plenty of room but..

Duane Rabideau: Okay thank you.

Don Roberts: Okay so we refer this to the fire department Rich right? (Rich indicates , yes answer)

Mike Ziobrowski: I would like to make a motion to set a public hearing for February the 24th.

Marcel Nadeau: I second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, see you then.

Duane Rabideau: Okay, thank you.

Shadick Subdivision - Minor Subdivision

PUBLIC HEARING SET. Board received a presentation for a Minor Subdivision of an existing lot and set a Public Hearing for February 24, 2020.

20.008 Consolo Site Plan, 21 Solar Drive – Site Plan

Dave Kimmer: Good evening everybody my name is Dave Kimmer from ABD Engineers , Im her on behalf of Joe Consolo of Window Genie. Mr. Consolo is looking to purchase this roughly one acre parcel on the corner of Solar Drive and Parkford Drive , 21 Solar Drive and demolish the existing auto body garage and construct a 8,900 sq. ft. one story office warehouse building for his business. That's a fairly simple lot there is no unusual features on the lot there is public water and sewer available. I believe there is going to be approximately 27 parking spaces some landscaping, that's about it , Im here to answer any questions you might have.

Rich Berkowitz: Now if you rent to a more of a high impact tenant you know the parking spaces might be limited or what goes in there might be limited by the parking spaces?

Dave Kimmer: Right

Rich Berkowitz: Okay, and each tenant would have to have a , you would have to come before us.

Dave Kimmer: Right.

Don Roberts: Anyone else?

Mike Ziobrowski: Where is the fire hydrant intended to be located?

Dave Kimmer: Fire hydrant?

Mike Ziobrowski: Yea , does it have a nearby fire hydrant or no?

Dave Kimmer: I am not sure where the nearest fire hydrant is? I believe there is water on Solar Drive.

Tom Koval: Yea there is Town water so there would be fire hydrants every..

Dave Kimmer: 500 feet?

Tom Koval: Yea 500 feet, that's not that old of a waterline so. So it's 9,000 sq. ft. they are proposing?

Dave Kimmer: Just about, a little bit under.

John Higgins: The dumpster enclosure is right on the property line?

Dave Kimmer: Its close.

John Higgins: How about setbacks, I mean don't you take that into consideration? That is the structure.

Dave Kimmer: Well usually as far as I know the dumpster enclosure doesn't need to be within the building setback.

John Higgins: Well no but I think it should be something other than right on the property line and that's a personal opinion but.

Dave Kimmer: Well there actually is a land scape buffer in between that property and the property to the south.

John Higgins: The landscape buffer is on who's property?

Dave Kimmer: It's on the adjoining property and on our property.

John Higgins: Again , my opinion is it shouldn't be right on the property line, but again we are going to have Joe take a look at it I assume.

Richard Harris: Yea maybe add landscaping or something, I don't know right on the property line, that is part of the PDD to the south just so you know, I think he probably showed the building on there , just to the south.

John Higgins: Oh so in other words they own the property to the south also?

Richard Harris: No, but the property to the south is part of the light industrial pdd.

John Higgins: Okay.

Richard Harris: For what that's worth , it's not a home , you might think , the name is the lands of Clara Baker but it's an industrial use just to the south.

Don Roberts: Okay so I guess we will refer this to Clough Harbor , the fire department and Saratoga County Planning Board right?

Richard Harris: Yes

Don Roberts: Okay thank you.

Dave Kimmer: Thank you

Consolo Site Plan – Site Plan

REFERRED TO AGENCIES. Board received a presentation seeking to construct a 9,000 SF light industrial – commercial flex space. Board referred the project to various agencies for review.

20.011 Hoffman's Carwash, 1589 Route 9- Commercial Site Plan Renewal

Jason Dell: Good evening my name is Jason Dell, Im an engineer with Lansing Engineering Im here on behalf of the applicant for the Hoffman's Car Wash. This site plan was approved by this Board in February of last year.

Don Roberts: Excuse me Jason, Tom Koval must reclude himself from this one, so Charlie Lucia come up and fill in please, sorry Jason I forgot about that.

Jason Dell: This Board approved the site plans for this facility in February of last year and out approval is going to be expiring at the end of February so we are here this evening to request an extension of that approval, everything is identical to what was previously approved, nothing has changed on the site plan so we are here to just request an extension of that approval.

Don Roberts: This may be hard to answer but any idea when this may take place?

Jason Dell: I know the Hoffman's have purchased the property and project from Mr. Earl, they do intend on moving forward with the project I don't have an exact time frame but they do want to move forward with the project.

Rich Berkowitz: I make a motion to approve the renewal of the site plan.

Mike Ziobrowski: Ill second

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

Hoffmans Carwash- Commercial Site Plan Renewal

APPROVED. Board renewed the previously-approved Site Plan to construct a drive-thru carwash at 1589 Route 9.

20.013 413 Route 146 Office, 413 Route 146- Commercial Site Plan Renewal

Jason Dell: Jason Dell , engineer with Lansing Engineering here on behalf of the applicant Mr. Earl for the 413 Route 146 office building. Again this site plan was approved in February of last year and this site plan is also set to expire at the end of this month so we are in this evening to request a re-approval of this project , again everything is exactly as was previously proposed , reviewed and approved by CHA and we are just seeking the extension of the approval.

Mike Ziobrowski: I would like to make a motion to approve the renewal of the site plan.

Marcel Nadeau: Ill second

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

Jason Dell: Thank you.

413 Route 146 Office, 413 Route 146- Commercial Site Plan Renewal (20.013)

APPROVED. Board renewed a previously-approved site plan for a 15,000 SF professional office building.

20.014 1620 Route 9 Flex Space, 1620 Route 9- Commercial Site Plan

Jason Dell: Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the 1620 route 9 mixed use facility. This project site is located along route 9 and it's at 1620 route 9 , its part of the previous Boyajan PDD, it's a 12.7 acre parcel and the applicant would like to construct a 60,000 sq. ft. mixed use facility on the property. The building would have the potential to be divided into multiple entities, all of which would have to come back before this Board for an approval at that time , however we are showing the potential for tractor trailer movements in and out of the facility , tractor trailer parking along the southern side of the project site with ample area for maneuvering. Box trucks as well as your standard 10 x 20 stalls with access overhead doors along the front of the building , we have more than adequate parking out there we are showing about 40 of the stalls to be banked at this time , however we are showing that should there be a more intensive use than what we show there , there is room to construct additional parking. Access into the facility is going to be from route 9 here is route 9 right here , here is Grecian Garden, here is the collision repair to the north , here's the existing access road that continues back which goes right through the property we will be utilizing that access point right now out onto route 9. Water will also be provide via connection to route 9 and at this time we are going to look to extend sewer from the building down to the intersection of Sitterly and Corporate Drive down here , there is an existing gravity sewer right there so we will extend a force main into the project and stormwater will be managed in accordance with all requirements. So we are here this evening to introduce the project to the Board , answer any initial concept questions that you may have and ask that you refer it to CHA so we can start the engineering review.

Don Roberts: Now you said tractor trailers, there is enough room there where they can pull in and go around the property , there will be no backing up will there?

Jason Dell: This right here from the end these are 53 foot trailers to give you an idea of scale so from the end of that trailer to the other side to the asphalt we've left room for about a little over 100feet , 105 feet of maneuvering room there for the trucks , should they want to come in they can wrap right around and come back out.

Don Roberts: Thank you.

Marcel Nadeau: Jason, that buffering against the apartments is that current there now ?

Jason Dell: Right now it's currently a wooded site , the whole area is all wooded , here is the apartments right along the side here , so we are intending on leaving a wooded area here , and this area right here is actually a higher kind of a burm that is going to have to be cut down in order to form sort of a level pad so there will be in essence a burm between the two in this area , and we will leave as much of a tree buffer , right now the building is about 60 ft. off of the property line and then there is the setback to the building so there will be a good size wooded buffer there.

Mike Ziobrowski: No wetlands associated with the site ?

Jason Dell: There are wetlands down in this corner, there is about .3 acres on the site of army corps regulated wetlands.

Tom Koval: Jason they can't move that building a hair toward route 9 to leave more of that burm and that buffering in there between the apartments, because it's a lot of residential area in there, for that size commercial facility?

Jason Dell: There is some additional room , I can certainly talk to the applicant about shifting that over , there is still some remaining development potential in this area between Grecian Gardens and the parking lot over here , so I can certainly look into that and I can talk to the applicant.

Tom Koval: The buildings awful close to those apartments and if you take a little more burm out , you are going to have a lot of residences looking right at the back of that building, so maybe every little bit would count there.

Jason Dell: Okay , we will look at that

Tom Koval: Move the building forward please Jason.

Marcel Nadeau: Jason why couldn't you flip the building and put it again toward route 9 and just the opposite of what you have?

Jason Dell: You mean put the building along here ?

Marcel Nadeau: Yea just flip it over.

Jason Dell: There is the option to do that , this

Marcel Nadeau: Your backing up there against all commercial correct? Towards route 9

Jason Dell: Yes, the idea is to reserve this area for potential future development.

Marcel Nadeau: But then you would have where the building is now for your future development as well, you still have the same amount.

Jason Dell: That's true, we could certainly look at that as well.

Don Roberts: That's a good idea, really.

Marcel Nadeau: Because you would keep the commercial to commercial and leave the residential. Only one access right to this site?

Jason Dell: Yes

Marcel Nadeau: Ok

John Higgins: Is the other business off of the end of the access road going to remain where it is now?

Jason Dell: This one here?

John Higgins: Yes

Jason Dell: Yes I believe so

John Higgins: Okay , because Rich remember a couple of years ago we had problems where they were actually parking trailers and tractor trailers all up and down that road , limiting the access to one lane going back in there.

Tom Koval: We addressed that though , I brought that to the attention , they ticketed them and I believe there was a company change at some point too.

Richard Harris: Yea it had to do with a different person running or different company running that, they didn't know they weren't supposed to be using it, that it wasn't on their property that they were leasing , yea they took care of it , once code enforcement went out there and sent a notice of violation it got taken care of pretty quickly, I think it was last Spring maybe.

John Higgins: I just wanted to make sure it wasn't a continuing problem that's all.

Richard Harris: No, not since that first time.

Mike Ziobrowski: Jason would it be possible for you to put together a couple of more schematics showing the layout as we have talked about , and any potential like option 1 , option 2 , option 3?

Jason Dell: I will certainly talk to the applicant about that because I do know that you know he does have future plans for this area in here and maybe we could show you those ahead of time that way you can kind of see , because if we flip that to the other side eventually we will have the same discussion when we look at something on this side you know about proper buffering so if we look at that now to Mr. Kovals point , you know it might behoove us to exactly that.

Mike Ziobrowski: Okay, just trying to speed up the process.

Jason Dell: Sure .

Marcel Nadeau: Possibly your future development wouldn't be such a large building it will be a couple of different buildings?

Jason Dell: It could be, I do know the initial discussions that they have had is for a 60,000 sq. ft. building, you know it has the option of being one tenant or it could be divided up into 5 or 6 but there have been some initial discussions with a potential future tenant.

Don Roberts: Anyone else? Okay refer to Clough Harbor, Saratoga County Planning Board, fire district right , okay thank you Jason.

Jason Dell: Thank you.

*1620 Route 9 Flex Space- Commercial Site Plan
REFERRED TO AGENCIES. Board received a presentation seeking to construct a 60,000
SF light industrial – commercial flex space. Board referred the project to various agencies
for review.*

Mike Ziobrowski: I would like to make a motion to adjourn the meeting.

John Higgins: Ill second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried. Thank you, good night.