

2/11/19

**MINUTES MEETING  
Town of Halfmoon Planning Board  
February 11, 2019**

**Those present at the February 11, 2019 Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison:**

John Wasielewski  
Jeremy Connors

**Town Engineer / CHA:**

Joe Romano

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

***The January 28, 2019 Draft Minutes could not be approved as the Board did not have a quorum to vote.***

\*\*\*Due to technical errors, the minutes of this meeting were unable to be recorded; these minutes are summary minutes prepared by staff to the best of their recollection\*\*\*

**Public Hearing (continued):**

**18.198      Auto Zone Minor Subdivision, 1701 Rt. 9 - Minor Subdivision**

**Jeff Williams:** presented the Minor Subdivision application. The applicant is seeking approval to subdivide the Autozone parcel from the existing Shops of Halfmoon parcel. As part of the proposal, they wish to subdivide approximately 1.34 acres from the existing 5.32 acre parcel; the proposed lot will conform with all C-1 area requirements.

The Board asked if the applicant had presented the proper easement paperwork to the Town.

**Jeff Williams:** Stated that he had given the Town the paperwork requested.

Planning Department staff confirmed that easements were submitted to the Town as the applicant indicated.

*Mike Ziobrowski made a Motion to declare a Negative Declaration Pursuant to SEQR. Tom Koval seconded. Motion Carried.*

*Mike Ziobrowski made a Motion to Approve the Minor Subdivision Application. Tom Koval seconded. Motion Carried.*

**New Business:**

**19.010      207 Route 146 Professional Office (RENEWAL), 207 Route 146 - Site Plan**

**Jeff Williams:** presented the Site Plan application. At the February 26, 2018 meeting the applicant gained final Site plan approval for the proposed office building. Since that time the applicant has not begun construction and their approval is set to expire. They are back before the Board tonight seeking re-approval of the previously-approved plan. There are no changes proposed at this time.

*Tom Koval made a Motion to renew Approval for the Site Plan Subdivision Application. John Higgins seconded. Motion Carried.*

**19.019      Halfmoon Village Site Plan (RENEWAL), 2 Beach Road - Site Plan**

**John Montagne:** presented the Site Plan application. At the February 12, 2018 meeting the applicant gained final Site Plan approval, but the applicant has not begun construction. However, they recently submitted final plans for the Chairman's signature/stamp after working with town staff, CHA and County sewer. FYI – the applicant is expected to break ground in the Spring/Summer 2019. They are back tonight seeking re-approval of the previously-approved plan.

*Mike Ziobrowski made a Motion to renew Approval for the Site Plan Subdivision Application. Tom Koval seconded. Motion Carried.*

**19.013      The Home Depot Seasonal Outside Storage, 4 Halfmoon Crossing Blvd. – Change of Use/Tenant (TEMPORARY)**

**Jason Gartner:** presented the Change of Use/Tenant application. The applicant is seeking approval for seasonal outdoor storage and display, similar to prior years. The outdoor area (12,400 SF) is on the east side of the Garden Center, using approx. 49 parking spaces from March 1, 2019 - September 30, 2019 for surplus stock (mulch, soil, fertilizer, patio block, sheds, etc.). Code Enforcement has no outstanding issues and there were no known issues in 2018.

*John Higgins made a Motion to Approve the Change of Tenant/Use Application. Tom Koval seconded. Motion Carried.*

**19.009      Lowes Seasonal Outside Storage, 476 Route 146 – Change of Use/Tenant (TEMPORARY)**

*No action was taken as the applicant failed to appear before the Board.*

**19.015      Moon Skin & Foot Spa, 1581 Route 9 – Change of Use/Tenant**

**Laura Louie:** presented the Change of Tenant/Use application. The applicant is before the Board seeking approval to occupy space at 1581 Route 9 for the purposes of operating a skin care spa. The spa will occupy approximately 1,100 SF of the building and will specialize in facial aromatherapy, skin care, foot massage, and hot stone massages. They plan to have hours of operation Monday-Sunday 9:30am-9:30pm with two full time employees. Staff has reviewed the current parking layout and does not anticipate a parking problem with the proposed use.

*Tom Koval made a Motion to Approve Change of Tenant/Use Application. John Higgins seconded. Motion Carried.*

**19.016      Twin Bridges, 1626 Route 9 – Change of Use/Tenant**

**Scott Earl:** presented the Change of Tenant/Use application. The applicant is seeking approval to occupy the vacant 9,060 SF to operate Twin Bridges Waste and Recycling office. The site is currently vacant and was previously utilized by Anvil Fence and Supply. In addition to using the site as an office, they will be using it for a truck parking facility; they will have five trucks that will come to and leave the site daily. The trucks will be parked within the gated portion of the lot in the rear and they do not propose to have any waste storage on site. They plan to have five employees with hours of operation being Monday-Friday 6am-6pm and Saturday 8am-12pm. The applicant does not mention how many staff will be on site in the offices, but staff expects to have that answered Monday night. The current site has approximately 16 spaces in front of the building.

The Board asked if there would be any outside storage on site.

**Scott Earl:** noted that there will only be the five trucks which will be used daily.

*Tom Koval made a Motion to Approval for the Change of Tenant/Use Application. John Higgins seconded. Motion Carried.*

**19.008/19.018      Hoffman Car Wash, 1589 Route 9 – Site Plan & Special Use Permit**

**Jason Dell:** presented the Site Plan & Special Use Permit. The applicant is before the Board seeking approval to construct a new drive-thru carwash at 1589 Route 9 (vacant Phelan's site). Hoffman Carwash currently has an operation at 1672 Route 9 and is seeking to construct an additional 6,400 SF drive-thru carwash on the vacant 1.77 acre parcel. The new proposed wash will be in addition to the existing facility. As part of the proposal they plan to access the site through the existing Speedway driveway through with a single means of ingress/egress. They propose to have three drive-thru lanes and approximately 32 parking spaces, eight of

which will be dedicated for employee parking in the rear and the remaining 24 spaces will be reserved for vacuum stations in front.

**Marty Andrews:** noted that this will be a second location very similar to their Ballston Spa location where people will be able to vacuum their own cars if they wish. They hope that this will help pull some of the exterior wash traffic from the existing Halfmoon location and elevate stacking at their current site.

**John Higgins:** ask if they had anticipated a potential stacking issue at this location and if they provided enough room to accommodate it.

**Marty Andrews:** stated that they believe they can fit around 21 cars in the que before they start to get into the entrance road. He explained that due to the sensors in the loading lanes they could not move the gate any closer to the entrance of the building.

*The Board referred the application to CHA for technical review, the Saratoga County Planning Board and Clifton Park FD for comment.*

*Tom Koval made a Motion to have a Public Hearing on February 25, 2019 for the Special Use Permit Application. John Higgins seconded. Motion Carried.*

#### **19.188      Woodloch Subdivision, Cemetery Road- PDD Recommendation**

**Jason Dell:** presented the PDD Recommendation application. : The applicant is seeking a recommendation on a proposed amendment to the Inglewood PDD to add a total of 7.86 ac. on five parcels with the 27 townhouse units on 17 ac. at Inglewood. The consolidated lots border the Inglewood PDD to the northwest and has Cemetery Road frontage, approx. 1,100 ft. from the Old Route 146 intersection. The applicant proposes 42 single-family homes ranging in size from 1,200-1,400 SF. The lots are proposed at a minimum of 4,000 SF (40' x 100'), with reduced front yard (20 ft.); side yard (5 ft. one); and rear yard (20 ft.) setbacks. The houses will be marketed to retirees and first time homebuyers. A second entrance from Cemetery Road will be used for emergency purposes only.

*Tom Koval made a Motion to have a Public Informational Meeting on February 25, 2019 for the PDD Recommendation Application. John Higgins seconded. Motion Carried.*

#### **Old Business:**

#### **18.164      Kinetic Towing Expansion, 211 Fellows Road - Change of Use/Tenant**

**Jim Pellett:** presented the Change of Tenant/Use application. The applicant is seeking approval to expand their existing operation a 211 Fellows Road. The tenant, Kinetic Towing, operates as a towing business that was approved in 2011. At this time the applicant states that their business has expanded and as such they are seeking approval to accommodate the expansion. They wish to increase to allow 30 additional spaces (43 total) for vehicles that have been towed and are temporarily being stored to be picked up. The previous approval in 2011 limited them to 15 vehicles to be stored on site at one time. Since the last meeting the applicant has presented a revised site plan showing 30 additional parking spaces on site.

**John Higgins:** asked if trucks would still be parking on Fellows Road to unload vehicles.

2/11/19

**Jim Pellett:** stated that they have changed their policy, he now has drivers schedule drop off times and they pull in and unload in the parking lot itself. This should elevate the loading/unloading on Fellows Road.

***Tom Koval made a Motion to Approval for the Change of Tenant/Use Application with the condition that no trucks shall park/unload on Fellows Road. John Higgins seconded. Motion Carried.***

**19.012      Creekview Estates Residential Planned Development District (PDD), Upper Newtown Road - Major Subdivision**

**Joel Bianchi:** presented the Major Subdivision application. The applicant is seeking to subdivide the existing 95.83 acre parcel into 70 new single-family home lots. They have been before the Planning Board for a recommendation back to the Town Board and have been given PDD approval by the Town Board. At this point they are back before the Planning Board looking to begin the subdivision process. The applicant further noted that they have been working with the Town to establish a trail network that would connect to the existing Swatling Falls trail to Upper Newtown Road.

**John Higgins:** asked if they had determined the exact location of the trail yet.

**Joel Bianchi:** showed on the plan the approximate location of the proposed trail and noted that it was fairly well decided on but that they would continue to work with the Town to ensure the trail was constructed as desired.

***The Board referred the application to CHA for technical review, the Saratoga County Planning Board and Clifton Park FD for comment.***

***Mike Ziobrowski made a Motion to have a Public Hearing on March 11, 2019 for the Major Subdivision application (preliminary subdivision approval). John Higgins seconded. Motion Carried.***

***Tom Koval made a motion to adjourn the meeting. Seconded by Mike Ziobrowski. Motion Carried.***

***Meeting Adjourned at 7:30 pm.***