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**MINUTES MEETING
Town of Halfmoon Planning Board
February 24, 2020**

Those present at the February 24, 2020 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:

Charlie Lucia
Brendan Nielsen

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

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.

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

Public Hearing(s):

20.007 Shadick Subdivision, 23 Werner Road- Minor Subdivision

Don Roberts: Would anyone like the notice read? (No comments)

Bob Wilklow: Hi my name's Bob Wilklow from VanGuilder Surveying, Im here tonight representing Mr. Shadick seeking final approval for a 2 lot residential subdivision, located at 23 Werner road. The proposal is to subdivide a 1.69 acre parcel into 2 single family residential lots. The existing house on lot A will be removed and both houses will be new single families with tied into public water and public sewer. We are proposing a common driveway with the existing curb cut out onto Werner road for both driveways. Both lots will meet all of the spatial requirements of the AR zone. Initially the application was for a three lot subdivision but with the newly enacted 50 foot buffer on the existing wet lands it made a third lot kind of impractical and not a very saleable lot to say the very least, so the two lots definitely represent a better subdivision, and that's what we have in front of you tonight.

Don Roberts: Okay thank you, that's just a two lot subdivision?

Bob Wilklow: Correct.

Don Roberts: At this time we will open the public hearing, would anyone from the public like to speak? (No comments) Seeing no one wishes to speak we will close the public hearing, comments by the Board members?

Rich Berkowitz: I make a motion to have a negative declaration on SEQR.

Marcel Nadeau: I second.

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

Rich Berkowitz: I make a motion to approve the minor subdivision.

Marcel Nadeau: I'll second.

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

Bob Wilklow: Thank you very much.

Don Roberts: You're Welcome.

Shadick Subdivision- Minor Subdivision

APPROVED. Board held a Public Hearing and approved a proposed two lot residential Minor Subdivision.

New Business:

20.020 Kenworth Parts & Service, 1 Rexford Way - Sign

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Tom Wheeler: I'm Tom Wheeler with AJ Sign Company, this is the old United Rental building next to Bast Hatfield's office, basically we are looking to put two signs on the building where United Rentals had their signs and then also a small directional out front so people know to go to the left to Kenworth than rather to the right to Bast Hatfield. Relatively simple.

Don Roberts: Comments by the Board?

Mike Ziobrowski: I would like to make a motion to approve the sign application.

Rich Berkowitz: I second.

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

Tom Wheeler: Thank you.

Don Roberts: You're Welcome.

Kenworth Parts & Service – Sign

APPROVED. Board approved three (3) new signs (one monument and two wall mounted) for this previously-approved business.

20.019 207 Rt. 146 Office Building, 207 Rr. 146 Site Plan (Renewal)

Tamara Sullivan: Hi Tamara Sullivan for Bruce Tanski Construction. We are just looking to renew the site plan at 207 Route 146. There is no changes it was originally approved in 2018 we renewed it last year and we are just looking for another renewal this year.

Don Roberts: Are you still looking to do something there, market it right or something like that?

Tamara Sullivan: Yes.

Don Roberts: Okay, thank you. Questions by the Board? (No comments)

Tom Koval: I make a motion to approve.

Marcel Nadeau: Ill second.

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

Tamara Sullivan: Thank you.

Lyn Murphy: Just for purposes of the record the SEQR nothing has changed for SEQR purposes so the Board doesn't need to make a new SEQR determination however it is consistent with obviously the prior neg dec.

207 Rt. 146 Office Building – Site Plan (Renewal)

APPROVED. Board renewed the Site Plan Approval for a proposed 6,000 SF office building.

20.022 Wise Financial LLC, 7 Executive Park Drive – Change of Use/Tenant

Guy Maddelone: Hi Im Guy Maddelone, GTM Holding LLC. Property owner at 7 executive park request a tenant Wise Financial LLC., who is in the business of retirement planning and they are going to occupy 2900 sq. ft. of our building and 8 employees.

Don Roberts: No sign at this time?

Guy Maddelone: Nope, there is a sign on the main building that is already been approved and I think we are just going to put their name on the bottom in stencil.

Don Roberts: Okay, questions by the Board? (No comments)

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

Mike Ziobrowski: I will second.

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

Guy Maddelone: Thank you guys, this is the quickest meeting I've ever been to in my life.

Don Roberts: We try to please.

Wise Financial LLC– Change of Use/Tenant

APPROVED. Board approved the use of approx. 2,900 SF of space for a financial services office.

20.018 Hope Energy Group, 13 Morris Lane (Mabey's Self Storage) - Change of Use/Tenant

Don Roberts: Tom Koval is recusing himself.

Tom Glass: Tom Glass, owner Mabeys Self Storage and it's just a use permit for change of tenant. It's been used, the office has been used for a previous tenant for the last 17 years and just a new tenant now.

Don Roberts: And what are they going to be doing there?

Tom Glass: Excuse me?

Don Roberts: What will the new tenant be doing there?

Tom Glass: It's just, they are a lighting contractor and it's just their office, it's for...

Don Roberts: Just office, no storage, no nothing onsite?

Tom Glass: No storage, just their office.

Tom Glass: Yes

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Don Roberts: How many employees do you know?

Tom Glass: 4, I think, 3 or 4.

Don Roberts: Questions by the Board? (No comments)

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

Mike Ziobrowski: I second.

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

Tom Glass: Have a great night.

Don Roberts: You too.

Hope Energy Group (Mabey's Self Storage) – Change of Use/Tenant APPROVED. Board approved the use of approx. 3,000 SF office space for an efficiency contractor business

20.016/20.017 American Promotional Events/Fireworks, 1549 Rt. 9 – Change of Use/Tenant & Sign

Don Roberts: Getting an early start this year huh.

Michael Anderson: Yea this year we are, Im Michael Anderson Im the area manager for TNT Fireworks. We are here today for a change of use, we have a different operator there this year, and then for the signage.

Don Roberts: A different operator?

Michael Anderson: Yea, for the past two years my spouse and I have actually ran it but this year I had a major territory expansion so I couldn't take that on.

Don Roberts: Now they are aware of the requirements, we don't want tons of signage there and all of this stuff right?

Michael Anderson: No, no so the operator that is going to be taking it she actually runs three tents for us so she is well versed in what she can and can't do.

Don Roberts: I know it's early but what time frame are we using here? For being there?

Michael Anderson: For being there, June 20th through July 5th.

Don Roberts: June 20th, July 5th.

Michael Anderson: Correct.

Don Roberts: Okay, questions by the Board?

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Mike Ziobrowski: One of the things that I've asked probably for the last 2 years is that you have exit devices for when the panels go down for emergency exits with inside your tents?

Michael Anderson: Are you talking about the flaps that hang over?

Mike Ziobrowski: Yea

Michael Anderson: So typically I always put the lighted exit signs in, I wasn't sure if that is a requirement or not but that is something that needs to be done, it can be done.

Mike Ziobrowski: Typically by not all codes but some codes require tents to have exit signs for safety.

Michael Anderson: Okay, we've always put the signs there but I guess it's at your discretion and if you want them to be vinyl or lighted?

Mike Ziobrowski: No, just to have an exit sign that is lit or you can have incandescent so you can see it.

Michael Anderson: Okay.

Don Roberts: Rich

Richard Harris: Just to clarify the State Office of Fire Prevention Control does the inspection is that correct in the permitting, because we don't have jurisdiction other than to issue the tent permit?

Michael Anderson: Correct, usually, but this isn't Clifton Park, they will come by and they will check it out, they make sure that we are in compliance with fireworks storage, and all of that.

Richard Harris: Are the fireworks locked at night or do you have a guard there.

Michael Anderson: So the operator they are getting a container, this year for storage.

Richard Harris: Okay, they will store in the container, okay.

Rich Berkowitz: So is that going to be like security 24/7?

Marcel Nadeau: Do we need a verification that they did inspect it?

Lyn Murphy: They haven't expected yet because you're not up...

Michael Anderson: Right, their task force is only deployed during the legal sell time which is June 20th to July 5th.

Don Roberts: Marcel's question is how do we get notified it's been inspected?

Marcel Nadeau: How do we know it got inspected and everything went well?

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Richard Harris: We don't get formally notified by the State that they have been inspected or approved it I know that, really its observation by staff and ...

Don Roberts: Do they get a certificate so if someone stops by from Code they can show them the certificate?

Richard Harris: I assume you do...

Michael Anderson: You do get a certificate and if you would like I can most certainly once we get it as the area manager I can get a copy of it will bring it to the Town if you would like.

Don Roberts: That might be a good idea, okay thank you.

Richard Harris: Okay.

Don Roberts: No your right, good point otherwise we wouldn't know, thanks for doing that.

Michael Anderson: Of course, yea.

Richard Berkowitz: And there is no onsite security anymore, you're just going to lock the fireworks up?

Michael Anderson: It's really discretionary, all the operators are a little different, some don't want to pay for the container, this operator she doesn't want to stay there.

Richard Berkowitz: This operator she is going to have a container?

Michael Anderson: Correct, she will have a container.

Don Roberts: Anyone else? (No comments)

Tom Koval: I make a motion to approve.

Mike Ziobrowski: Ill second.

Don Roberts: All in favor, oh hold on.

Lyn Murphy: Subject to the conditions set forth last year instead of 24/7 onsite security guard they will be utilizing a locked box.

Marcel Nadeau: And the certificate.

Michael Anderson: Right

Lyn Murphy: The OFPC certificate they will file with us, the certificate from the New York State Office of Fire Prevention Control.

Don Roberts: And the time period is June 20th to July 5th.

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Michael Anderson: To clarify that

Tom Koval: I make a motion to approve.

Rich Berkowitz: Wait he wanted to say something.

Michael Anderson: Which office would you like me to bring that to?

Don Roberts: Rich and Paul.

Michael Anderson: Building and planning, okay.

Don Roberts: Anyone else?

Mike Ziobrowski: Ill second.

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

Michael Anderson: Thank you.

American Promotional Events/Fireworks (Walmart) – Change of Use/Tenant & Sign

APPROVED. Board approved the temporary use and related signage for the sale of legalized fireworks from June 20 – July 5, 2020, including all conditions from the 2019 approval, except that there shall be a locked Container for overnight storage of fireworks instead of overnight security and the applicant shall send the Dept. of Building & Planning a copy of the NYS certificate of approval.

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

John Higgins: Ill second it.

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