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**MINUTES MEETING
Town of Halfmoon Planning Board
January 10, 2022**

Those present at the January 10, 2022 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Brendan Nielsen
Chuck Lucia

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(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

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

Don Roberts: Good evening, I would like start by wishing everyone Happy New Year, 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

Tom Koval: I second

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Don Roberts: All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried.

New Business:

21.124 Brow RX Beauty, 1581 Rt. 9 (Fireside Plaza) – Sign

No Show

Don Roberts: They would be online

Richard Harris: They indicated they would be online, they are not online.

Don Roberts: Okay we will come back to them then.

*Brow Rx Beauty (Fireside Plaza) – Sign
TABLED. The applicant failed to appear.*

21.193 Emma Jayne’s Restaurant, 1475 Rt. 9 – Sign (Wall Sign Only)

Lyn Murphy recused herself.

Emma Heck: Good evening my name is Emma Heck with A.J. Sign Company representing our client Emma Jayne, Mike Fortin is the owner. He recently took , he doesn’t have ownership of the building but he’s leasing the building and he is requesting approximately 25 sq. ft. wall sign, it’s going to be cut from painted aluminum letters pin mounted to the building with some vinyl graphics for the flowers, its going right above the door entrance.

Don Roberts: That’s it right?

Emma Heck: Yes, that’s it.

Don Roberts: Okay it meets specifications

Tom Koval: Is it back lit or anything?

Emma Heck: No, it’s going to be spot lit from exterior lights.

Don Roberts: It meets Town codes

Rich Berkowitz: It’s not in the right of way or anything?

Don Roberts: No

Richard Harris: I do want to mention something related to that, they do have a sign proposed for the , a monument sign at DOT , to see if DOT will allow it in their right of way so if DOT does we’ll have them come back here for a review. It’s in their packet, we just didn’t put it up

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Tom Koval: They are not going to have to pay another fee for that are they?

Richard Harris: No we wouldn't, they did it all as one, no we are good

Rich Berkowitz: Ill approve the wall signs only

Marcel Nadeau: Ill second

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

Emma Heck: Thank you.

Emma Jayne's Restaurant – Sign (Wall Sign Only)

APPROVED. Board approved new signage for the proposed restaurant at 1475 Route 9.

21.216 Connect Life, 11C Solar Drive – Sign

Emma Heck: Emma Heck, I'm with AJ Sign Company, representing Connect Life. They recently moved into the 11C Solar Drive, Green Mountain Electric is in the same building, it's connected. They are requesting approximately 62.75 sq. ft. wall sign similar to the Emma Jayne's it's just going to be aluminum letters painted, pin mounted to the building with vinyl for the gradient and then that isn't internally lit its externally lit, and then they are also requesting a few small directional signs, the first is for the funeral director, it's really small it's about 4 sq. ft. its solely for the funeral director just to know where they are going to pull up. And then the next sign is going to be located kind of off of, directly off of Solar Drive, this building sits a little bit far back so new customers wouldn't necessarily know to pull in so this directional sign is for the purpose of letting people actually know that they are actually back there. That sign is 12 sq. ft., and then the last directional we are proposing is 12 sq. ft. again, this one is so as you pull in to the building, towards the building there is, you can keep going straight to kind of go into the Green Mountain Electric parking lot or you can take a hard right and go into the connect life it's just kind of so to keep the flow of traffic different for both businesses.

Don Roberts: Good idea, questions by the Board?

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

Tom Koval: Ill second

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

Emma Heck: Thank you have a good evening.

Don Roberts: You too.

Connect Life – Sign

APPROVED. Board approved new signage for the existing tenant, Connect Life, at 11C Solar Drive.

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21.217 Carbon's Golden Malted, 40 Farm to Market Rd, Bldg. 3, Unit A- Change of Use/Tenant

Tamara Sullivan: Hi Tamara Sullivan for Bruce Tanski Construction. Carbon's Golden Malted wishes to utilize one storage unit totaling 1500 sq. ft. of storage at the Farm to Market Storage Center and they'll be storing their equipment and any supplies related to their business, they sell pancake and waffle mix. The space is strictly for storage, no outside storage and no disposal of waste.

Don Roberts: Thank you, questions by the Board?

Tom Koval: I make a motion to approve

Rich Berkowitz: Ill second

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

Carbon's Golden Malted Bldg. 3, Unit A - Change of Use/Tenant- APPROVED. Board approved the request to use an approx. 1,500 SF space for storage of materials related to their pancake and waffle business.

21.220 Carl's Cabs, 40 Farm to Market Rd. Bldg. 3, Unit B – Change of Use/ Tenant

Tamara Sullivan: Okay and the next one Carl's Cabs for change of tenant, they also want to utilize one storage unit 1500 sq. ft. they're going to be storing vehicles used for their taxi cab service and again only storage, nothing outside and no disposal of waste.

Don Roberts: So there will be no cars outside?

Tamara Sullivan: No cars outside

Don Roberts: Questions by the Board?

John Higgins: The drivers when they are picking up the cabs, obviously they are going to drive their own vehicles, are they going to be left outside the building or are they going to pull them inside the building?

Tamara Sullivan: They will pull them inside the building

John Higgins: Okay and they're not going to use any fuel storage inside the building?

Tamara Sullivan: No

John Higgins: And approximately how many vehicles are going to be stored inside the building, do you know?

Tamara Sullivan: Could be up to 10 probably fewer

John Higgins: Okay, I don't know is there any special requirements for ventilation or anything with that many vehicles inside Rich, I don't know?

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Richard Harris: No, there is not, I mean they are not working on the vehicles where they've got to test exhaust or anything, so no

John Higgins: Okay

Richard Harris: They will just open the door when they leave, there is no code on ventilation for that.

John Higgins: Okay, thank you.

Lyn Murphy: Just to follow up on that, they are not doing any work or anything on the vehicles in the building, they are just using it there

Tamara Sullivan: Strictly storage, they are just parking them there

Lyn Murphy: Thank you.

Don Roberts: Anyone else?

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

Tom Koval: I second

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

Carl's Cabs, Bldg. 3, Unit B - Change of Use/Tenant

APPROVED. Board approved the request to use an approx. 1,500 SF space for storage of vehicles related to their taxicab business.

21.218 Saratoga Tents, 40 Farm to Market Rd, Bldg. 3 Unit C- Change of Use/Tenant

Tamara Sullivan: Saratoga Tents would like to utilize two storage units that, 3000 sq. ft. and again for storage and equipment for their business. They are an entertainment and tent business and again, just storage and no outside storage or disposal of waste.

Don Roberts: Any question by the Board?

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

Tom Werner: Ill second it.

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

Richard Harris: Just so you know I used this because the last three tenants were going to building three but it also shows the current approved lay out for the next item that's approved as of today, the PDD as comparison to the proposal that I think Tamara is going to present now.

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Don Roberts: Okay

Saratoga Tents, Bldg. 3, Unit C - Change of Use/Tenant

APPROVED. Board approved the request to use an approx. 3,000 SF space for storage of materials related to their entertainment and tent business.

21.225 Fam to Market Storage Center (Halfmoon Self- Storage PDD), 40 Farm to Market Road – PDD Recommendation

Tamara Sullivan: Okay so this is regarding the eastern 9.94 acres at the storage center, it was originally proposed for 9 storage buildings that were going to total 250 units what we would like to do is construct 10 buildings identical to the ones that we're currently constructing in Phase 1. So that's a 6,000 sq. ft. buildings with the 4- 1,500 sq. ft. units in each.

Don Roberts: Okay we are going to refer this to Saratoga County, MJ, and fire, fire district right?

Richard Harris: The Town Board, when they were before the Town Board they didn't have any comments for the Planning Board.

Don Roberts: Okay, any questions by the Board?

Tom Werner: The intended use would be similar to what they are currently having at the existing warehouses?

Tamara Sullivan: Correct

Tom Werner: Warehouses, storage like the ones we just approved?

Tamara Sullivan: Yes

Don Roberts: Now Rich where do we stand with public benefit on this?

Richard Harris: Yes, so we talked to Bruce about this a little bit and the Town Board when he was before the Town Board. I took a look at the PDD of how various fees as part of the PDD were assessed on the existing approved layout for public benefit, GEIS, Rec, parkland and water district and it's an additional 1.7 Edu's equivalent dwelling units. This was a proposal I came up with to have something to start the discussion or for the Town Board and applicants to consider so it's by no means the applicants proposal, but it represents the amendment now represents a 12,000 sq. ft. increase over what was approved so I proportionally applied that increase across the fees that were in the PDD, they are in your packet. The public benefit for example, the public benefit in the PDD which the applicants paid was \$ 22,000 dollars taking that percentage increase it would add another \$5,500 in public benefit bringing the total to \$ 27,500 again you already paid the 22. Geis there would be an additional \$6,694 dollar increase in GEIS fees and both Rec and water district would increase \$2,550 each. Again I didn't get feedback from the Town Board on that or the applicant but it was a method to start a discussion on Town benefit, since it is an increase in square footage.

Don Roberts: Right, anyone else have anything to add to this or no? Okay since I said we were going to refer it to Fire, Saratoga County Planning and MJ and we will get back to you alright.

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Tamara Sullivan: Okay thank you.

***Farm to Market Storage Center (Halfmoon Self-Storage PDD) - PDD Recommendation
TABLED. The Board heard a presentation on the proposed PDD amendment to change the previously
approved self-storage space into warehouse/flex space; and referred it to the necessary agencies.***

**21.221/21.222 Fairways of Halfmoon Pavilion & Parking Expansion, 17 Johnson Rd. – Site Plan
and Special Use permit**

Duane Rabideau: Duane Rabideau from VanGuilder and Associates here tonight representing The Fairways of Halfmoon before the Board for a site plan amendment and a special use permit for construction of a pavilion and a new parking area at the Fairways of Halfmoon Club House, located at 17 Johnson Rd. The proposal is to construct a 40 x 80 open pavilion where the existing putting green is now. And also to construct a 51 space parking lot next to the existing parking lot in back of the fairways that would be where the parking lot is this would be where the pavilion is. The 51 space parking lot will increase the onsite parking from 176 to 227 parking spaces. These two proposed additions to the club house site will address the need for adequate parking for the approximate 75 tournaments held at the golf course and to improve and better manage the patrons when the tournaments and receptions and outside venues are in process. If there are any specific questions obviously Bruce is here to answer them that is our proposal before the Board tonight.

Don Roberts: Thank you Duane, again this will be referred to Saratoga county planning Board , the fire district and MJ for review that being said any questions by the Board?

Tom Werner: Where's the putters gonna warm up now?

Bruce Tanski: Bruce Tanski Clifton Park, our proposal is to just move the driving range and get limited flight balls so that don't go in the water, so it will be still be there.

Tom Werner: Thank you.

John Higgins: This is going to be strictly a pavilion correct? So it's going to be just a roof, no sides?

Bruce Tanski: There's no sides just a roof.

Tom Koval: No kitchen, no cooking facility inside?

Bruce Tanski: We're going to get rid of our Gazebo and we're gonna, part of it is going to have hot dogs and hamburgers just like we are doing now.

Tom Koval: So you are going to have little cooking stop, when you're on the turn this is where you stop

Bruce Tanski: Exactly , exactly you guys have been there before and that's what we're gonna do, and the reason for this , just let me explain this , we're not doing this to have more people come there , we are doing it to make it more efficient because I rent sometimes 5 to 6 times a year tents and that tent costs me \$5,000 a pop and I've got to worry about penetration to the irrigation system , I've got to worry about penetrations to

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the communications systems , so if we do this all those things go away and it makes the whole place more efficient.

John Higgins: So in other words you're going to have, rest rooms in, within this facility?

Bruce Tanski: Right now that's not proposed, just we are going to move the Gazebo down by the pond and then so, repaint it so if a couple wants to go down there and sit by a bench by the water they can and then we are going to take that gazebo and the stuff that's in it and put it in the end of the pavilion.

John Higgins: Okay so there's not going to be any air conditioning or heating in the pavilion?

Bruce Tanski: There will probably be gas heat in the ceilings venting down, like a lot of pavilions have done some research on that and a lot of pavilions have a gas mounted heaters in the ceilings so if you get a cold day or something they just click them on.

John Higgins: So you plan on using this year round?

Bruce Tanski: No , no just I mean let's face it our first tournament is in the end of March first part of April and it's the Rugby tournament at Sienna and its cold so that would be a perfect example of when we would use it, and I'd rather have the Rugby players from Siena College outside than inside.

John Higgins: Okay thank you.

Don Roberts: Okay, anyone else?

Rich Berkowitz: Do you have retractable sides if you want if it's raining?

Bruce Tanski: I haven't looked into that yet, I'd like to do some research on a retractable clear curtain or they call it some kind of a glass that can come down on the wind side, because it gets windy up there sometimes

Don Roberts: But we wouldn't want it to get fully enclosed

Rich Berkowitz: Just in the rain or winter

Bruce Tanski: I want, every golf course in America has a pavilion but I want to be able to at least put a glass wall down if the prevailing wind is coming a certain way so the people don't get blown out of the place.

Don Roberts: Okay like I said we will refer it to the agencies and we will let you know

Tom Koval: This is going to be rented out as a separate venue?

Bruce Tanski: No, I don't what do you mean by that now?

Tom Koval: You're not going to have Birthday parties, rent it out and somebody say wants to have a graduation party they can't rent just the pavilions?

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Bruce Tanski: If someone wants a graduation party they've got to go through the office at the Golf Course

Tom Koval: Right so I don't want this be to be in addition to the banquet room so if you have a wedding going on inside the banquet hall you're not going to also have another event going on outside.

Bruce Tanski: Well we do that with the tents now Tom, we have sometimes we've had weddings inside and we've had golf tournaments and we've had a tent outside so the reason why we are doing this is to get rid of the tents, I can't say we are not going to have two venues going on at the same time because there is a perfect, I mean there's a perfect case where we have a golf tournament and we've had a wedding going on so.

Tom Koval: Yup, we will take a look at parking, how many square feet is the building you proposed?

Bruce Tanski: Its 3200 sq. ft. and you need what 15 sq. ft. per person, so we are talking maximum, I mean if you take the area, then you take the gazebo out your talking maybe 140 people and a full tournament is like a 144. So that's what Im trying to do so we don't need the tent.

Tom Koval: Okay

Don Roberts: Okay so we will get back to you, alright, thank you. Go on back to online here Brow Rx Beauty 1581 Route 9 Fireside plaza, sign, are you there?

Richard Harris: Tom are you here to present the sign application.

Don Roberts: They're not there?

Richard Harris: they're not on, no

***Fairways of Halfmoon Pavilion & Parking Expansion - Site Plan & Special Use Permit
TABLED. The Board heard a presentation on the proposed Site Plan expansion related to a new pavilion and parking area; and referred it to the necessary agencies.***

Don Roberts: Okay too bad for them, motion to adjourn?

Marcel Nadeau: I make a motion to adjourn

Charlie Lucia: I second

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