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**MINUTES MEETING
Town of Halfmoon Planning Board
January 27, 2020**

Those present at the December January 27, 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 - absent

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.

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

New Business:

20.010 Halfmoon Waterford Fire District No. 1 Fire Station, 315 Middletown Road

John D'Alessandro: Thank you, for those of you that don't know me I'm John D'Alessandro, I am one of the fire commissioners of the fire district, here tonight to talk a little bit about the proposed fire station and if you have any fire related questions I'm your guy but since I probably figured you had other kinds of questions I brought a few people with me. Katrina Pacheco is the project manager she is an architect with H2M Architects and I have Roger Keating from Chazen Companies to talk about any of the site work. Basically you've probably heard at least a little bit about the project, it started back in probably 2010, we started talking about building a new fire station. It wasn't until around 2011 that we brought Pacheco-Ross Architects and Engineers onto the project. They have since become H2M. We worked for a number of years to try to assess what the community what the fire district needed, not only for that time period but well into the future in terms of fire and emergency response as probably some of you are aware you know where our current station is, it's quite old, it was built in a day when fire apparatus was much smaller and the mission of the fire department wasn't as complicated as it tends to be these days, so we spent a couple years trying to assess our needs trying to do some conceptual designs of a fire station, none of it came to fruition until 2014, 2015 when we decided to go in a bit of a different direction again some of you may be aware we were talking to the Town about building a fire station adjacent to the Senior Center between the old Town Hall and the Senior Center. We actually came up with a conceptual design for that project but it never went to a public vote as we talked to the community more and more there were some obstacles that started to come up and we just came finally to the decision that it was not the best place to put a fire station for our district. We went back to the drawing board we looked at a whole bunch of options, everything from renovating the existing station, to tearing part of it down and adding on to it, to building a completely new station and after many, many months came to the conclusion that the most cost effective and efficient thing to do was to just take that station down and start from scratch. There are three parcels of property there on the site, it's kind of not readily visible when you drive by the site you look at the station you see the building in the front pad and in the back parking lot, you see the adjacent ball field and the ball barn and then there is another field behind the barn, so there are three parcels, essentially the station, the pad parking pad in front of it and the parking lot behind it are owned by the fire district. The field, the ball field, the metal barn and the field behind the barn are owned by the fire company, we are purchasing that from the fire company so for this project that entire site will now be unified under the ownership of the fire district. The new station, the old station will come down, the new station will be moved back and over towards the ball field cause again when that station was built 60, 70 years ago, Middletown road wasn't the road it is today, the community wasn't what it is today, that pad is dangerously close to the road, when we have a large emergency like a structure fire we are stacking cars 2 and 3 deep there and it is difficult to come in and it's even more difficult to try to back out when the call is over. So we are designing the station utilizing the three parcels of land and situating it so that there is much safer ingress and egress to that site. The new station is a little bit bigger than the existing station again we are trying to plan not only for today and tomorrow but for well into the future, we think minimally the new station will have a 50 year life cycle if not longer, it will be built to accommodate both the administrative and emergency response needs of the district and just a little bit about the vote, we held a number of public meetings back in 2018 to try to get input from the community once we had that conceptual plan put together, we went out to vote in October of 2018, the vote was turned down by the tax payers it was very close I believe we lost by about 54 votes, we immediately had another public meeting in November

because we realized that we had to re-examine basically everything on the project, from economics to the design to the size to where the bays were situated to how we were dealing with the challenges of the site so we had a public meeting in November, we set H2M on the next version of their task I guess is the best way to put it, we managed to lower the cost of the station significantly without negatively impacting any of the operational elements of the station. We held another public meeting to get input and get information out concerning that revised plan and in May of 2019 the vote passed. Since then we have tried and we have been putting the finishing touches on the project, we hope in the next 2 months to have the bid package complete and to be able to put out there and then about a month after the bid package goes out select a contractor. We are still hoping to break ground sometime this year probably around June, July time frame. Two essential elements to the project, the main station the actual fire station and then there will be an auxiliary in the back, that's kind of being designed for two different purposes, you can see it up on the screen it's to the right and to the back of the main station. Initially we realized that when we knock the old station down we needed a place to operate out of, we still have to provide the same level of emergency response that we do today, so originally we were going to rent temporary structures and run out of those structures, then through a lot of discussion we realized a better way to do it was to build a temporary operation center, so what eventually what will become the pavilion replacing the pavilion that is there now with a smaller pavilion, we are designing it so that the trucks can fit and operate out of that building once that main station is completed and we are totally moved in that will become a community building a pavilion for the fire company all the public uses that we accommodate right now so I think at this point I will just stop and turn it over to Roger Keating if you have any questions about the site plan and site work

Roger Keating: Roger Keating from the Chazen Companies, I will just hit on a few of the other site components that John was hitting on here so as your looking at the site plan there the responder parking is on the left hand side of the project site, that's where those old spaces are, and the public parking would be located on the right hand side of the site. What's interesting to note from that from what John said is that the ability for the fire apparatus will now be able to go along the left hand side of the building and then pull into the rear of the building which allows that to be a pass through structure so greatly reduces the amount of interaction that is going to have to take place up in front of the building when the trucks are returning home. With respect to the parking that is being proposed, there is a total of 48 spaces out there right now, what we're proposing right now, the existing station has around 40 parking spaces there, so we're proposing to construct 48 right now with the ability to have an additional 30 in that area just to the right of the existing, the parking field that is shown. What's nice about this particular layout with the public parking on the right hand side it reduces that interaction of the public parking interfering with the apparatus space as they come in and out there, as they do today currently they have to go around the back of the building to get through. Just a few other talking points, the current building is around 17 ft. or so off of the front property line today, we did get that building pushed back a little bit its around 26 feet back from the front We also have stormwater drainage that comes off of the County Highway system that's out there, that currently discharges onto the site and we are going to improve upon that a little bit by collecting that run off and bringing it to the rear of the property that currently goes today. The site has access to public water we are just going to simply re work our existing utility that comes into the site and provide that for the future use and sewer on the site is onsite septic so as John eluded to we will end up having to ultimately tear down the existing building, that septic system will be removed and a new septic system on the right hand side of the page there, will be installed, that will be more towards the front of the property, also builds into that if sewer was ever to come down the roadway there it would provide a much cleaner and easier connection in the future. Some of those existing structures that were along the back side of the property those are being removed some of those are in the existing setbacks today so we have been able to pull that type of work out, or those types of structures out of those areas, and also with respect to the buildings or the site sign currently that is almost in the right of way there, we weren't able to move that back and onto the property as part of the project. Just a few other points, sight lighting, the type of lights that they look to do there on the architectuals when Katrina steps up here momentarily, using a downward light momentarily using

a downward light at 90 degree fixture so that will have a similar type of light for the parking lot as well with respect to that. I think with respect to the parking stalls and such we did go with a slightly smaller stall here the 9 x 18's vs the Town normal 10 x 20 , it does allow us to reduce the amount of parking area as part of the project which was helping with some of the cost concerns that the district has had and Im also reducing the amount of stormwater practices that we needed to do for the project as well so with that I'll turn it over to Katrina , she is going to talk a little bit about the building and then if we have any questions we can go from there , yea sure, thank you.

Tom Koval: The parking at the current facility isn't much less than what you propose right now , I understand you have expansion but the events at that park facility are always overcrowded for parking so I would say it would probably make sense to put more parking in now as opposed to later and the other question I had is you're doing a whole new septic system but your using this new structure in the back as a temporary facility, what are you doing for facilities while before the facility is constructed and the old system is taken out?

Roger Keating: Absolutely happy to answer those questions, so the area that is adjacent to the parking on the right hand side, that will be gravel there so there will be the ability for overflow parking as you indicated so that we can park that area we just won't put black top on that right out of the gate so it will be available for parking so

Tom Koval: Crusher Run?

Roger Keating: Crusher run, correct we will put something like that down so that, that space can be used. To your point with respect with the septic system, there will be bathrooms in that pavilion space so as part of the design we have incorporated the ability to connect not only the main building but the pavilion structure to the same septic field that would ultimately be constructed up front.

Tom Koval: What are you doing in the mean time?

Roger Keating: Sure , so one of the things that will have to happen because we are going to be able to sequence the construction we will be able to keep the existing station on the left hand side there fully operational , we can build the septic system and the pavilion and that access way while the existing station is completely operational once that is done we then can move the apparatus out of the existing station to the temporary structure , septic system for the temporary building , well ultimately the pavilion will be done

Tom Koval: That is subject to be built....

Roger Keating: Sequence one, and again it provides them the ability to use that versus a temporary structure which is one of the things that they looked at before.

Marcel Nadeau: The question I have is on the entrance to the parking, is that in the same general location that it is now?

Roger Keating: Generally speaking it is, the side entrance that you see on the right hand side it is shifted over a little bit and once again what's nice about that is you can really separate that public parking from responder parking and emergency access coming in and out, it's right now you have to drive into the apparatus bay and then drive into the apparatus apron and go around the building to get to the parking, this eliminates that interaction by giving a little bit of space.

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Marcel Nadeau: What about the angle of it, it seems to like now the angle is quite a ramp has that been cut down somewhat or not?

Roger Keating: Well we are actually lowering the building a little bit as part of this because if you are out there today yes there is a pretty good angle there so on our plan you can even see where we kind of put a trench ring a little bit further back into the site, that allows the building to be a little bit lower, we can knife that back so we can drop that down to lessen that approach.

Marcel Nadeau: thank you.

Tom Koval: What is your estimated volume of fill that you are going to bring into this site and is it going to be affecting that wet land that is behind your property?

Roger Keating: Well right now if you look at what's back behind us if you go to the existing conditions plan there is a lot built right up against that so if you look at the plan you can see there is existing parking and everything built way to the back.

Tom Koval: To the very very left?

Roger Keating: Right, we're pulling away from that edge, so if you go back Rich, one more page, so you will notice we are pulling all those pavement all those buildings and everything that were tucked in way to the rear we are pulling all that away from there and it allows us to grade that out more gently to the rear versus

Tom Koval: The temporary building, is that staying ahead of where the existing building, the existing garage that is back there already?

Roger Keating: Its forward of that

Tom Koval: It's forward?

John Delassandro: Yes it is.

Tom Koval: So you have an idea how much fill your going to be bringing into this site?

Roger Keating: I could calculate it, I don't know what the number is right off the top of my head to be honest with you, I'd have to go back and look at what the numbers actually shook out to be. I can tell you this that the earth work calculations from when we first did this to where we are now are significantly less because of the fact that we have reconfigured the site, we've used that existing area kind of where the building is today where the grade s up a little bit more to the advantage versus where the building kind of was shifted more to where the ball field, much lower a lot more fill so you can see kind of how we managed the site there. And the building program also compliments that now because it also steps with the grade.

Tom Koval: Temporary one has got to be getting built up at least 5 or 6 feet I would say it's in a swamp.

Roger Keating: It's up a little bit higher in that area yup, but not nearly as what it once was when they were looking at it previously.

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Tom Werner: Question on the parking also, a total of 48 spaces is being provided initially, that's both the responder and the public parking total?

John Delassandro: That is, and that's 48 parking spaces that are going to be paved today there is, there will be the ability for the additional 30 to be used on a gravel surface.

Tom Werner: Initially that will be available?

John Delassandro: Yes, it would, we're going to put that in initially

Tom Werner: What type of public events would the fire department likely hold and what type of public response would that be?

Roger Keating: You might have to defer to the district on that so, hold on a second we can probably speak to the types of events, John can you speak to the types of events you typically will be holding.

John D'Alessandro: Well in the current station its difficult to have large public events unfortunately you know just in a kind of a bigger sense , we view the fire station as a community building it's the communities fire station and we would love for community organisations to use it just like they do the Town facility here but at the present station , any of you that have been in it , there's really not a lot of room to hold large community events, frankly even outdoors , the field is generally a swamp most of the year so you know we can't put cars there , you can't run activities there so our goal is to make it better known to the community we would like to see homeowners associations. We have the boy scouts and the girl scouts still using the building but we want to make it more of a public building that's not to say we want to have festivals and you know big public events there but we do want people to know that this is their building and if they have a reason to use it by all means.

Tom Werner: So you might hold picnics or bar -b- cue like other fire departments typically have in the summer and I guess that I would just point out that, that could draw a fairly significant crowd as you would hope and we all hope that it would be a success, so I think that you need to look at that parking. Now if all that parking is used up and you also have a fire call and your responders are coming in and they don't have room to park, so I think this is something that has to be given more thought.

John D'Alessandro: Just to be clear that's why we split the responder parking from the public parking. The responder parking is on the left side of the building

Tom Koval: That will be marked for responders only?

Tom Werner: Okay so the public would not be allowed to park there?

John D'Alessandro: No, no we wanted to segregate it and frankly you can see the little jet out on the left side of the building, that's the, for the lack of a better term, that's the locker room, that's where our bunker gear will be stored so all of the responders will park in the left parking spaces, there will be an access door, we go right into the gear room and then right into the apparatus bay. The public parking is on the right hand side in front of what will eventually become the pavilion. It's also important to note that the area to the right hand side and to the right of the delineated parking spots that will be crusher run that will be additional parking so if we do have a big event or a bigger event that there will be enough space for the public to park.

Mike Ziobrowski: Why wouldn't you request to expand the parking now?

John D'Alessandro: Cost, cost we you know when the vote got turned down the first time we went back we literally started totally over again , we just tried to figure out every cost saving thing we could do and that was one of the things that we could do was to use crusher run and limit some of the blacktop.

John Higgins: I totally agree with everything that has been brought up so far, I've been to several events at the fire house and it's always been a problem even when you had the back area parking, it's always been a problem parking there, and what kind of events are you going to have in the pavilion? According to the project description it said the pavilion will be used as a community space, so does that mean you are going to rent it out for weddings and receptions and things like that?

John D'Alessandro: We have talked about that but to be honest we haven't had a large demand for those , we have had birthday parties at the fire house but they have been fairly modest events , I think the biggest quote unquote is the bar- b- cue after the golf tournament , we do a fundraising golf tournament every year and we believe that this arrangement again segregating the responder parking having the paved spots plus the unpaved crusher run should really cover everything that we do there.

John Higgins: Crusher run unfortunately isn't going to be available year round, in other words you are not going to be able to plow it in the winter and if you're having your Christmas parties with the kids I mean I was there this year with the Christmas party it was packed I think we all know that so I agree with everything that has been said about parking, I think you really need to consider that because otherwise you are going to have people parking on Middletown road.

John D'Alessandro: Noted.

Rich Berkowitz: John just so Im clear, the public parking area that is marked is paved? And the parking to the right is unpaved? It's just crusher run?

John D'Alessandro: Correct

Rich Berkowitz: So how many cars can you fit in that crusher run spot about 20 or 30 more? The public parking spot to the right of the building. That's all paved the 48 spots, the public parking that's all paved?

John D'Alessandro: Yes where you see the striping to the right of the staging

Rich Berkowitz: Immediately to the right of that, that's unpaved crusher run?

John D'Alessandro: That's correct:

Rich Berkowitz: So you can fit another 20, 30 cars there if need be?

John D'Alessandro: Yes

Tom Werner: Okay it's not 48 spaces public parking

Rich Berkowitz: Public parking is how many? 27, 32?

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Tom Werner: About 30 because you've got to take 18 for the first responders

Rich Berkowitz: No I'm looking here, 14, 13 and 5 so you've got 27, you got 32 on the public spot.

Tom Koval: Will the trucks be all over the place during construction?

John D'Alessandro: As far as, well throughout the construction we have to deal with that because the trucks will, the only operating facility will have there is the temporary operations center and the trucks will be in there and will be running and frankly with the trucks in there there is not an awful lot of room so we probably have to work with the Board of Elections and help them find some other place locally in the district.

Tom Koval: Ok, that could be a parking issue.

John D'Alessandro: And a safety Issue, there is not a lot of open space in that pavilion temporary operation center.

Don Roberts: Alright

Katrina Pachiko: My name is Katrina Pachiko from H2M Market Techs and Engineers, I am the senior architect at H2M that is running this project. The building, okay we have the elevations of the building, on the top of the sheet is up there that is the face of the building on Middletown Road, the apparatus bay is on the left, lower than the street, as Roger and John mentioned. To the right hand side are the office spaces and what you don't quite see but you'll see it on the left elevation that's half way down the page, the slope of the land as it comes from the street we have a basement level part of the question that was raised before about fill ties into the placement of the building very specifically. We kept the basement level to match what the existing basement level is of the current facility, because we now about the water issues, we also wanted to mitigate the amount of fill that would be needed on the project. Under the bays there is no basement like there currently is, we are avoiding all of those problems by having structural fill under that lower bay area. As you can see hopefully also it's a masonry façade, very durable cmu. The colors that have preliminarily been selected were shown I believe at the public vote at the public meetings and they are meant to be complimentary to the Town colors that are typical in this area. The basement level does have a few doors out the back to give them access to storage in that basement area that's also where the mechanical and electrical service is, there will be an elevator in the building that allows for accessibility to all of the floors including the bay. I think on the next elevation sheet.

Tom Koval: Did you just say there was an elevator to the basement?

Katrina Pachiko: Yes

Tom Koval: Is the basement being used for public?

Katrina Pachiko: It doesn't matter that it is not public space, it is required to be accessible. So on the back side of the building which is the next , there is the back , you can see the back side of the bay is on the right hand side , they are a little bit higher they have a small retaining wall that comes out the back of the station, and then a few doors that lead into that basement space which is going to be used for all kinds of storage including I guess like a lawn mower and a snow-blower types of equipment that they use around the building. On the next page those are the elevations of that temporary operations facility, which again at the beginning of the project that's going to be

one of the earliest parts built so that they can keep operating out of the current station, have this built, move the trucks over to this, demo the existing building, build the new building, come out of this building into that new one and then finish the construction with the parts that are needed for the community uses. It's a very simple construction the main building is going to be a type 2 B construction, this is going to be type 5 B construction, there are timber frames in there that span the entire from front to back and they are delineated by the bays to the right that face that parking lot, so during construction they are going to be using that kind of binder course for response and then when it is later finished they'll be back in the main building.

Tom Koval: Full kitchen in the temporary building and the main building?

Katrina Pachiko: No.

Tom Koval: Just the temporary building.

Katrina Pachiko: The temporary facility will not have any finished kitchen.

Tom Koval: That's what it shows on this plan.

Katrina Pachiko: It is, it needs to be fixed on, and these are preliminary for construction drawings.

John D'Alessandro: When it goes from the temporary operations facility to the pavilion it will have a full kitchen at that point, we are taking the current commercial equipment that we have in the current station and moving that all to the pavilion, and we will have a kitchenette in the main section.

Tom Koval: So this is set up for temporary, it will become more like what you have now for events?

Don Roberts: All set?

Katrina Pacheco: Yes, thank you.

Don Roberts: I've got to say I'm really glad to see that the trucks will no longer be backing into the station from Middletown road because that was not good, you know. At this time I would like to refer the storm water pollution plan to Clough Harbor for you to review, and any other questions?

Marcel Nadeau: Yea I just had a question on the parking you're showing 9x18 and in our code I think it is 10 x 20 how that goes?

Roger Keating: Yea we're showing 9 x 18's currently the station has 9x 18's out there today again as one of the cost saving items that we did here is we did go with a smaller stall size to reduce that edge of the parking and also allows us to pick up a few extra spaces as part of it.

Tom Koval: You do realize the majority of the trucks that are at this station 90 percent of the time the vehicles are pickup trucks?

Roger Keating: I understand that.

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Tom Koval: So it's not realistic, you're not going to get a realistic amount of vehicles that are going to fit in these sites. I have a truck that will not fit in a 9x18 spot and I know several of the firefighters that also have the same truck so you might want to take a fresh look at that.

Roger Keating: We will talk to the district some more about maybe giving them a few

Tom Koval: That's not a realistic size, I mean you go to Lowe's or one of these places that has the 10 x 20 and my truck the rear bumper is hanging out and it is not a long bed truck so it might be something that you want to consider, your tight for space already, you have an event where its already over packed, I get what you are trying to do but, not realistic.

Roger Keating: We will take it up with the district.

Don Roberts: Alright, we can see it has been a long road for you here and you did a nice job on the plans and thank you for the presentation and good luck to you, thank you for coming.

Roger Keating: Thank you.

Halfmoon – Waterford Fire District No. 1 Fire Station

REFERRED TO TOWN ENGINEER. *Representatives of the fire district made a courtesy presentation to the Board to solicit input on the construction of a new firehouse, pavilion and associated parking. Board referred the project to the Town Engineer for review of the Stormwater Pollution Prevention Plan (SWPPP).*

20.001 New York School Nutrition Association, 21 Executive Park Drive – Sign

Carly Clark: Hi my name is Carly Clark and Im representing A.J. Signs and today we have the 21 Executive Park Drive sign that we just wanted to give a little face lift to, they had some change in tenants so we wanted to reflect that on their freestanding sign.

Don Roberts: It meets Town specifications so

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

Tom Koval: Ill second

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

Carly Clark: Thank you.

Don Roberts: You're welcome

New York School Nutrition Association – Sign

APPROVED. *Board approved the request to install a new 24.5 SF monument sign.*

20.003 JP's Cutting Edge LLC. 425 Route 146- Change of Use/Tenant

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Jeff Paulsen: Good evening my name is Jeff Paulsen I am the owner of JP's Cutting Edge. I am based out of Mechanicville right now and I've been in business for 7 years looking to expand into 425 route 146.

Tom Koval: So you're proposing a future outside bin?

Jeff Paulsen: Yes

Tom Koval: That's fine with me, any other exterior storage we require permission for, so if you're going to leave a lot of stuff out there...

Jeff Paulsen: As of right now no.

Tom Koval: If you start leaving a lot of stuff out there, you'll have to come back or you'll get a knock at the door for the code enforcement guys.

Jeff Paulsen: Okay

Tom Koval: That's not a super visual spot with the fencing around it, but we're trying to keep that coordinate clean.

Jeff Paulsen: Understandable

Rich Berkowitz: Speaking of that fence, how large is that fence? How high?

Jeff Paulsen: I want to say probably 10 to 12 foot.

Rich Berkowitz: Now you are not there right now are you?

Jeff Paulsen: No I'm not, I'm looking for change of use

Rich Berkowitz: What kind of vehicles are going to be in that?

Jeff Paulsen: So I have a landscape company so it's just pickup trucks 2500's

Rich Berkowitz: Any back up noise indicators on there?

Jeff Paulsen: Just one

Rich Berkowitz: The only reason Im asking, you have a resident right next door to you

Jeff Paulsen: Yup

Rich Berkowitz: What time do you start in the morning?

Jeff Paulsen: Right around 7

Rich Berkowitz: Okay

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Tom Koval: The last tenant had box trucks on that site

Rich Berkowitz: I understand that but this is

Tom Koval: You can't see much from the road but yes

Rich Berkowitz: Im just worried about the residents next door and noise

Tom Koval: Right, he also runs a business out of his property

Rich Berkowitz: He is still a resident

Tom Koval: He had some concerns with the, on the other side the gas turbine people generators and stuff, we are trying to not have a re occurrence of those problems.

Jeff Paulsen: Okay

Mike Ziobrowski: Are you planning on putting up a sign?

Jeff Paulsen: So there is a sign existing however the front of the property is a little rough looking and im going to put a landscape company there so I don't plan on advertising yet until I get that cleaned up and then come back and get approval for maybe a nicer looking sign because it's kind of ratty looking.

Mike Ziobrowski: Okay as long as you know that you have to come back.

John Higgins: The house is going to be used strictly for offices?

Jeff Paulsen: So what's been used for office in the past and residential, I was going to plan to use it as a residential rental.

Tom Koval: That requires...

Rich Berkowitz: Special use

Don Roberts: Rich you already told him about that right?

Richard Harris: What's that?

Don Roberts: About the residential use?

Richard Harris: That house has been used for residential in the last ten is was an approved lot so residential is allowed in C-1 if its secondary or accessory to the principal use so we would just continue it as it was , the guy just left maybe three months ago.

Don Roberts: So it is still in the time frame

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Richard Harris: So they still have, I wouldn't consider it a new use it's continuing the split so, as long as it is secondary to the principal use of his business it's allowed.

Don Roberts: Okay thank you, anyone else.

Tom Koval: I make a motion to approve the change of tenant

Rich Berkowitz: I second

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

Jeff Paulsen: Thank you

Don Roberts: Good luck

JP's Cutting Edge LLC - Change of Use/Tenant

APPROVED. Board approved the request to use the property to operate a landscaping company.

20.002 Home Depot Seasonal Outside Storage, 4 Halfmoon Crossing Blvd. - Change of Use/Tenant

Jason Gregory: Evening my name is Jason Gregory I am the store manager for the Home Depot, Im just looking to get approval for outside storage for the season again.

Don Robert: It's the same as usual right?

Jason Gregory: Same as usual

Don Roberts: No change in location, you're not expanding or nothing?

Jason Gregory: No, nope no expansion.

Don Roberts: The dates?

Jason Gregory: The dates came up we are trying to push two weeks sooner to be able to get ahead of our resets and stuff and get ready for the season. Last year we were a little delayed on our date so we are looking at 2 weeks sooner than what we put in our proposal last year.

Don Roberts: Which is?

Jason Gregory: It was March 1st, we are going to me believe its April 16th.

Don Roberts: Okay until September 30th?

Jason Gregory: Yea until the end of the same time frame

Tom Koval: February 17th

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Richard Harris: Yea I think your application said February 17th.

Jason Gregory: 17th or 16th yea.

Don Roberts: This is for the record, we need this for the record that's all

Jason Gregory: The 17th yes.

Richard Berkowitz: Do you store any snow in that area when it snows?

Jason Gregory: When it snows out in the back section they do but not where we are going to be putting merchandise, not in that area no.

Rich Berkowitz: I make a motion to approve.

Marcel Nadeau: Ill second it.

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

The Home Depot Seasonal Storage– Change of Use/Tenant APPROVED.

Board approved the temporary outdoor storage of seasonal items through September 30, 2020

20.006 Lowes's of Halfmoon Seasonal outside Storage, 476 – Change of Use/Tenant

Leon White: Good afternoon guys my name is Leon White the new store manager here at Lowe's with a proposed site change, the past years looking more in the past years they have had more in the front of the store where cars were clogged up , it's not safe to have the customers trying to walk across there. We are trying to put everything off to the side of the building so it's a much safer avenue to get in and out for the customers.

Rich Berkowitz: Now speaking of safety I bring this up every year because I drive through that lot.

Leon White: It's a deadly lot across that front, you guys are talking about that tree area?

Rich Berkowitz: No Im talking about the perimeter road, oh you are talking about the tree also? Do you want to cut that down?

Leon White: I would like to put speed bumps across there actually the way they fly across that.

Rich Berkowitz: I would love that but I don't know if you can but, what I would like is either a stripe at the end of each aisle to indicate that somebody should stop because there is no stop signs and people just blow right through that long perimeter road, but if you can remove that tree at the corner right where the pick- up area is.

Leon White: Okay I will definitely move it.

Rich Berkowitz: Yea because I go through that parking lot 3 or 4 times a day and it's...

Don Roberts: And you are going to go February 28th to September 30th as well?

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Leon White: February 15, the middle of February till September 30th.

Don Roberts: February 15th?

Leon White: Yes sir.

Rich Berkowitz: And you will put those stripes down and try to do something with that tree?

Leon White: Oh the tree I'll take down it's not a problem, the stripes, you want them down on the end there?

Rich Berkowitz: I would like something just to indicate someone should stop, right where the aisles go to the perimeter road

Leon White: Right there?

Rich Berkowitz: Yea

Mike Ziobrowski: There is one stop sign here coming out by the Asian place, and its back there, yea

Rich Berkowitz: Either stop signs or stripes whatever works for you, and not on the road, the last time we requested it somebody put it actually on a perimeter road where it actually comes out by St. Johns Plaza it caused all sorts of problems

Leon White: If at some point in the future you want to come out and walk with me maybe we can get it all down and that way we will know exactly.

Mike Ziobrowski: Love to, love to that parking lot is just waiting for something bad to happen, it has nothing to do with, it's just the through traffic

Richard Harris: Why don't we plan that?

Rich Berkowitz: We did that a couple years ago

Leon White: We are stopping every day ourselves trying not to get hit on the way to work sometimes around the building.

Rich Berkowitz: its right where your employee parking is right along that area

Richard Harris: Why don't I set something up do you want to do it recent, soon or in nicer weather?

Rich Berkowitz: I mean you can't do it now cause its cold weather.

Richard Harris: We will set something up like in March or something

Rich Berkowitz: Yea that's nice.

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Leon White: Okay

Richard Harris: Yea because there have been different things like striping

Rich Berkowitz: Yea re-striping

Marcel Nadeau: No I mean all the way.

Rich Berkowitz: All the way around the perimeter.

Mike Ziobrowski: I will make a motion to approve the seasonal use request.

Rich Berkowitz: Ill second.

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

***Lowe's of Halfmoon Seasonal outside Storage - Change of Use/Tenant
APPROVED. Board approved the temporary outdoor storage of seasonal items through September 30, 2020.***

19.199 Church of Christ Shed, 250 Pruyn Hill Road – Site Plan

John Rude: Hi, I'm John Rude representing Halfmoon Church of Christ, 250 Pruyn Hill Road. We're looking to install a small 10x14 shed on our property at the end of the parking lot. As you see there on the farthest right-hand side of the parking lot. The shed's sitting on a gravel bed, it's there to store a snow blower and a lawn mower, that's about it.

Donald Roberts: Questions by the Board.

John Higgins: I know Rich has talked to you previously about the lights and I know you've angled them down to a 90 °, the trouble I see is the one light right by the road where the entrance coming into the parking lot. You have one light at the end there. That light, even though you've angled it down, still shines right into the people across the street. They make side shields for that, even if you can just put the side shield on that one light to keep it from going out onto the road and interfering with the people across the street, because they came originally when we had the public hearings on this site and that was one of the things they mentioned.

John Rude: Ok.

John Higgins: Ya know, so we're just trying to follow-up on that.

John Rude: Yeah, I'd be glad to take care of that, we were aware of the light issue but unfortunately they were angled in the wrong direction they have been changed, angled down.

John Higgins: Right.

John Rude: We can put side shields.

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John Higgins: But even with that, that one angle down is still shoots across the road, if you go out there at night, I'm sure you'd see what I'm talking about, it goes across the road and right onto those people's property, which is what we're trying to avoid.

John Rude: Ok. We'll get that taken care of. Thank you.

John Higgins: Thank you.

Mike Ziobrowski: I'd like to make a motion to approve the site plan.

Richard Berkowicz: I'll second.

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

John Rude: Thank you.

Donald Roberts: You're welcome.

Church of Christ Shed– Site Plan

APPROVED. Board approved an amendment to the existing Site Plan for the installation of a storage shed.

19.209 J. Dunn Group, LLC 518 Hudson River Road – Site Plan

Kurt Nussbaum: Hello, my name's Kurt Nussbaum. I'm with J. Dunn Group. I'm part owner and we're looking to put in a storage facility in back of our property on 518 River Road.

Donald Roberts: And what are you gonna have in there?

Kurt Nussbaum: I'm sorry.

Donald Roberts: What are you gonna have in there?

Kurt Nussbaum: We're a site contractor so it would just be our equipment and maybe some attachments.

Mike Ziobrowski: Any fuel storage on site?

Kurt Nussbaum: No, we carry that in our trucks.

Mike Ziobrowski: Ok.

Donald Roberts: And no outside storage?

Kurt Nussbaum: No, it's just a storage building.

Donald Roberts: Ok, any questions?

Tom Koval: I make a motion to approve.

Tom Werner: Second it.

Donald Roberts: Oh yeah, that's right. Yeah ok. Refer it to Clough Harbor, fire district and county, right? Ok.....ok, and then we'll get back to you. Thank you.

J. Dunn Group, LLC– Site Plan

REFERRED TO AGENCIES. Board received a presentation seeking to construct a 3,500 SF warehouse/ storage building for their excavation company. Board referred the project to various agencies for review

20.000 Cole's Collision Building & Parking Addition, 1624 Rt. 9 – Site Plan

Dave Kimmer: Good evening everybody, Dave Kimmer, ABD Engineers I'm here on behalf of Cole's Collision, 1624 Route 9. Cole's is a, right now it's a 1.7 acre parcel with an 11,200 sq. ft. body shop on it. They are looking to add a 4,200 sq. ft. addition in the back of the building and also about 3,000 sq. ft. of parking in the back of the building as well as an enclosed, dumpster enclosure, basically, right now they've got about 62 parking spaces and they're looking to just expand their operations, add some more parking and interior space. Right now they're on public water. They have a septic system. They're looking to keep it that way. The only thing else that we're gonna do is to handle the additional impervious area is add a couple of drains with infiltrators in the back near the new pavement.

John Higgins: You need to do something about customer parking in the front. You don't have enough spots there because the three spots in front are reserved for State Farm, or whoever it is that drive in insurance says reserved for those customers. My wife's car was there being fixed and I went there 2-3 times and I ended up having to park in the driveway because there were no spots at all available in the front. So now you want to make the place even bigger, have more customers coming. It's going to exacerbate the problem. So you need to do something, either, I don't know if you can make more parking around the side, I don't know how to, how to do it, but you need more parking for customers in front, not the, ya know, to store the wrecked cars in the back, in the front.

Dave Kimmer: Right, I mean, I can discuss with the applicant that and, well what I could see is, there's a fence on the front of the building.

John Higgins: Right.

Dave Kimmer: Right, so I can see those allowing customers to park beyond that fence or perhaps moving the fence.

John Higgins: The fence is closed a lot times.

Dave Kimmer: Right, right. I understand.

Mike Ziobrowski: So you're adding 26 spots to this, you're adding 4,200 sq. ft., but yet you're adding 26 additional spots.

Dave Kimmer: For the storage of, and cars.

Donald Roberts: Joe, can you can you look at this as well? Joe can look at this, not a big deal, okay, he can take care of it.

Mike Ziobrowski: Alright.

Donald Roberts: Anyone else?

Mike Ziobrowski: What I'm getting at, I think that would free up some, if you have all the cars in the back you should have some additional parking.

Dave Kimmer: I think, ya know, that they will understand the problem if there is a lack of parking in the front. The things can possibly be rearranged.

Donald Roberts: So, we'll refer this to Clough Harbor for their review, Saratoga County Planning Board and the fire district, right? Ok, thank you.

Dave Kimmer: Thank you.

Cole's Collision Building & Parking Addition, – Site Plan

REFERRED TO AGENCIES. Board received a presentation seeking to construct a 4,200 SF addition to the Existing building, and referred the project to various agencies for review.

Old Business:

19.152 Garden Gate Plaza 1516 Route 9 – Site Plan

Joe Dannible: Ok, good evening Joe Dannible with Environmental Design, I'm here on behalf of Garden Gate Plaza they're application for a 9,000 sq. ft. mixed retail building. This project's been here a couple of times It's been in front of the Clough Harbor, I'm sorry, CHA, I'm gonna let Joe speak for himself but I believe CHA's satisfied with the latest responses we've provided to all of their comments. I'll give you a quick overview of the project as I know you've seen several times. We're located at 1516 Route 9, about 1.65 acres, we're looking to do 9,000 sq. ft. building with a flower shop occupying a majority of the building and then rental space on the southern side of the building. We have parking for 57 cars which exceeds the Town's parking requirement for this facility and associated employees. We have storm water management provided on site for the impervious areas to the rear, a rear or west side of the parcel. We're gonna tie into the Halfmoon Water Department's water main that is located within an easement along the front of our property and we are going to be connecting to Saratoga County Sewer which is on the west side of the right-of-way. With that, I'll address any questions that you may have. Thank you. We're looking for final approval tonight on the project. Thanks. We're looking for final approval tonight on the project. Thanks.

Donald Roberts: Questions by the Board.

Mike Ziobrowski: Will you be tying into all the existing utilities that are there with the new building?

Joe Dannible: Yes. So there is an existing sewer line, we're doing some investigation to understand if it's the appropriate size, we may have to re-drill that line across Route 9, if we do, we will obtain the appropriate permitting from Saratoga County Sewer District and DOT and the same thing for water. There's an existing

tap we may have to upgrade that and re-tap the line once we get down into the earth and investigate those utilities a little more.

John Higgins: You mentioned easement in the front of the building, your taking about just the utilities easement?

Joe Dannible: Correct. There's an existing utilities along the front of the property on route 9.

John Higgins: I just wanted to make sure it wasn't a different piece of property or something, thank you.

Tom Werner: I would just add that I would commend the applicant for the additional landscaping they're showing here that looks like.

Donald Roberts: That's good Tom, yeah, thank you.

Tom Werner: That will help us in that busy corridor. Thank you.

Richard Berkowicz: Yeah, I'll make a motion for a negative declaration for SEQR.

Mike Ziobrowski: I'll second.

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

Richard Berkowicz: Make a motion to approve the site plan based on approval on the final signoff by Clough Harbor.

Mike Ziobrowski: Ill second it.

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

Joe Dannible: Thank you.

Donald Roberts: You're welcome.

Garden Gate Plaza – Site Plan

APPROVED. Board approved the request to construct a 9,000 SF commercial/retail building, conditioned on final review by the Town Engineer.

19.173 Frank Warehouse Addition, 574 Hudson River Road – Site Plan

Dave Kimmer: Good evening everybody, Dave Kimmer, again, from ABD Engineers. I'm here on behalf of Bill Frank, 574 Hudson River Road LLC. Bill is the owner of this parcel here in the industrial zone, it is a 6,000 sq. ft. warehouse that's used for manufacturing of precision tools. He's looking to put on a 7,500 sq. ft. addition with additional pavement and new overhead doors. He is planning on using the existing utilities. Right now only about 4 people work at this warehouse and the plan is to expand operations. It's anticipated that no more than ten people will be working at the new building. The existing septic system will need to be modified. It is designed to accommodate more than the amount of people that will be working here. You guys

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have all seen this project before. It's been reviewed by CHA, the County. Any comments they had were addressed and basically we're looking for final approval.

Donald Roberts: Joe, you're all set right? Questions by the Board?

Richard Berkowicz: I'll make a motion for a negative declaration for SEQR.

Tom Koval: Ill second

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

Richard Berkowicz: I make a motion to approve the site plan.

Tom Koval: I'll second.

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

Dave Kimmer: Thank you.

Frank Warehouse Addition– Site Plan APPROVED. Board approved the request to construct a 7,500 SF warehouse addition to the existing building.

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

John Higgins: I'll second it.

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