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**MINUTES MEETING  
Town of Halfmoon Planning Board  
July 8, 2019**

**Those present at the July 8, 2019 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

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***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?

**Tom Koval:** I make a motion to approve the minutes.

**Don Roberts:** Can I have a second?

**Mike Ziobrowski:** Ill second it

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

**Public Hearings:**

**19.097                    Tibbitts Subdivision, 46 Clamsteam Rod – Minor Subdivision (Lot Line Adjustment)**

**Don Roberts:** Would anyone like the notice read? (No comments) Please come up and just state your name and what you want to do.

**Tom Tibbitts:** Hello my name is Tom Tibbitts my wife and I own 46 Clamsteam road and we are looking for a small lot line adjustment to allow us to put in a leach field, the leach field has been put in we are just trying to finish up with the land, the lot line adjustment will also bring our land up to the 30,000 sq. ft.

**Don Roberts:** Thank you, at this time we will open the public hearing would anyone wish to speak? (No comments) seeing no one wishes to speak we will close the public hearing, comments by the Board members? (No comments)

**Tom Koval:** I would like to make a motion to declare a negative for SEQR

**Rich Berkowitz:** Ill second

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

**Tom Koval:** Motion to approve the subdivision.

**Marcel Nadeau:** I'll second

**Don Roberts:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, you're all set

**Tom Tibbitts:** Thank you very much:

**Don Robert:** You're welcome

*Tibbitts Subdivision – Minor Subdivision (Lot Line Adjustment)*

***PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved the application for a Minor Subdivision (lot-line adjustment) at 46 Clamsteam Road.***

**19.104                    Saratoga LLC Subdivision, 14 Corporate Drive- Minor Subdivision**

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

**John Hitchcock:** Im John from ABD Engineering representing Abele, Chris Abele, for the Chris Abele PDD so we are just splitting the lot into two there , lot A being Abele Builders office building and lot B being a warehouse. Both currently in use splitting down the lot for financial reasons, here to listen to any public comments or Board comments we've got.

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**Don Roberts:** Ok thank you, at this time we will open up the public hearing would anyone from the public wish to speak? (No comments) seeing no one wishes to speak we will close the public hearing comments by the Board members?

**Tom Koval:** You are going to have an easement through the one property?

**John Hitchcock:** Right so there is already an easement in place but now that lot B is going to be in place there we will amend the easement we will modify it to include lot B and Lot A and the lot to the northeast there because it's all one access road.

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

**Mike Ziobrowski:** Ill second it

**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.

**Tom Koval:** With easement condition

**Rich Berkowitz:** With conditions of the easement

**Tom Koval:** I second

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

**John Hitchcock:** Thank you guys.

**Don Roberts:** You're welcome

*Saratoga LLC Subdivision– Minor Subdivision*

*PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved the application for a two (2) lot Minor Subdivision at 14 Corporate Drive.*

## **New Business:**

### **19.108                    Curto Subdivision, 1 Nadeau Road – Minor Subdivision**

**Duane Rabideau:** Duane Rabideau from VanGuilder Associates here representing Deborah Curto before the Board tonight for a proposed 4 lot single family residential subdivision. The parcel is located at the northeast corner of Plant road and Nadeau road which is lot #1 Nadeau road , the proposal is to subdivide the 2.2 acre parcel into 4 residential lots , one of the lots will exist , one of the lots will be created around the existing house and improvements while the other three lots A, C and D are vacant at this point in time for proposed single family houses all four lots will be tied into public water and public sewer and all the lots do meet the special requirements of the R-1 zone, and that is our proposal before the Board.

**Don Roberts:** Thank you, comments by the Board members? (No comments)

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**Rich Berkowitz:** I make a motion to set a public hearing on July 22<sup>nd</sup>

**Tom Koval:** Ill second it

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

**John Higgins:** I have one quick question, the first lot is the driveway going to be too close to the Plant road? Do they have room for a driveway in there that's not going to be a problem?

**Duane Rabideau:** No it should, the driveway will be right in this area anyway so that's probably from the actual Plant road I would say maybe 80 feet

**John Higgins:** Ok, it's hard to envision

**Duane Rabideau:** It is

**John Higgins:** Ok thank you

**Rich Berkowitz:** It is a clear site distance also

**John Higgins:** Ok

**Don Roberts:** Ok we will see you the 22<sup>nd</sup>

**Duane Rabideau:** Ok, thank you.

*Curto Subdivision – Minor Subdivision*

**PUBLIC HEARING SET.** Board received a presentation on a proposed four (4) lot Minor Subdivision and set a Public Hearing for July 22, 2019.

**19.111/ 19.112      Garden Gate Florist, 1516 Route 9 – Change of Use/Tenant & Sign**

**Frank Alessandrini:** I'm Frank Alessandrini with F.H Alexander we're the contractor that Garden Gate florist has been using to make their move , what they would like to do is move their present occupation from 1410 route 9 which is down by the Crescent Bridge up to 1516 which is going to be available to them September 1<sup>st</sup> . there is a small building onsite that they would use to according to this application there would be no change in this site plan there may some minor interior renovations they7 have got to move their coolers in their portable coolers and the other item that was on the list as well was the sign we would use the same sign with different face

**Don Roberts:** You are just going to replace the face

**Frank Alessandrini:** Just going to replace the face right

**Don Roberts:** Ok thank you, comments by the Board?

**Mike Ziobrowski:** How many available parking spaces do you have?

**Frank Alessandrini:** There is well over 50 there, it's a used car lot.

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**Mike Ziobrowski:** For the record I have to ask

**Frank Allestrandini:** This is part of a longer term project we're hoping to bring the balance of this in within a month or so or a couple of months and I included in the package that the Board has just a conceptual plan of what the new retain building would be but so parking will change at that point but right now

**Tom Koval:** It will all be addressed when you come back

**Frank Allestrandini:** Yes right now there is ample parking

**Tom Koval:** You're just doing a simple sign panel swap out?

**Frank Allestrandini:** Same sign same monument sign just change the panels and move into the building that's there

**Tom Koval:** I make a motion to approve the Change of Tenant

**Rich Berkowitz:** I'll second

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

**Tom Koval:** Motion to approve the sign

**Rich Berkowitz:** Second

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

**Rich Berkowitz:** The sign just has to be out of the right of way

**Don Roberts:** He is just replacing what's there so it's already there.

**Frank Allestrandini:** Thank you, see you in a month or so

**Don Roberts:** You're welcome

**Garden Gate Florist- Change of Use/Tenant & Sign**

**APPROVED. Board approved the request to occupy 1516 Route 9 for a florist and to replace the existing free-standing/monument sign.**

## **19.113                      Consolidated Waste Management (Twin Bridges) 1626 Route 9 – Sign**

**John Grady:** Good afternoon my name is John Grady Im here on behalf of Twin Bridges Consolidated Waste and Scott Earl who decided to take day off for once in his life and Im here to get this looked at. It's the same as where Anvil Fence was, same sign, same size we're just changing it to our logo and that's pretty much it.

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**Don Roberts:** It looks good just so you know. I saw it

**John Grady:** I thought so too

**Don Roberts:** Questions by the Board?

**John Higgins:** Don, when they came in for the original approval on this they didn't say anything about diesel fuel dispensing pumps on the site, I see on this site plan now they have them have they been inspected and made sure that

**Richard Harris:** I couldn't hear the first part Im sorry

**John Higgins:** Twin Bridges when they came in it was just a store, and five trucks now they have diesel fuel dispensing tanks on site, there is three of them, two 275's and I don't know how big the other one is they didn't tell us they were going to put Diesel fuel dispensing tanks on that site I just want to make sure that it's been inspected and it's a proper set up.

**Richard Harris:** I will have to check I don't know if they were there before and it just didn't come up as an issue

**Don Roberts:** I could be wrong I thought they were there years ago when G.E. was there I thought.

**Richard Harris:** I will check on it to see, I know they were doing some renovations and they have been in the office a lot talking to our guys

**John Higgins:** I didn't notice it until we saw the layout on there

**Richard Harris:** I will check on this

**Don Roberts:** No, good point, good point John thank you, ok Rich you will check that?

**Richard Harris:** I will check to see if they are existing or not we will determine that

**John Higgins:** Yea just got to make sure that they make the present codes

**Mike Ziobrowski:** It's separate from the sign application though

**Don Roberts:** Yea this will be separate, this is not that kind of sign, and ok can I have a motion?

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

**Rich Berkowitz:** Ill second

**Don Roberts:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, and they may be getting back to you

**John Grady:** Perfect I will bring Scott up to speed on that as well

**Don Roberts;** Ok thank you

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**John Grady:** Thank you.

***Consolidated Waste Management (Twin Bridges) - Sign***

***APPROVED. Board approved the replacement of the existing free-standing/monument sign for Consolidated Waste Management (Twin Bridges).***

**Old Business:**

**19.087                      Kislowski Subdivision, 1878 Route 9 – Minor Subdivision (Lot Line Adjustment)**

**Duane Rabideau:** Duane Rabideau from VanGuilder and Associates here for a continuation of the lot line adjustment for Scott Kislowski basically we did have the public hearing that was closed last meeting and basically we were just waiting for comments from the County Planning and I believe that's all we need at this point in time

**Don Roberts:** Yes we received the County review and there is no concerns on the County's part so comments by the Board? (No comments)

**Tom Koval:** I make a negative dec on SEQR

**Rich Berkowitz:** I second

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

**Tom Koval:** I make a motion to approve the minor subdivision

**Rich Berkowitz:** I second

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

**Duane Rabideau:** Thank you

***Kislowski Subdivision – Minor Subdivision (Lot Line Adjustment)***

***APPROVED. The Board approved the application for a Minor Subdivision (lot-line adjustment) at 1878 Rt. 9.***

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

**John Higgins:** I second it

**Don Roberts:** All in favor? (All were in favor) Opposed? (None were opposed) Motion Carried, meeting adjourned