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**MINUTES MEETING
Town of Halfmoon Planning Board
June 8, 2020**

Those present at the June 8, 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- absent
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? Can I have a motion to approve please?

Rich Berkowitz: I make a motion to approve.

Mike Ziobrowski: Ill second the minutes

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

Public Hearing:

20.026 **Bethon (Part 1)/ Rivercrest Estates, Guideboard Rd/Clippership Lane- Minor Subdivision**

20.027 **Bethon (Part 2)/Dahoda Subdivision, 126 Guideboard Road – Minor Subdivision**

Don Roberts: First item on the agenda tonight is a public hearing, as you will see it is for the Bethon part 1 and Part 2 we will vote on these applications separately but we are going to combine the public hearings into one, so Bethon (Part 1)/ Rivercrest Estates, Guideboard Rd/Clippership Lane- Minor Subdivision -Bethon (Part 2)/Dahoda Subdivision, 126 Guideboard Road – Minor Subdivision. Are you here Jason?

Jason Bethon: Yes we're here

Don Roberts: Okay can you give us a brief summary of what you want to do?

Jason Bethon: So part one which is up there now which is up there now is going to be , that's going to showing the consolidation of the HOA strips of land we've gained approval from the Rivercrest Estates Association, so with that, that allows the lot to be opened up to have road access from Clipper ship lane, and make it a buildable lot for the parcel that Mr. Dahoda was going to be selling to us on the one subdividing 124 Clipper ship lane So upon the completion of this map part one is when he would be able to then subdivide 126 Guideboard to create a close to a half acre buildable lot for us.

Don Roberts: Please explain part two please.

Jason Bethon: So part two is going to be , once we , so if you can see on the bottom half of 126 Guideboard road that would be showing the subdivision of the Dahoda property which we would be purchasing from him gaining access to that lot from Clipper ship lane, and with that you can see the top two corners of where you would enter Clipper ship from Guideboard the corners are defined because that's the land that the Rivercrest Estates would still control and maintain ownership for their HOA entry way purposes.

Don Roberts: Okay, thank you, this Tom Koval has now joined the meeting, hello Tom.

Tom Koval: Sorry I had some technical difficulties I had to dial in for audio on my phone

Don Roberts: That's okay but Charlie and Brendan you have to be on standby now, alright just so there is no confusion here. Okay, on Bethon here, I would like to open the public hearing, if anyone wishes to speak please state your name and address and any concerns you may have, that being said does anyone wish to speak? Again would anyone from the public like to speak , I know it's confusing but we like to be fair to everyone., would anyone like to speak , please state your name address and any concerns you may have. Seeing no on wishes to speak we will close the public hearing, comments from the Board members?

Tom Werner: Will the new lot be incorporated into the new Rivercrest HOA?

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Jason Bethon: The new lot that we would be building on is not part of the HOA of Rivercrest HOA

Tom Werner: It will have access onto Clippership?

Jason Bethon: That is correct the driveway will be entering the lot from Clipper ship.

Tom Werner: Alright thank you.

Don Roberts: Okay would anyone else like to speak from the Board? What we'll do is we'll vote separately but the first action is a SEQR neg dec on the combined project so can I have a motion on that please?

Mike Ziobrowski: I would like to make a motion for a negative declaration for SEQR on Bethan part 1 and part 2 and approval of the minor subdivision

Don Roberts: No one at a time just the SEQR first right now okay.

Mike Ziobrowski: I would like to make a motion for a negative declaration for SEQR on Bethan part 1 and part 2

Marcel Nadeau: Ill second that.

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

Mike Ziobrowski: I would like to make a motion for approval of the minor subdivision for Bethon part 1.

Marcel Nadeau: Ill second it

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

Mike Ziobrowski: I would like to make a motion for approval of the minor subdivision for Bethon part 2

Marcel Nadeau: Ill second

Richard Harris: I would suggest that the Board would consider a condition on approving part 2, that its conditioned on part 1 being filed and recorded since part 2 can't be filed with the County unless part 1 occurs so I would offer and suggest the Board include a condition to that effect.

Don Roberts: Okay can you add that to the motion please?

Mike Ziobrowski: I would like to make a motion that stipulates that Bethon part 2 not be accepted unless Bethon part 1 is filed first.

Marcel Nadeau: Ill second.

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion carried, your all set good luck.

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Jason Bethon: Thank you.

Bethon (Part 1)/– Minor Subdivision

APPROVED. Board held a Public Hearing and approved the request to subdivide the existing Rivercrest HOA property in order to be consolidated with adjacent parcels (see Part 2, below).

Bethon (Part 2)/Dahoda Subdivision – Minor Subdivision

APPROVED. Board held a Public Hearing and approved the request to subdivide 126 Guideboard Road in order to construct a new single family with conditions related to consolidation and map filings related to the approval of Part 1 (above).

20.037/ 20.042 Parker Duplex, 84 Fellows Road – Minor Subdivision & Special Use Permit

Alton Parker: So it's a single family lot now and Im just going to subdivide it into a duplex lot that is going to be .957 of an acre. There is going to be a common driveway with 84 Fellows, and the single family would be .71 of an acre remaining, any questions?

Don Roberts: At this time we will open the public hearing if anyone from the public would like to speak please state your name and address and any concerns you may have. Anyone out there. Once again would anyone like to speak? Since no one wishes to speak we will close the public hearing, comments by the Board members?

Rich Berkowitz: Al you going to leave those trees along that tree line?

Alton Parker: Which tree line?

Rich Berkowitz: Along Fellows from the neighbor.

Alton Parker: Flavin?

Rich Berkowitz: Yea.

Alton Parker: You mean the ones along fellows where the duplex is already there?

Rich Berkowitz: Next to 82 Fellows.

Richard Harris: Right along here Al, Billy Flavin contacted me.

Alton Parker: Yea I talked to Billy the other day he wants me to leave trees I told him I would do a fence for him, I mean there is only 16 feet there so I do need to dig a foundation so we will leave some trees, his biggest thing was he said I don't want to see it, I said well its 16 feet off of the property line you're going to see it but especially in the winter I said I'll do a fence for you if you want I said well we will work something out.

Marcel Nadeau: Don we are doing residential to residential correct?

Don Roberts: That's correct Marcel yes.

Marcel Nadeau: Which I believe our ordinance states we don't need any buffering at that point.

Don Roberts: We would like to do it if we can but you're right, residential to residential as long as all of the set backs are met. Anyone else?

Rich Berkowitz: I make a motion for a neg dec on SEQR then.

Marcel Nadeau: Ill second

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

Richard Berkowitz: I'll make a motion to approve the minor subdivision and special use permit.

Marcel Nadeau: Ill second.

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

Alton Parker: Thank you very much, thank you.

Parker Duplex – Minor Subdivision & Special Use Permit

APPROVED. Board held a Public Hearing and approved the Minor Subdivision and Special Use Permit request to subdivide the existing lot and construct a new duplex at 84 Fellows Road.

New Business:

19.172 Martin Lot Line Adjustment (Synergy Ph.2), 1906 Route 9- Minor Subdivision

Sean Farrell: Yes I am here Mr. Roberts, good evening I am Sean Farrell with Lansing Engineering I am here tonight to present the Martin minor subdivision to the Board, the project is also known as Synergy Phase II Minor Subdivision. I was previously in front of the Board on April 27th 2020 and received site plan approval for this project. The applicant for this project is MJ Properties of Clifton Park Inc. I would like to start by giving a brief overview of the project location, setting and proposed project characteristics. The project site is located at 1906 Route 9 in the town of Halfmoon. The project borders the Halfmoon - Clifton Park town line to the west. Existing tax parcels included in the subdivision are tax map number 260.-1-27.4 lands of Martin containing .9 acres, tax map number 260.-1-27.2 lands of Martin containing 1 acre, tax map number 260.-1.049 lands of Ruczjinski containing 5.1 acres and approximately 4 acres of lands that were formerly in the Town of Halfmoon right of way in Roberts lane. The parcels are zoned LI-C, light industrial commercial, the local zoning in the vicinity of the project is also LI-C, light industrial commercial. The project site contains an existing home, outbuildings, lands associated with the Deskill, adjacent ACOE wetlands and the former Roberts lane right of way. This project is part of an overall development that has received approval by the Town of Clifton Park. The project contains a private roadway that will include the construction of 850 feet of roadway. In order to accommodate a private roadway proposed is a minor subdivision of the existing four lots to create 2 proposed lots. Proposed lot 1 will include the northern most area that contain 2.1 acres , proposed lot 2 will include the southernmost area and contain a total of 7.2 acres. Of the 7.2 acres 5.3 acres are included within the Town of Halfmoon, and 2 acres are included with the Town of Clifton Park. Also to be included with lot 2 will be ingress, egress easements associated with the

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proposed roadway to allow access to the lots within the Town of Clifton Park. In summary we are here to answer any question the Board may have and to ask the Board to set a public hearing for this subdivision thank you.

Don Roberts: Okay at this time we will open it to the Board, any questions by the Board?

Tom Koval: I'll make a motion to set a public hearing for June 22nd.

Rich Berkowitz: Ill second.

John Higgins: I've got a question, you said this is going to be a private road so the Ton of Halfmoon is giving up its control over the existing Roberts Lane is that correct?

Sean Farrell: That is correct. That already has been done.

Lyn Murphy: John just so you know the Town already abandoned that road because it didn't serve a purpose for the Town and was just more really of an expense.

John Higgins: Yea I just wanted to make sure that process had already been done, thank you.

Tom Werner: I just wanted to inquire to the status of the Department of Transportation' review of the traffic study that was apparently prepared by VHB, my inquiry is to what type of traffic do you project coming in and out of this new access road, truck traffic, vehicles or a mix?

Sean Farrell: It is a mixed use proposed buildings in Clifton Park, we anticipate the majority of the traffic will be truck traffic.

Tom Werner: Okay and I understand you have looked site distance requirement at this point on route 9 which is a 55 mil and hour speed limit and on a curve and so can you tell me at peak hour what a number of truck traffic will be coming in and out of this access point and has that been fully reviewed?

Sean Farrell: I don't have the actual numbers, the peak numbers of truck traffic right now I can certainly look that up for you and get back to you but it has been included in the traffic report by VHB and analyzed with truck traffic and within the report there are recommendations of some clearing wit in the right of way to achieve the required site distance based on vehicles and truck traffic ins and outs.

Tom Werner: I guess our concerns should be for everybody using route 9 that's pulling out and using a left to go north they will be slow moving and it's a tight area it's got to be assured that there is adequate site distance and that safety and operations of this area can be maintained. Question for Rich or Joe has the Town received this VHB report and has it been reviewed?

Richard Harris: No , we haven't received it , unrelated I have a question for Sean, since all of the construction is occurring in the Town of Clifton Park related to this development other than the road access, Clifton Park's been the lead agency for SEQR on the project have they issued a neg dec in relation to this.

Sean Farrell: Yes they have.

Richard Harris: So the traffic study would have been submitted and reviewed by Clifton Park not that we can't look at it and review it here Tom but we deferred it to the Town of Clifton Park when all of the development is in their Town, so maybe you could get a copy of that Sean or I guess we just wait to see the results and what Clifton Park determined if mitigation is required.

Sean Farrell: Certainly

John Higgins: Don I have another question,

Joe Romano: Just to clarify that traffic study was part of our submission we reviewed it strictly for the sight distance and to verify that the clearing and grading at that entrance met what the recommendations were in that report? But like Rich said the neg dec was done by Clifton Park on the larger scale project.

Tom Werner: Okay then Joe you did get a chance then to review the site distance criteria, the minimum had met the ASHTA standard for

Joe Romano: It did with the mitigation that they are proposing which is clearing at the proposed curb cut.

Tom Werner: And the clearing was basically any vegetation or earth?

Joe Romano: As I recall it's just vegetation.

Tom Werner: Okay, alright thank you.

Marcel Nadeau: Question on the entrance, is there an entrance on Kinns road? Or will there be an entrance on Kinns road.

Tom Werner: There is an entrance off of Kinns Road

Marcel Nadeau: So what percentage will be using the route 9 versus Kinns road?

Sean Farrell: I don't have that info in front of me but that currently is not part of this project, part of the connection and at the time the threshold of Clifton Park buildings when we reach a certain threshold and we start to spill over onto the Synergy Phase I site a traffic study needs to be monitored and reviewed as each site comes in to play

Marcel Nadeau, Okay so essentially the route 9 will be the main entrance to the is project?

Sean Farrell: Correct:

Marcel Nadeau: Thank you.

John Higgins: My question is even though it is a private road is the section that is in the Town of Halfmoon is that still going to be controlled or under the protection of the Halfmoon Fire Department and the Halfmoon emergency services?

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Sean Farrell: They will be able to access through that road there will be access through, ingress, and egress on that section of that road.

John Higgins: That's not my question, my question is if there is an accident on that section of road will the ambulance and fire departments from Halfmoon be expected to service that in the Town of Halfmoon, even though it's not we're being told the Town of Halfmoon abandoned that road it's going to be a private road my question is who is going to be responsible for emergency services?

Tom Koval: Isn't that all the same fire district anyway?

Lyn Murphy: Yea even if it was your driveway which the Town doesn't own if it's in their fire district they respond.

John Higgins: Okay so it is the same fire district.

Tom Koval: Its all the same , Clifton Park , Halfmoon fire district over on Fire Road answers all of that and the same ambulance answers that area

John Higgins: Okay thank you.

Don Roberts: Okay this application needs to be sent to the Saratoga County Planning Board for their review and we also need to set a public hearing for June 22nd can I have a motion to that affect please?

Rich Berkowitz: I'll make that motion

Marcel Nadeau: Ill second it.

Don Roberts: All in favor? (All were in favor) Opposed? (None were opposed) Motion carried, see you June 22nd, and thank you.

Martin Lot Line Adjustment (Synergy Ph. 2) - Minor Subdivision

PUBLIC HEARING SET. Board received a presentation for a consolidation and subdivision/lot-line adjustment of existing lots and set a Public Hearing for June 22, 2020.

20.053/20.055 CP Cars LLC, 1410 Route 9-Change of Use/Tenant & Sign

Mark Kislowksi: We rented the office space on 1410 Route 9 on the north end of the building and to operate our business we do have to apply with the State for a New York State retail dealers license and that is in motion as well and I don't know what other information you want from me at this time that wasn't included in the document sent in.

Tom Koval: Mark could you say your name and address I didn't hear that for the record?

Mark Kislowksi: Yes it's Mark Kislowksi for Automotive Marketing Concepts and CP Cars.

Tom Koval: Thank you.

Don Roberts: How many cars you having in site for sale?

Mark Kislowski: Im sorry I didn't hear the question?

Don Roberts: How many vehicles do you plan having on site?

Mark Kislowski: At any one time we probably will only be having parked there 6 to 10 maybe tops most of our business is going to be done online with a model similar to Cabana where basically everything is going to be shipped, we will have customers coming there to pick up and to pay for and do paperwork as well.

Don Roberts: Listen I think 10 cars is too many to have on that site that is a limited site there I think 6 cars should be maximum that is my own personal opinion I don't know how the rest of the Board Feels.

Mark Kislowski: We, you know overnight we probably will have, we have 6 spaces assigned to us, so we technically can't have more than 6 cars overnight but during the day you know during business we may have 6 cars and there are 3 that are coming for customer pick up you know there might be more but not on a continuous basis, more of whatever time it takes for customers to pick up and facilitate that.

Don Roberts: I caution the Board any approvals we should limit the amount of cars they have out on site, any other questions?

John Higgins: Don what else is presently approved to operate on that site?

Richard Harris: The Garden Gate moved out so they were approved there and there was a wellness tenant there, I assume they are still there Im not sure I will have to check.

Tom Koval: The canning facility is still there I believe isn't it?

Richard Harris: Yea, yup that would be it.

Tom Koval: So that business has quite a few cars in and out itself due to the nature of that business he does, I'm not sure what, tanning and different other facials and treatments I believe that type of thing, so if this gentleman's lease is giving him 6 cars I'm not sure, the land lord obviously already has in mind that the most they can fit additional is 6, I don't know why we would approve any more than 6.

Don Roberts: And I think we should have 6 at the maximum myself.

Mark Kislowski: If I may the lease states that we can have a maximum of 10 vehicles, we won't be having 10 vehicles there at all times you know maybe 2 hours and part of a day and something that there might be 10 cars there but at the end of the day but on display we won't be having that many vehicles.

Tom Koval: Is there any repairs or any detailing done on this site?

Mirk Kislowski: No not at all, it' basically an office and spot for a customer to pick up a car.

John Higgins: How about car carriers how are you going to be handling that?

Mark Kislowski: There will be no car carriers or drop offs at the site ,everything will be at our other , we have a warehouse and a lot that we keep all the vehicles at, most all the business is done 90 percent of its all done virtual now so we do need to have a meeting place to meet customers you know bring them into the office do the paperwork at a desk in a professional manner and if they are picking the car up there or we are having it shipped to them so it's just more or less just an office but I also want to have the ability to have some cars there just in case.

Tom Werner: Is there an opportunity that provides a little bit of landscaping a little buffer along your right of way line on route 9 which is the main parkway through the Town of Halfmoon.

Mark Kislowski: I don't know what the answer to that will be I don't know what the land lord will be doing and if you look at this diagram the vehicles that we will have parked will be backed up to the grass line and that's where they will stay and if we have one coming in coming out we will replace it with another. My drawing there isn't to scale or anything but I think you get the just of it.

Tom Werner: So Rich is there any opportunity to get the landlord here?

Tom Koval: The property sits up on a hill quite a bit I don't know what type of landscaping could possibly hide this building you really almost don't see this building half of the time when you're driving by it you have to really go out of your way to look for it,

Tom Werner: Is that true for the vehicles too Tom?

Tom Koval: Yea because they are raised up above the roadway quite a bit, there is a big grade there I would say probably Im guessing 10 to 12 feet above route 9 roadway.

Mark Kislowski: Yea its even higher than that, you're looking when a tractor trailer goes southbound your looking just about the roof of the cab of the truck when its going by when it gets to the south entrance it's pretty steep.

Tom Koval: Aesthetically I don't think there is much you could do that would change the looks of that place and without getting into the state right of way to boot because as Tom knows it's a pretty substantial right of way through that area , anything DOT I think they had a few signs out in there, but yea you really don't see much of anything, I think we've gone over isn't there a nursery school or something next door that we've had a couple times , yea that have been in there and we've never asked them to do any landscaping .

Marcel Nadeau: I would agree with you Tom you really have to be looking for that place to be going there.

Rich Berkowitz: Most of the sheds in that area block the south bound traffic from seeing that area.

Tom Koval: Right Classic Sheds does have shed sales there.

Rich Berkowitz: If you have offsite parking where you keep your cars what's the reason for having 10 cars there instead of 6?

Mark Kislowski: Excuse me?

Rich Berkowitz: You said you have an area where you park the cars a wholesale area offsite?

Mark Kislowski: Yes

Rich Berkowitz: So what's the difference if you have 6 versus 10 cars if you have an offsite sales area?

Mark Kislowski: Well the purpose is if I have 6 cars on display or 5 cars on display and then I need, say it's a Saturday at 12 o'clock and I have 3 customers coming in to pick up vehicles if I have 5 sitting there and I have their 3 cars driven over for them to pick them up now I'm at 5 plus 3 is eight, I just want to have a little buffer if someone drives by and says well your approved for 6 but you have 7 cars here you know I've seen that happen before so honestly I want to have a little bit of comfort.

Rich Berkowitz: If those customers are taking delivery of those cars shouldn't they be taking delivery that day so they shouldn't be parked there overnight?

Mark Kislowski: The most we would have parked overnight is our assigned parking spaces.

Rich Berkowitz: Which is 6.

Mark Kislowski: Which is 6 yea, but during the course of a business day there may be up to 10 cars total you know with 4 of them being transient, in and out, you know there might be 7 there parked for 2 hours there might be 8 parked there for 45 minutes you know what I mean?

Rich Berkowitz: You would not have any problem limiting the number of cars overnight to 6?

Mark Kislowski: I would really just like to, I would really hate to have it six months from now say hey you know your average 7 cars overnight, does that make sense, because I've been in situations where ...

Rich Berkowitz: Yea but we're looking at a lot of car lots in the area tend to go over their limit.

Tom Koval: If I'm looking at this site from the top if you're the far right or northern rental you have 7 spots there across the back lawn I think if you maintained those 7 spots for your sales vehicles and then add a couple customers out across route 9 that's not going to impact the other tenant I don't think he can get any customers inside his store, so this is my opinion not the rest of the Board I think if he keeps his 7 vehicles for sale against the back and then just utilizes a spot here and there for coming and going out in front I don't think it will have a negative impact on that site.

Rich Berkowitz: I tend to agree with that.

Tom Koval: But don't put your sales cars out on the front, keep the out front spots for your transient vehicles.

Mark Kislowski: That's exactly the idea that we have but also I don't want somebody to drive through and say well you have 7 cars parked here and you have

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Tom Koval: But what Im saying you have seven cars on the building side north of the building so that should be sufficient for your technically unregistered cars or your cars that are up for sale and then you will have excess spots in front that your customers can come and go I think that's reasonable you're asking for 7 plus a couple of back and forth and Im agreeing to it but that should be the extent of it , keep the cars that you are marketing to that back side and that keeps everything neat.

Mark Kislowksi: And that's exactly what we have I have an agreement with the landlord and to be respectful to the other tenants too.

Don Roberts: Okay we will give you, 10 spots will do right?

Mark Kislowksi: 10 yea.

Don Roberts: 10 will do it very good now explain your sign please

Mark Kislowksi: Yes so the, there is a large sign out by Route 9 which is for the entire complex we will be taking a spot on their which is , I don't have the dimensions I think its 2 feet by 3 feet or 30 inches on the front side and then we are going to have up by the north corner of the building another free standing sign kind of where that arrow is on that previous drawing it's kind of positioned on and angle next to the sidewalk so that the customers kind of have the designation of where to go for the office because our entrance is on the side of the building we don't have any frontage on the front of the building

Don Roberts: Very good thank you

Mark Kislowksi: It's a directional type sign if that makes sense

Don Roberts: Okay any more questions by the Board?

Tom Koval: I'll make a motion to approve the change of tenant with a maximum of 10 vehicles, 7 being for sale vehicles. I make a motion to approve the two signs

Don Roberts: Can I have a second please?

Marcel Nadeau: Ill second that.

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

Mark Kislowksi: Great thank you Board.

CP Cars LLC - Change of Use/Tenant & Sign

APPROVED. Board received a presentation and approved the Change of Use/Tenant and Sign applications to allow a car concierge/sales office to operate in the vacant space at 1404 Route 9 with conditions related to the maximum number of cars on site.

20.056 Holistic Veterinary Center, 26 Ponderosa Drive – In Home Occupation

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Dr. Pamela Scerba: Im Dr. Pamela Scerba, I have a duplex and I would like to use part of the other side that im not living in to run my holistic veterinary business out of.

Don Roberts: How many customers do you plan on having at one time?

Dr. Pamela Scerba: What I do is I do acupuncture, chiropractic and Chinese herbal medicine and we see one client at a time and basically each appointment is about an hour if it's a new client it's about an hour and a half there might be one, somebody who is picking up herbs or something but they would be in and out so usually just one animal there at a time max might be two kind of overlapping.

Don Roberts: Just so you know in home occupation you're only allowed three cars maximum on the site is that going to be a problem?

Dr. Pamela Scerba: Three cars including my own or three other cars?

Marcel Nadeau: Including your car I believe.

Don Roberts: Including your car yes.

Dr. Pamela Scerba: No I could work with that

Don Roberts: Very good

Rich Berkowitz: That includes your employees

Marcel Nadeau: And no cars parked off the driveway either correct?

Dr. Pamela Scerba: Right, no yea that shouldn't be a problem, there is definitely enough space on the driveway to accommodate, there is enough to accommodate 6 cars but if 3 is the limit then that should be fine.

John Higgins: How many employees are you going to have also?

Dr. Pamela Scerba: 1

John Higgins: I thought the write up said 2

Dr. Pamela Scerba: I guess I was including myself in there, I do have a question though is that considered 1 full time equivalent, could I have 2 part time People?

Richard Harris: The way the code reads you can have one employee that is not part of the family so I know our attorney is on also Lyn Murphy but I would interpret that to be one part time or one full time not some type of full time

Lyn Murphy: I would agree with that interpretation.

Don Roberts: Thank you Lyn.

Dr. Pamela Scerba: Okay, alright sorry say that again one more time.

Richard Harris: The Town Code reads you can have one employee who is not part of the family it does not say one full time equivalent employee so that would mean you can only have one person whether they work a full time or a part time that is not a family member residing at the dwelling .

Dr. Pamela Scerba: Right okay.

John Higgins: Don this is a residential area , I really don't feel that this is appropriate with that many customers or patients or going in and out and people picking up medicines I don't feel that this is appropriate in a residential area to have that kind of traffic going in and out.

Don Roberts: Okay thank you John but please remember we have to have a public hearing on this anyway and you can express your opinion at the public hearing as well alright , we do have to have a public hearing , the lady has the right to a public hearing, so anyone else?

John Higgins: Okay

Mike Ziobrowski: Can you further explain the doggie waste station what exactly is that?

Dr. Pamela Scerba: Yea, the practice that I have now there is just a bucket a trash that's covered and it has the doggie poop bags so that people can tear a bag off and so they collect when their dogs go to the bathroom and they pick up after their dogs and place it into the bin.

Mike Ziobrowski: So that would go out once a week with the regular residential garbage?

Dr. Pamela Scerba: Yes

Mike Ziobrowski: Okay

Tom Werner: You mentioned that there would be no noise or barking but you talk about acupuncture and spinal adjustments does that include a sedated animal or would there be expected to be some sort of noise, barking from that?

Dr. Pamela Scerba: No, no I mean the animals, we don't sedate them when we do those treatments they actually like them quite a lot and because they are not coming across other animals we really try hard to only have one animal in the clinic at one time so there really is nothing to bark at, if there was like a really aggressive animal we really don't see those, we don't do any surgery, we won't be doing any boarding, it's a very quiet practice, where I am at right now we had a massage place above us and they were here for three years and, and they never, the only thing they asked us when we first moved in was not to vacuum like first thing in the morning , well I guess yea first thing in the morning so we would vacuum at night when they weren't there.

Rich Berkowitz: Wait your practicing right now in this house?

Dr. Pamela Scerba: In that house?

Rich Berkowitz: Yea

Dr. Pamela Scerba: No, uh uh I'm on 1404 Route 9 in Clifton Park.

Rich Berkowitz: Okay, also do you need a certification to have a lab from the State?

Dr. Pamela Scerba: Not as far as I'm aware of.

Rich Berkowitz: You might want to check that out, because if you have a lab if you are taking blood samples and spinning blood and processing samples you might need a certificate from the State.

Dr. Pamela Scerba: Alright I will look into that, I can contact NYS Vet Med Society.

Tom Werner: Have you discussed your intention with the neighbors at all?

Dr. Pamela Scerba: Not yet no

Marcel Nadeau: Don I kind of have to go along with John on this appears to be, could be a very busy operation I think typically our home occupations are low keyed and certainly not looking to disturb the neighborhood. To me this sounds like a commercial business in my opinion.

Rich Berkowitz: I tend to agree

Tom Werner: My sentiments are leaning that way too.

Don Roberts: But don't forget guys we still have got to have a public hearing.

Marcel Nadeau: I understand that Don I just wanted to make that known that , that's how I feel about this, even with the public hearing we still have the control over this operation.

Don Roberts: Sure we do you know, I'm just saying that we can't just end it right now

Marcel Nadeau: I understand that.

Don Roberts: And that being said we already have 2 public hearings for June 22nd meeting so if a motion is made I think we should make the motion to have our public hearing on our July 13th meeting.

Rich Berkowitz: Okay I make a motion to set a public hearing for July 13th.

Marcel Nadeau: Ill second that.

Rich Berkowitz: I just have one question how many people are going to be notified to this?

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Richard Harris: Well unless you state otherwise we follow the code, Town code which is adjacent property owners but if you want expanded notification please state so now and if you have an indication of how far you do want to go or if you want to defer to Don and possibly myself and Paul in figuring it out, whatever you want to do.

Tom Koval: I think it should be an expanded notification being it could very well affect the whole neighborhood just from a traffic standpoint, you know im not saying the whole road but maybe 5 houses, 4 houses on each side.

Marcel Nadeau: I would agree with that Tom.

Don Roberts: Okay we can do that.

John Higgins: Across the street also

Tom Koval: Right, that's what I said 4 houses each side, and then across the road.

Richard Harris: Okay yup

Don Roberts: We have a motion on the table can I have a second please?

Marcel Nadeau: Ill second it.

Don Roberts: Okay we will have our public hearing on July 13th .All in favor? (All were in favor) Opposed? (None were opposed) Motion carried, see you July 13th, and thank you.

Dr. Pamela Scerba: Can I say something else?

Don Roberts; Sure

Dr. Pamela Scerba: I just wanted to say that , one I've had a concussion so Im really looking to slow down the business, and so when I was talking to one of the Board members they just suggested that I put expanded hours on there in case someone happened to come later in the evening or late afternoon but im really looking to slow the business down because of the concussion so I really am not, now even with Covid we are only open from 9to 3 and so we are probably going to keep those hours or maybe even cut back more because obviously with one employee im not going to be able to see as many people as I have in the past.

Don Roberts: Okay well thank you for letting us know that okay.

Richard Harris: I would suggest that given some of the comments that you heard from the Board tonight that for the public hearing you be prepared to pinpoint your exact hours if in fact they are reduced and also maximum number of customers or clients a day since that was a lot of what I heard from the Board where the concern stems from so I would maybe fine tune that or you could send myself this is Rich Harris Im the staff member that you have been speaking to in preparation of tonight , you could possibly email me ahead of the meeting or at that meeting July 13th be prepared to pinpoint your hours as I think you heard a lot in that regard by the Board.

Dr. Pamela Scerba: Right okay sure.

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Don Roberts: Okay thank you, we will see you on July 13th thank you very much.

Dr. Pamela Scerba: Thank you, bye bye.

Holistic Veterinary Center - In-Home Occupation

PUBLIC HEARING SET. Board received a presentation for an In-Home Occupation to operate a holistic Veterinarian from a portion of the duplex at 26 Ponderosa Drive and set a Public Hearing for July 13, 2020.

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) Meeting adjourned.