

5/8/2023

**Town of Halfmoon Planning Board
May 8, 2023**

Those present at the May 8, 2023, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Alison Pingelski
Laurie Barton-absent

Coordinator- Building, Planning and Development:

Richard Harris-absent

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

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

Marcel Nadeau: Good evening, welcome to the Town of Halfmoon Planning Board, have we had time to review the minutes?

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

Tom Koval: I'll second

Marcel Nadeau: All in favor aye? (All were in favor) opposed? (None were opposed) approved.

5/8/2023

New Business:

Glennpeter Jewelers, 1505 Route 9 – Sign (23.070)

Tracey Lewis: Hi, I'm Tracey Lewis

Jeff Weiss: Oh, I'm Jeff Weiss

Marcel Nadeau: Tell us what you are here for?

Tracey Lewis: To replace the existing box sign that's on there with more modern beautiful letter signs and a diamond.

Marcel Nadeau: Any questions from the Board?

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

Tom Koval: Ill second

Marcel Nadeau: I have a motion and a second, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Tracey Lewis: Thank you.

Glennpeter Jeweler – Sign

APPROVED. The board approved a new wall-mounted business sign.

Book Binders, LLC, 40 Farm to Market Rd (Unit 7C) – Change of Use/Tenant (23.078)

Bruce Tanski: Bruce Tanski, Clifton Park. Book Binders wish to utilize 1 storage unit totaling 1500 square feet of storage space at 40 Farm to Market Road for equipment and supply related to their book binding business. The proposed tenant is advised that his unit is for storage purposes, no outside storage or disposal of waste is permitted. The tenant is also aware that an office desk is permitted but there will be no partitioning of office space.

Marcel Nadeau: Comments by the Board?

Tom Koval: Bruce they are not going to be doing any book binding or anything in that facility?

Bruce Tanski: To be honest with you, I don't know.

Marcel Nadeau: Bruce are they replacing somebody else?

Bruce Tanski: Pardon me?

Marcel Nadeau: Bruce are they replacing somebody else?

5/8/2023

Bruce Tanski: I'm sorry I can't hear ya.

Marcel Nadeau: Is somebody else leaving that location?

Bruce Tanski: Yes, yes.

Marcel Nadeau: So, who is leaving it?

Bruce Tanski: I don't know

Lyn Murphy: You can make it a condition that

Bruce Tanski: It's unit 7C. I think it's the window guy.

Tom Koval: I'll make a motion to approve the change of tenant with the condition that they are not doing any of the book binding in the facility.

Alison Pingelski: I second it.

Marcel Nadeau: I have a motion and a second, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Bruce Tanski: If they do, I'll come back, okay?

Tom Koval: It's just it's not, it wasn't ever approved for that type of things

Bruce Tanski: I understand, something changes I will come back.

Tom Koval: Alright, thank you.

Bruce Tanski: Thank you very much.

Book Binders, LLC– Change of Use/Tenant

APPROVED. The board approved the request to occupy approx. 1,500 SF of space at 40 Farm to Market Road for storage of equipment and supplies related to a book binding company with conditions that no binding shall occur on site.

Mars Subdivision, 14 Cary Rd – Minor Subdivision (23.083)

Jason Dell: Good evening, my name is Jason Dell, engineer with Lansing Engineering here on behalf of the applicant for the Mars Residential Subdivision. The project is located at 14 Cary Road and the existing parcel encompasses a little over 6 acres, it's about 6.03 acres and is zoned as part of the AR zoning district. The project site is currently occupied by a single-family home with some open lawn and wooded areas. So, for this project the applicant intends to subdivide the parcel into 3 single family lots. The proposed lot size is starting up front are .82 acres in the middle we are 1.8 acres and the larger lot to the rear is about 3.4 acres. There will be proposed shared driveway to the two lots in the rear and the lot up front will continue to use the existing driveway. Water service will be provided to the lots by a connection to the Town of

5/8/2023

Halfmoon municipal system and sanitary sewer, or sanitary disposal will be done by individual septic systems. So, we are here this evening to answer any initial questions you folks may have, with the hopes of advancing the project forward with a public hearing.

Marcel Nadeau: Board members any comments?

Tom Koval: They are sharing a driveway?

Jason Dell: Yes, you can see on the next page Paul if you could go down to the layout sheet. There will be a driveway that extends back and then driveways will come off of the shared driveway to the back.

Tom Koval: Do we need to refer this to fire?

Marcel Nadeau: Jason how close to the pond will that be?

Jason Dell: The driveways closest spot along here is about 10 feet off of the pond.

Tom Koval: I think I would like fire to see this, we could schedule a public hearing for what was it the May 22nd, I would just like the fire department to take a look at it and make sure they have adequate turnarounds and everything.

Jason Dell: Sure, we are proposing bump outs in the driveway as well as circular turnaround at the end, but we would be happy to talk with them or go meet with them and go through it.

Tom Koval: I'm a victim of the shared driveway so I'm sensitive to this.

Paul Marlow: How long is the driveway?

Jason Dell: From Cary Road back to this house is about 800 feet.

Rich Berkowitz: I make a motion to have a public hearing on May 22nd.

Tom Koval: Ill second.

Marcel Nadeau: I have a motion for a public hearing on the 22nd, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Jason Dell: Thank you.

Mars Subdivision— Minor Subdivision

PUBLIC HEARING SET. The board set a Public Hearing for May 22, 2023, for a three-lot minor subdivision at 14 Cary Road.

Moore's Tree Service, 1000 Hudson River Rd – Change of Use/Tenant & Special Use Permit (23.074 & 23.075)

Tom Masterino: Tom Masterino with Moore's Trees Service looking for a change of use permit for a portable sawmill operation and firewood processing.

5/8/2023

Marcel Nadeau: Board members, any questions?

Rich Berkowitz: Are you going to be storing the wood outside?

Tom Masterino: Yes

Rich Berkowitz: Mind putting a fence up so you can't see it from the road? Because beyond Grooms Road you go behind Lindsey's, it's just a mess.

Tom Masterino: Yup, can do that.

Tom Koval: Lindsey is a much better lot but, with much more frontage.

Rich Berkowitz: No, I know.

Marcel Nadeau: This is behind the building or?

Tom Masterino: Yup, right behind the building at the back of the parking lot.

Tom Koval: I make a motion to set a public hearing for May 22nd.

Alison Pingelski: I second.

Marcel Nadeau: I have a motion and a second for a public hearing on May 22nd, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Moore's Tree Service– Change of Use/Tenant & Special Use Permit

PUBLIC HEARING SET. The board set a Public Hearing for May 22, 2023, for a Special Use Permit related to the proposed portable sawmill at 1000 Hudson River Road.

Old Business:

Next Generation Roofing, Rt 9 (adjacent to 1878 Rt. 9) - Site Plan (22.134)

Brien Ragone: Good evening, Brien Ragone Landscape Architect at Environmental Design Partnership. I'm also here with Chad Gregory and Randy Hill from Next Gen Roofing the applicant for the project. Just to refresh every ones memory the site's 2 acres, it resides just south of the intersection of Route 9 and Liebich Lane along the westerly side. The majority of the site is within the Town of Halfmoon, however a portion of the site just over a 1/10 of an acre is within the Town of Clifton Park that would be the southwestern side. The zoning for both Halfmoon and Clifton Park is light industrial, so the proposed development does fit within the zoning. Clifton Park has deferred to the Town of Halfmoon since it's such a small area within their own jurisdiction and we are really not doing much on their part of the site anyway. The proposed site plans for 2 buildings, the first is for a 5,000 square foot warehouse and storage building and the second is a 1,500 square foot office for the administrative and daily scheduling of the business operations. Both buildings are one story, and the office building will have a walk out basement. There is 30 parking spaces proposed, we'd like to show 10 as land banked for now. There will be a single curb cut for ingress/egress into the site off of Route 9, there will be landscape screening along the southern property line

5/8/2023

and along Route 9. There is a proposed well located onsite for the water and we plan on connecting to the pressure sanitary main that runs directly in front of the site along Route 9 for sanitary. We just provided and talked with the fire chief and we've agreed to provide a fire lane and sign along the eastern side of the building so we can have access around the back of the building that he was requesting for the warehouse building and DOT is conceptually approved a plan but we can't access the site until we get some kind of conditional approval from the Town because they want to see that before they will grant us the permit and that's what we are hoping to achieve here tonight and with that if you have any questions.

Tom Koval: Were all of, most of your answers?

Joel Bianchi: Yup

Rich Berkowitz: I make a motion to have a neg. dec. on SEQR

Tom Koval: I second

Marcel Nadeau: I have a motion for a neg. dec. on SEQR, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Rich Berkowitz: I make a motion to approve the site plan contingent on the engineering review and NYS Transportation curb cut permit.

Tom Koval: Ill second.

Marcel Nadeau: I have a motion and a second, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Brien Ragone: Thank you.

Next Generation Roofing) - Site Plan

APPROVED. The board approved a Site Plan for a new 6,000 SF warehouse and 1,000 SF office with conditions related to engineer sign off and obtaining the necessary permits from NYSDOT.

Crescent Commons PDD Phase 1, 1471 -1473 & 1475 Route 9 – Site Plan (23.038)

Marcel Nadeau: Lyn is recusing herself.

Joe Dannible: Good Evening, Joe Dannible with Environmental Design Partnership here on behalf of MRK Real Property and their application for construction of Phase 1 portion of the Crescent Commons overall master plan which is the demolition of the second floor and construction of a third floor to turn office space into residential apartments, and then the extension of residential apartments and the extension of the driveways from the rear of the residential buildings to the rear of the residential buildings to Plank Road associated parking and garages. We were last here 2 weeks ago, at which time we had a public hearing, we discussed many if not all of the public comments that were associated with that meeting, I think we answered them satisfactorily, I think we're in a position to move forward on the project. We asked if there was a request for some additional information related to the proposed curb cut staying in its location or a potential new one, we did provide and additional letter to the Town from GPI who did the original traffic study for the site. Conclusion to that report is that the existing curb cut as it exists is safer and more efficient

5/8/2023

than a relocated curb cut 70 feet to the south. So, with that tonight we're looking to conclude the project, complete the negative declaration and obtain final site plan approval.

Marcel Nadeau: For Phase I, right?

Tom Koval: Joe, you also included in phase II the bank teller, the ATM.

Joe Dannible: The ATM yes, was that your question Marcel?

Marcel Nadeau: Joel have all of your comments

Joel Bianchi: Yes, the memorandum was exactly what we were looking for, so we're good.

Marcel Nadeau: Board member?

Tom Koval: I'll make a motion for a negative declaration of SEQR

Rich Berkowitz: Ill second

Joel Bianchi: It's not a neg. dec. for SEQR, the Town Board has already done SEQR.

Tom Koval: I reaffirm the Town Boards decision on SEQR

Rich Berkowitz; I second

Marcel Nadeau: I have a motion and a second, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Tom Koval: I'll make a motion to approve the change of site plan in regards to the access with the condition,

Marcel Nadeau: Tom I don't think there was any change was there/

Tom Koval: Oh well the original one had the access further south

Rich Berkowitz: No

Tom Koval: Oh, that's the first one, okay. I'll make a motion to approve the proposed site plan Phase 1, the second, third floor and the ATM.

Rich Berkowitz: I second

Marcel Nadeau: I have a motion and a second for approval, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Joe Dannible: Thank you.

Crescent Commons PDD Phase 1– Site Plan

APPROVED. The board approved a Site Plan for Phase 1 including 28 new apartments and one ATM.

Pearl Landscaping, LLC, 556 Hudson River Rd – Site Plan & Special Use Permit (23.026 & 23.027)

Dominic Arico: Dominic Arico, Arico Associates representing Pearl Landscaping we've resubmitted plans revised based on comments from TDE as well as staff comments, they've been resubmitted, I believe we've addressed everything in the letter, some of the were just basic adding notes showing handicapped areas. We have submitted to DOT for the driveway but again they won't permit that until we have site plan approval from the Town. I believe nothing else has really changed, one item we did do that was in the original, we showed a fence around the back yard, there is no fence.

Alison Pingelski: Joel, you didn't review this one yet?

Joel Bianchi: No, we reviewed and provided comments. We reviewed it once, the applicant submitted something early last week, and we sorted through some of the technical comments. Any comments that remain can be a condition ****this portion of tape is inaudible****

Marcel Nadeau: So, you're good with that then?

Joel Bianchi: Yes

Rich Berkowitz: I'll make a motion for public hearing June 12th

Alison Pingelski: Second

Marcel Nadeau: I have a motion and a second for a public hearing June 12th, all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Dominic Arico: Okay thank you.

Pearl Landscaping– Site Plan & Special Use Permit

PUBLIC HEARING SET. The Board set a Public Hearing for June 12, 2023, for a Special Use Permit related to the proposed 6,000 SF warehouse for their existing landscaping company.

Tom Koval: I'll make a motion to adjourn

Alison Pingelski: Ill second

Marcel Nadeau: I have a motion and a second to adjourn all those in favor aye? (All were in favor) opposed? (None were opposed) motion carried.