

5/9/22

**MINUTES MEETING
Town of Halfmoon Planning Board
May 9, 2022**

Those present at the May 9, 2022, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Brendan Nielsen- absent
Chuck Lucia

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

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

Don Roberts: Good evening, I would like 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.

Mike Ziobrowski: Ill second

5/9/22

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

Public Hearing(s)

22.045 Lands of Johnson- Subdivision of Lot 2, 115 Farm to Market Road- Minor Subdivision

Duane Rabideau: Duane Rabideau from VanGuilder and Associates here representing Bruce Tanski before the Board tonight to subdivide a vacant 23.6acre parcel of land out of the 282acre Johnson Farm. This parcel right here which is here on the inset this is split by Farm to Market Road and Pruyn Hill Road. Basically, we're trying to subdivide that piece out from the overall farm. It's located at the southeast corner of Farm to Market and Pruyn Hill Road. This parcel is Zoned C-1 Commercial with the proposed lot meeting the spatial requirements of the C-1 zone. The applicant is aware that any future development of this parcel will need further Planning Board review and approval at that time. We are here only tonight for subdivision approval for this 23.6acre parcel of land out of the overall Johnson Farm, and that is our proposal before the Board.

Don Roberts: Thank you Duane. At this time, we will open the public hearing, first of all we have received a written correspondence we will enter that into the record, right Rich?

Richard Harris: Yes, we did receive an email from a neighbor.

Don Roberts: Okay, right and that's entered into the record. Would anyone from the public wish to speak? Come up and say your name and address and any comment you may have please because this is recorded you have to speak into the microphone.

Jim Rando: Jim Rando, 191 Pruyn Hill Road, Im two houses in from the corner of Farm to Market and Pruyn Hill. So, if Im looking at that correctly that's the property where that church was recently built, it kind of butts against that maybe?

Richard Harris: Its right here, see this little darker area?

Jim Rando: Yup

Richard Harris: So, the existing parcel is all the yellow, the actual tax parcels, all everything you see in yellow; they are proposing to subdivide out this gray area here.

Jim Rando: Okay, now his plans are to build, possibly?

Richard Harris: Possibly but we don't have an application yet.

Don Roberts: This is just for the subdivision tonight, that's all that we ae doing.

Jim Rando: The concern on that road is the traffic on that road is already pretty horrendous on Farm to market and Pruyn Hill, so I didn't know if there was anyone else had any concerns about that, it's tough to even get in and out of your driveway so, that's a concern. Maybe not at this time but in the future.

Tom Koval: Yea, when they come back in front of us, obviously they are subdividing it for a reason, so when they come back in front of us there will be more public hearings, at that time we'll require a traffic study. We're definitely aware of

5/9/22

the traffic issues over there so it will be on the radar, but you'll be notified if you're a close neighbor we usually do extended notifications for a project of this size, if something happens.

Jim Rando: I know it's probably years in the making possibly

Tom Koval: We don't know but you will be notified, and we'll definitely have another public hearing for anything that is proposed on this site, so you'll definitely have a chance to speak again.

Don Roberts: But again, this is just for subdividing the land that's all this is.

Jim Rando: I get that, thank you.

Don Roberts: Your welcome, thank you. Anyone else wish to speak? (No comments) Anyone online wish to speak? (No comments) Again anyone online wish to speak? (No comments) Okay at this time we will close the public hearing.

Lyn Murphy: I just wanted to make one comment, as I was walking back in if the developer proposes something that is a PDD or something that requires a special use permit, there will be another public hearing but if it's just a straight up subdivision, depends on how he develops it. The subdivision part would be but not necessarily if it's not a PDD.

Don Roberts: Yea we won't know until it happens, until we get the application for the property, okay, thank you Lyn. Comments by the Board members?

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

Tom Koval: I second

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

Rich Berkowitz: I make a motion to approve the minor Subdivision

Tom Koval: Ill second

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

Duane Rabideau: Thank you.

Don Roberts: You're welcome.

Bruce Tanski: Excuse me, I'd just like to mention the fact that Duane Rabideau who is retiring after almost 40 years so you probably won't see him again unless I can talk him into coming to work for me. But he is retiring on Wednesday.

Don Roberts: Good luck Duane, nice working with you.

Lands of Johnson – Subdivision of Lot 2– Minor Subdivision

APPROVED. Board held a Public Hearing and approved a two-lot subdivision at 115 Farm to Market Road.

5/9/22

22.056/22.057 Keystone Novelties Fireworks Tent Sale, 994 Hudson River Rd – Change of Use/Tenant & Sign.

Don Roberts: Are you there? Keystones are you online? Duane before you retire can you stick around for about 5 minutes maybe; we had a little glitch in our system we have to re-open a public hearing and if anyone online wishes to speak we have to honor that so thank you. We don't think anybody was there, but we don't know for sure.

Richard Harris: There you go, I would just open it back up.

Don Roberts: Okay we'll re-open the public hearing for Johnson Road subdivision, is there anyone online that wishes to speak on the Johnson Road subdivision? Once again, is there anyone online wish to speak on the Johnson Road subdivision? (No comments) I think it's safe, right? Okay at this time we will close the public hearing. We have to re-vote, re-vote again. Okay

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

Tom Koval: I second

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

Rich Berkowitz: I make a motion to approve the minor Subdivision

Tom Koval: Ill second

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

Lands of Johnson – Subdivision of Lot 2– Minor Subdivision

APPROVED. Board held a Public Hearing and approved a two-lot subdivision at 115 Farm to Market Road.

22.056/22.057 Keystone Novelties Fireworks Tent Sale, 994 Hudson River Rd – Change of Use/Tenant & Sign.

Don Roberts: Go ahead and speak up please.

Alex Mutzabaugh: Yes, this is Alex Mutzabaugh with Keystone Novelties, and we are looking to operate here as you can see a temporary fireworks tent sale as we have in the past within Halfmoon. We are looking to operate here again a 20 x 40 tent, so this will be an 800 sq. ft. tent that should be set up for the sale to go on from June 23rd through July 5th of this year. We will have onsite 24/7 security to ensure that the products that are at the tent are secured and that there will be a toilet provided onsite as you can see on that map for the individuals working at the tent so that they will always have access to a facility there and we do have permission from the property owners at this location to use electricity so we will have electricity provided as an option from them to power our lighting as the day goes into the later hours and to charge our point of sale technology. We will be selling a spread of the New York legal sparklers, fountains, and ground-based fountains to the normal public as we have in the past.

Don Roberts: And that's it right?

Alex Mutzabaugh: Yea and that's pretty much going to be everything just as we've done all along route 9 in past years, just a different location more or less and as you can see on the screen up here that's showing more or less the interior layout and the few, temporary signs which we will have basically attached to the sidewalls of the tent, just kind of

5/9/22

advertising for the duration of the time and they will of course come down with the tent shortly after July 5th when we have finished our sale.

Don Roberts: Okay thank you. Comments by the Board?

Tom Koval: Alex are you just grabbing power from the monument sign that existing out front, you're not running lead cords across the driveway?

Alex Mutzabaugh: Yea I believe our temporary power there comes off of that sign and if there was any concern of course they said that the sign wouldn't be an option we of course have the ability to provide ourselves a small generator that we can always use in place that we can just make sure that we keep the minimum of 20 feet away from the tent just to insure safety of course and that can always work for a backup if they would say the sign doesn't have enough power and it would have been from the building from an extensive run which we do know that is less favorable to have of course.

Tom Koval: Correct, yup

Don Roberts: Anyone else?

Tom Koval: I make a motion to approve with the condition that secure a license from the State to sell fireworks at the location and get a permit from the Town for the tent set up.

Mike Ziobrowski: Ill second.

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

Alex Mutzabaugh: Thank you.

Keystone Novelties Fireworks Tent Sale– Change of Use/Tenant & Sign

APPROVED. Board approved a Change of Use/Tenant and Sign applications to sell fireworks on the vacant parcel at 994 Hudson River Road, conditioned on obtaining the required NYS permit and Town tent permit.

22.074 KPB Architecture, 1426 Crescent- Vischer ferry Rd. – change of Use/Tenant

Don Roberts: Anyone here? Are they supposed to be here online? Okay we'll come back to them.

KPB Architecture, 1426 Crescent. – Change of Use/Tenant

The applicant failed to show.

22.078 Curvy Girls Food & Catering Truck, 1472 Crescent- Vischer Ferry Rd – Change of Use/Tenant

Don Roberts: Just say your name and address please and what you want to do.

Fred English: Fred English, 67 Dunsbach Road, Halfmoon. I want to see if we can set up on the front part of that property as a fill in basically when we are not out doing the private events and then you know pretty much use that. The trailer is all self-sufficient as far as the holding tanks and stuff like that. The only thing I need to set up out front is the trash cans, the condiment table, and the power is off one of the generators.

5/9/22

Don Roberts: Your idea is there is no picnic tables, they are going to eat in their car or take it to go right?

Fred English: No, no picnic tables, pretty much just get the food, and go. I mean if they want to sit in their car, I don't have a problem with that, but no picnic tables.

Don Roberts: Now how long into the season do you plan on doing this?

Fred English: We pretty much shut down right at the last event that I have is December for Greenwich and that's it, but it's pretty much you're looking like the end of November.

Don Roberts: I mean for down here.

Fred English: Yea like the end of November, once it pretty much gets to the point where it's cold.

Don Roberts: Okay so is December 1st good?

Fred English: Yea, exactly

Don Roberts: Okay, questions by the Board?

Rich Berkowitz: I make a motion to approve the change of use and tenant, contingent on no picnic tables and end the season by December 1, 2022.

Fred English: Yes

Mike Ziobrowski: Ill second

Don Roberts: All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, you're all set good luck.
Fred English: Thank you.

Curvy Girls Food & Catering Truck– Change of Use/Tenant

APPROVED. Board approved a Change of Use/Tenant application to operate a seasonal food truck/trailer with conditions related to no outside seating/tables and approval expiration on December 1, 2022.

22.068 M&C Electrical Solutions, 13 Morris Lane (Mabey's) – Change of Use/Tenant

Michael Skidmore: Hi Im Michael Skidmore the owner of M & C Electrical Solutions. We just signed a five-year lease for this building owned by Mabey's, just going to be operating day to day business. We are an electrical contractor, we work on hospitals, schools and commercial properties. We just need office space for estimating, accounts receivable, payable, payroll things like that, and some storage.

Don Roberts: Okay, how many employees?

Michael Skidmore: Currently I have 19 employees, they're out in the field, and it's basically just myself and my office manager in the office on most given days.

5/9/22

Don Roberts: Questions by the Board?

Mike Ziobrowski: What's the parking like there?

Tom Koval: There is a lot

Mike Ziobrowski: There's a significant amount?

Tom Koval: Driveway in the front with a spot for four cars and there is a driveway around the back that goes to the garage that you can put 3 or 4 cars in.

Mike Ziobrowski: Okay so it could easily handle 5 full time if he needs?

Tom Koval: This has been an electrical contractor, a lighting contractor, McDonald's offices, it's been a lot of that type of business.

Mike Ziobrowski: Okay thank you.

Don Roberts: Anyone else?

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

Tom Werner: Ill second it.

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

Michael Skidmore: Thank you

Don Roberts: You're welcome.

M and C Electrical Solutions (Mabey's) - Change of Use/Tenant

APPROVED. Board approved a Change of Use/Tenant application to operate their electrical contracting business at 13 Morris Lane.

21.223 Forest Lane Apartment Expansion, 300 Forest Lane – Site Plan

Duane Rabideau: Duane Rabideau from VanGuilder and Associates here on behalf of Forest Lane Apartments LLC. For the Forest Lane Apartments Site Plan modification. We did receive Town Board approval for the PDD Amendment to reduce the setback from 25 foot around the entire parcel to 15 feet, by doing this we are not zoning compliant and can move forward with the proposed site plan modifications. The site plan modifications include additions to buildings 1, 2, 3 and 4, it's only these four buildings right here, those are the older buildings. What they're looking to do is increase the living space of each unit, there are 4 units in each of those buildings from 624 sq. ft. to about 976 Sq ft. per unit. This modification is only to modernize and add living and storage space to the units in these four older buildings. There will be no increase in the number of tenants or traffic, because the units will remain as one-bedroom apartments. It is our request that the proposed site plan modification if it could be approved tonight so that the applicant can start to move forward with the modifications as soon as possible, and that is our proposal before the Board tonight.

5/9/22

Don Roberts: Thank you Duane, Joel do you see any reason to look at this? No, okay. Comments by the Board?

Tom Koval: I make a motion to approve the change if site plan.

Rich Berkowitz: Ill second.

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

Duane Rabideau: Okay thank you.

Forest Lane Apts Expansion – Site Plan

APPROVED. Board approved the proposed site plan to enlarge the existing apartment buildings and modify the setbacks for the apartments consistent with recent amendments to the Forest Lane PDD.

22.075 Prestige Vending Expansion, 4 Enterprise Ave. Site Plan

Jason Dell: Good evening names Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the 4 Enterprise Avenue site plan amendment. The site encompasses about 8.98 acres and is located at 4 Enterprise Avenue, and the parcel is currently zoned as part of the SCDC PDD. The existing site is currently occupied by Prestige Services and includes warehousing and office space, as well as the associated parking areas. So, for our proposed site plan modification what the applicant is looking to do an approximate 4200 sq. ft. addition along the eastern side of the building. The addition is for an approximate 2400 sq. ft. loading dock as well as an approximate 1800 sq. ft. refrigerator/freezer. So, the addition would be a total of 4200 sq. ft. Also, as part of this proposal the offices within the building will be relocated and consolidated to be in the southeastern corner of the building in about an area the size of about 2000 sq. ft. so the offices that were in there will be shrunk down with that space being converted to an additional warehouse space. To accommodate the proposed loading dock and freezer unit the parking area that is currently along that side of the building will be relocated as shown on the plan to the other side of the loading dock and the freezer. This will eliminate some parking stalls however the elimination of the stalls , the applicant does not feel will adversely affect the business at all because a lot of those offices that were in the building have already been relocated so there is no longer the need for the 85 parking stalls. The reconfigured site will reduce the overall parking number down to approximately 68 stalls. Also, as part of our proposal you'll see on the bottom of the plan there is also a boardwalk connection proposed form the parking lot at 4 Enterprise to Mr. Earls building and facility located at 411 Route 146, excuse me. That is our proposal this evening, and we're here to answer any questions that the Board has.

Don Roberts: Okay thank you Jason, first we are going to refer this to our Town engineer for review, we are going to refer it to Saratoga County Planning Board for review and the fire district for review.

Jason Dell: Understood.

Don Roberts: Comments by the Board?

Mike Ziobrowski: Jason what's the approximate distance between the proposed refrigerator/freezer and the property line?

Jason Dell: We're just inside the setback so we're about 20 feet off of that property line.

Mike Ziobrowski: Thank you.

Tom Koval: Jason did you guys look at the turn radius for those tractors coming, when they leave that loading dock, those parking spots , looks tight.

Jason Dell: Yea you can see right here the dark line, that represents the reconfigured parking area on that side currently, there is parking stalls that come out this way, however we're going to have to eliminate those and push the asphalt out a little bit over here in order to make those trucks sweep around, so yes, we did look at that.

Tom Koval: So, you're going to do a little bit closer to the boardwalk so you're not disturbing wetland?

Jason Dell: That's correct, that will all be on the helical piles or driven piles such that it won't have any impacts to the wetland, and we won't need to get an Army Corps. Permit.

Tom Werner: Are there any loading docks present there now?

Jason Dell: Yes, there is an existing loading dock here, and they also have some loading facilities in the back here.

Don Roberts: Anyone else?

John Higgins: I just have concerns about the parking, I know you've got a lot of trucks there, and obviously your drivers when they come in, they have their own cars that have to, and it just seems that they just have a lot of parking. I know you could probably use some at your office building if you have overflow that you need to.

Scott Earl: Scott Earl, owner of Prestige Service, Acme Vending. Currently we have a number of vehicles that are taken home, we operate about 37 distribution routes from that warehouse currently and only 11 of them park on site, the other 26 get paid to take their vehicles home, we actually pay you 50 dollars a week to drive the truck home. We don't want it on site, we knew that when we moved into the site. The purpose of this project excuse me is to make a better flow through the building as someone pointed out where the existing loading docks, I believe Tom asked where the loading docks are. The loading dock is mid building and heavily utilized, any drive by will see one to two tractor trailers waiting up to an hour or longer to unload, Pepsi, Coke with the volume these days , when they can get a driver, they all complain they sit too long when they get there. Two in the front would be strictly on-loading docks, so basically Coke, Pepsi, Frito-Lay food purveyor four trucks a day will unload on those docks. Purpose of that freezer is to not have to walk everything through the building, the freezer that's adjacent to the dock. The temperatures in the summer as soon as you off load the truck right into the freezer to control the temperature of the product.

John Higgins: What you said about them taking the trucks home and just coming into load, you know that definitely makes a difference.

Scott Earl: we basically had almost 7400 sq. ft. of office space that's being reduced to 2000 so that , there were a lot of people in that building, the entire sales staff, the accounting staff, the solid waste accounting staff. Now everyone is in 411 and the current tenant in 411 wanted the tenants reduced in size from 27 to 3 employees. So we are going to take some of our own space hence the need for the covered bridge, is to not have to have people use Catricala, because if you ever tried to get out of there, off Enterprise onto 146 or out of my parking lot or back over to Enterprise, he is on standby, so we're trying to just be able to operate on the property without having to get out onto 146, its not for cars that bridge, its 6,7 feet wide with a cover over it so the girls hair don't get messed up in the snow.

Don Roberts: Okay so we will refer it to the agencies that I mentioned, and we'll get back to you, thank you very much.

5/9/22

Jason Dell: Thank you.

Prestige Vending Expansion – Site Plan

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 4,200 SF addition and other site plan changes, and referred it to the Town Engineer and other agencies for review.

22.076 1613-1615 Subdivision, 1613-1615 Rt. 9 – Minor Subdivision

Pat Jarosz: Good evening my name is Pat Rose I work for Gil VanGuilder Associates Im here tonight on behalf of the applicant Scott Earl, to propose to subdivide a 5.25-acre parcel found on the east side of route into three lots. The SBL number is 272.-2-72, and the land is in a C-1 commercial zone. The existing lot is served by public water and private septic, lot #1 is 1.97 acres, and it's vacant and will have public water and private septic. It is proposed as a vacant commercial lot and the applicant, and the owner are aware that any future development of the lot will need Planning Board approval at that time. Lot #2 is the Halfmoon Sandwich Shoppe and is 1.4 acres and has an existing 3049 sq. ft. building, public water, and septic. Lot #3 is 1.88 acres has two existing buildings. The northern building is 88059 sq. ft., and the southern building is 10066 sq. ft. with water and private septic. This concludes my presentation to the Board tonight. Thank you.

Don Roberts: Thank you, questions by the Board, this will need a public hearing but questions by the Board?

Rich Berkowitz: I make a motion to have a public hearing May 23rd.

Mike Ziobrowski: Second

Don Roberts: All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, see you May 23rd.

1613 – 1615 Subdivision– Minor Subdivision

PUBLIC HEARING SET. Board received a presentation on a proposed three-lot subdivision and set a Public Hearing for May 23, 2022.

Richard Harris: has a presentation for this. Do you want him to put the presentation up now?

Donald Roberts: Ok, it's

22.076 Bridgewater 1 Solar, 6 Brookwood Rd. – Site Plan & Special Use

Donald Roberts: And there's three of them together here so. Site plans and special use permits, then a minor subdivision.

22.051/ 22.042 Bridgewater 2 Solar, 4 Brookwood Rd – Site Plan & Special Use

22.044 Bridgewater 1 Solar & Bridgewater 2 Solar, 4 & 6 Brookwood Rd – Minor Subdivision

Donald Roberts: Can you use the microphone because this is all recorded.

Donald Roberts: Go ahead. Would you just say that again just for the record?

Gillian Black: Hi, my name is Gillian Black from Eaton Renewables. We're going to give you a brief presentation of Eaton. I'll keep it as brief as I can. Thank you very much. If you look at the slides behind you, you'll see Eden Renewables is a community solar developer out of Troy, New York. International, UK and Africa. You can just keep advancing, I'll whip through these, Rich, thanks no worries. We're in Troy, New York. We do community solar projects, they're all 7.5 megawatts dc, 5 megawatts ac. We connect to the National Grid distribution lines, and we sell the power directly to grid then it's distributed to subscribers at a discount to residences and businesses. Solar's good, no feedstock, except for the sun. Reduces air pollution, etc. We can whip through some of these ones, sorry, so, each project will offset the electricity use of about 1,225 average New York State homes. We're proposing two projects and it will get into the project details in a little bit. We have biodiversity management plans that we implement at each site so that we're producing green electricity but we're also creating a biodiverse site. Bird, bat boxes, wildflower meadows to promote pollinators and essentially to create habitat in these areas inside the fence. I mentioned some of these already, we host beekeepers in many times and the bees will actually fly within 3 1/2 – 5 miles of the site, thus providing pollinator services. We engage with the community once we get involved in the planning process with the Town. We'll reach out not only to people close by to the project but to the broader community and let them know who we are and what we're doing. And I'm gonna hand it over to Anna.

Anna Rehdse: This is just kind of an overview of the location of the site. If you advance, this is just, you can see where it is and the Town on the zoning map its zoned W-2. It's in the far southeastern corner of the Town. This is the site plan that you received on it's located with north as to the right. The way we're gonna show these is on google map image with north to the top so rotate it about 90 degrees. This the four original parcels that this site plan is located at. The two larger ones to the west are where the solar panels and the general site location will actually be and then there's those two lots to the east that we are using to create those flag lots to create conforming lots where there is currently no frontage for those. So, it's a little hard to see here but that's the proposed lots that we're doing. So, we're gonna do a minor subdivision to create two more evenly sized parcels and then a I guess another minor subdivision to that east lot, and we'll be combining that top northeast lot. So, we have four parcels, and we will end up with three parcels.

Richard Harris: This is the nicer version of my color map.

Anna Rehdse: I like the color. I should have done that one differently. That would have made more sense. So, getting into a little more of the site plan details there are some DEC wetlands to the south that we're staying out of. The 100' zone and out of the wetland zone. The yellow on the outside edges are fenced area so we're entirely outside of that. Bridgewater 1, the northern parcel has a DEC Class C stream running through it and there's some very small Army Corps of Engineer wetlands dotted throughout the parcel. We've got, it's a little bit hard to see up here but there's a small planting buffer to the left is the canal, there's a small planting buffer there where the walking trail is. There's access and from the very far north on Brookwood Road and even though the access in on Brookwood, the frontage for these lots is technically on Hudson River Road. As Rich explained that is just to create a lot that conforms to all of the zoning and the setbacks and requirements. We are not requiring any easements, or any Zoning Board changes for this project. Everything will be done through the special use permit and the site plan and the subdivision plan and proof of process with your Board.

Gillian Black: Can I talk to that real quick. At first, we were going to connect to the 13-2 distribution lines on Brookwood Road and we were going to use or ask to use a portion of the Town's land to site our interconnection in equipment. But the feedback that we received from the Water Department and the Town Board was that they would prefer not to do that. So, what we're going to do now is connect to a 34-5 kV sub transmission line that is adjacent to our western boundary in between there and the canal area. So, the access for project construction maintenance comes in off Brookwood through the 60' wide easement that's existing and then we have a spine road that cuts off to the west towards the canal and National Grid will have access to their equipment there and to our equipment and that's what we'll, we will

be connecting. So, we're able to contain it all on our properties. And then the lot line adjustment between the two parcels you see there, we just need to make a little bit more room for one of the projects. National Grid, sorry, the State DPS will only allow us to connect 5 megawatts to a one independent utility interconnection, and we can't have anything co-located on parcels so we're kind of forced to slice and dice parcels so that we can situate two side by side there.

Anna Rehdse: That's about all I have. I just think, if you could go back up, this is a really nice site for solar. If you look directly to the north, there's already solar panels there. If you look to the east, it's mostly light industrial. The parcel to the south is owned by GE Silicones and then to the west is a large, forested area. So, there's very limited impact to residential areas for this site and it's mostly located where there's already similar uses.

Gillian Black: Yeah, I just wanna mention location. It is a great location.

Donald Roberts: First of all, we're gonna refer the two site plan applications and the special use permit application. We're gonna refer those go our town engineer, MJ, for review. Saratoga County Planning Board for review and the Fire District for review, and for the minor subdivision, we're gonna refer that to the Saratoga County Planning Board for review. That being said, we're also gonna request that removal bond, ok, in case this operation ceases to exist for whatever reason, so be aware of that.

Gillian Black: Right.

Richard Harris: I don't think we discussed that, maybe briefly when we met, I'm not sure.

Gillian Black: Yeah. So, we'll put together a decommissioning plan and it's fairly standard for all of these projects, and we figure out the cost of removal and we don't include the recycling value of any of the materials, but basically, it's put together like an erector set. It's a single axis tracker that follows the sun from east to west. It sits atop a tort tube that acts as a fulcrum, as they rotate everything's pinned to the ground with driven piles or helical screws that is required. There's aluminum, copper, silicon, glass, steel, so, everything gets carted off, you know once these things are recommissioned or repowered or end of life and then in the decommissioning plan, we would have a bond, or an irrevocable Letter-of-Credit called out with two examples for the Town Board to review and potentially approve, and then that money is in there for the life of the system, which is roughly 40 years and we're leasing these parcels from the Abele's and Mr. Boyajan.

Donald Roberts: I just want to prepare you that coming just so you know.

Gillian Black: Absolutely. Thank you. I appreciate that.

Mike Ziobrowski: So, the life cycle on your solar panels is anticipated for 40 years?

Gillian Black: Yeah. They'll run for 40 years but people are starting to repower the solar modules because you can create a greater down city within the area so that any time after your seven, but more likely fifteen, twenty the modules can be taken out and new ones put in and there's a market that's growing right now for the reuse and recycling of these solar modules.

Mike Ziobrowski: Interesting.

Gillian Black: Yeah. Because they will, they're warranted to run at 8, up to 80% of their nameplate, their original nameplate efficiency by 25-30 years, so in 30 years you'd still have a module that has 80% of its original power so there's different applications in the marketplace for them.

Mike Ziobrowski: Good to know.

Gillian Black: And they'll just keep them out of the landfills.

Mike Ziobrowski: They're not environmentally kind once they're recycled.

Gillian Black: Yeah, I sit on the board of a new company called Solar Cycle and we've got tapped, stripped the modules and actually recapture 95% of the valuable materials inside, like silver, copper, silicon and so they come and they fieldstrip the modules, take all the aluminum go to recycling and then everything else gets stacked and palletized and shipped to a factory where they use a mechanical and magnetic system to break it up and put those materials back into the module manufacturing process.

Mike Ziobrowski: Interesting. That's good to hear.

Gillian Black: Yeah, it's pretty cool.

John Higgins: Is there a reason why they have to be 20' tall? We've had other solar projects in town where they were not quite that tall.

Gillian Black: It's a good point. Most of them are 15' from grade at swept height. By the time this is built, I'm sure exactly what the module form will be, they used to be about 3x5 rectangles, now they're say 4x7 ½ and instead of doing 1 on top where we would have like an 8 1/2' swept type. We've actually got 15'swept heights from grade with the current module form factor as it is. So, when it's all the way east or all the way west, whichever direction, that would be 15' from grade is what we would plan right now. So, we'll typically find height requirements within town that are either 15 or 20 or whatever, so we can adhere to whatever your requirement is. But you're right, 20 is not, it's not gonna be 20'.

John Higgins: Ok. Thank you.

Gillian Black: Yeah.

Donald Roberts: Anyone else? Very good. We'll refer it to our agencies we'll get back to you, alright?

Gillian Black: Thank you. Oh, may I ask really quickly, SEQR I imagine that it would be a type 1 action, would the Board contemplate initiating the coordinated review at this stage?

Richard Harris: Yeah

Donald Roberts: Okay, thank you.

Gillian Black: Thanks.

Bridgewater 1 Solar, 6 Brookwood Rd– Site Plan & Special Use

Bridgewater 2 Solar, 4 Brookwood Rd - Site Plan & Special Use

Bridgewater 1 Solar & Bridgewater 2 Solar, 4 & 6 Brookwood Rd - Minor Subdivision

TABLED/REFERRED TO AGENCIES. Board received a presentation for two related solar array projects and a subdivision/lot line adjustment request. The projects were referred to the Town Engineer and several agencies for review.

19.122

Beeche Properties, LLC, 367 Hudson River Rd. – Site Plan

Joel Howard: My name is Joel Howard, Im an attorney with the Albany firm of Couche/White and Im here for both the Beeche entities and both of the property addresses that are the subject of I believe site plan approval this evening. It's taken some time to come to grips with some of the issues involving these two parcels of property, but I think we're there. Beeche is a substantial manufacturing firm and the major item that the Planning Department was concerned with was an exterior racking system for steel and aluminum materials that replaced a more hap hazard system and we'd like approval of what's been done.

Richard Harris: I think at the site, on the corner of Lock One Road, the only remaining issue that really came up from when we met last June and walked it was contact with Canal Corporation, and you guys were having a hard time, I was having a hard time at first. I had a conference call with them a couple of weeks ago and I think you heard my summary at the pre-meeting which was basically Canal Corp and I want to get it on the record, deferred to the Town that the Towns existing maintenance permit basically they felt that if the Town doesn't have a concern they don't, and I did consult the Highway Superintendent that does maintain the road and he does not have a concern regarding the use of this road owned by the State, but maintained by the Town, accessed by Mr. Beeche for the activities proposed.

Don Roberts: Any comments by the Board?

John Higgins: During the site visit for the one, the smaller site we expressed concerns regarding the condition of the existing house, and the steps and things like that to get into the house in the event the fire department had to get in there if there was a fire, were not really maintained too well. I guess the question I have is has any improvements been made to make it a safe access into the house?

Greg Beeche: Into the house?

John Higgins: Well in case the fire department has to go in to fight a fire?

Greg Beeche: I mean there's doors and there's ...

John Higgins: Well, is the house gonna be, its not gonna be used for anything as I understand it, is there any anticipation of revitalizing it in the future?

Greg Beeche: We're trying to decide that

John Higgins: Okay, well when we were there two years ago that was the answer we got then, and as I said the steps, we looked at the steps when we were there and there not in a condition that you know a fireman can use the steps to get into the house

Greg Beeche: Okay

5/9/22

John Higgins: Now Rich, I think there's some buildings in Town where they have the big X on them in the event would you object to the Town putting the big X on the building so the fire

Richard Harris: Just so you know what that means, it doesn't mean we know the condition of it, it's a warning and a lot of people think it means condemned, but it's a warning to emergency services or fire that we're not sure of the conditions inside, so unless you have, and when we were out there last June, a year ago, the stairs did look pretty compromised and some of the roofing. You know fire fighters have died going into fires due to trusses, which can be pre-mature collapse, cause of pre-mature collapse of roofs so it kind of grew out of that concern so it's a warning really to emergency services. A lot of cities and things and Towns describe it as a condemnation so barring a structural report that shows a roof and the access is safe, we would likely be putting, people call it the red X on buildings.

John Higgins: It tells the fire department that fight the fire.

Richard Harris: To be careful

John Higgins: From outside to not try and enter the fire, the building they would just basically try and extinguish the fire from outside the building.

Greg Beeche: No problem at all.

John Higgins: Okay, thank you.

Don Roberts: Any other questions for 367 Hudson River Road?

Tom Koval: Is the fence up already? Its eight feet tall?

Greg Beeche: Yes

Tom Koval: So, there is no storage outside the fenced area?

Rich Berkowitz: Nor above?

Greg Beeche: No

Don Roberts: No right?

Richard Harris: None are higher than the fenced area?

Greg Beeche: No

Tom Koval: Yes, but everything is within the fenced area?

Richard Harris: Well Lock One Road doesn't have a fence on it.

Greg Beeche: Where the fencing is everything is inside of that.

Don Roberts: Okay so it's all contained within the fencing, thank you.

5/9/22

Lyn Murphy: Just for clarification for the Board, the fence doesn't go all four sides, that's why he's hesitating to your question, but it is, the storage is withing the fencing that does exist.

Greg Beeche: That's correct.

Tom Koval: And that pile of logs are they still there along side the building, the pile of logs on Lock One Road?

Greg Beeche: Yes

Tom Koval: So that's not within the fenced area, okay.

Greg Beeche: Logs, we should have them removed.

Tom Koval: It doesn't look great it makes the rest of your site look bad.

Greg Beeche: I agree with you.

Tom Koval: Ill make a motion to approve the 367 Hudson River Road the use of the site with the condition that there are no materials stored over the height of the fence.

Mike Ziobrowski: Ill second.

Rich Berkowitz: Where would want the analysis of the home and the condition

Mike Ziobrowski: With the condition of the X on the home.

Tom Koval: And you're going to remove the logs first?

Greg Beeche: Yes

Tom Koval: Okay

Mike Ziobrowski: Ill second

Don Roberts: And that covers any use of the home requires approval of the Planning Board, I want to make sure that's in there.

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

Beeche Properties, LLC, – Site Plan

APPROVED. Board approved the use of 367 Hudson River Road for purposes of storage and staging related to their existing business at 356 Hudson River Road (Beeche Logistics), with conditions related to the maximum height of on-site storage, removal of logs along Lock One Road, and the status and future use of the vacant residence.

19.123

Greg Beeche Logistics LLC, 356 Hudson River Road – Site Plan

5/9/22

Joel Howard: The issues here are related principally to outside storage racking systems that were installed without site plan approval.

Donald Roberts: And cables, the fire department had a problem the cables.

Joel Howard: Well, there aren't any, I don't know what they're looking at but there aren't any.

Donald Roberts: There aren't any?

Greg Beeche: No.

Richard Harris: Well, when we visited the site, they were along, they were hanging from the top of the racks over here.

Greg Beeche: Those are what we do is we, before we ship equipment to a job site, we test the, the system that, the function but it, there isn't anything that needs to hang down. There's a hoist on top of the framing that are, you push a button, and they go, the ropes go away. They stow in the hoist itself.

Richard Harris: So, they don't, they don't hang, they were hanging down the day we visited.

Greg Beeche: Well, they, we didn't consider, I know you don't want them hanging in so we won't have them hanging, but we will have equipment that we test there and remove

Richard Harris: Yeah, understood.

Greg Beeche: Using those winches.

Richard Harris: Ok.

Greg Beeche: There's no reason for them to be hanging.

Tom Koval: So, there's no issue with setbacks or anything for all the storage, is it a zoning?

Richard Harris: No, its temporary storage over there, we wouldn't consider those buildings.

Tom Koval: Shipping containers?

Richard Harris: Oh, well. Yeah, I mean they used them for storage so, they were a few feet from the property line.

Tom Koval: They were right on the neighbor's property line. When I was there for a site visit,

Mike Ziobrowski: Andy they were stacked 4 high.

Tom Koval: Four high?

Mike Ziobrowski: Yeah. So, I mean do you still have containers that are stacked like 4 high?

Greg Beeche: Yes.

5/9/22

Mike Ziobrowski: And the big debate that we got into on this first visit was the fact that we asked for engineering analysis to stack the containers 4 high.

Joel Howard: We provided that.

Mike Ziobrowski: For 4 high?

Joel Howard: We provided it. Yes.

Mike Ziobrowski: Ok, Rich, we got something that says we can stack containers for 4 high?

Richard Harris: I'd have to check, it was reviewed in the fall

Greg Beeche: We provided that form of

Richard Harris: They gave us, they gave us the analysis back I the fall, it was reviewed. It was the status then, has that, did that change since the fall, or have they been for it all along?

Joel Howard: Nothing's changed. Nothing's changed.

Lyn Murphy: You said reviewed by engineers?

Richard Harris: Yes, our Town Engineers, Clough had reviewed it back in October or something.

Donald Roberts: Okay, and you want to also want to limit the use of Briggs Lane for employee use only? Right.

Joel Howard: That's correct.

Donald Roberts: Right? So, we're gonna want that any motion and need all that in now.

Richard Berkowicz: I'll make a motion to approve the site plan contingent on requiring the cables to be secured when not in use.

Greg Beeche: Yes sir.

Tom Koval: No truck traffics.

Richard Berkowitz: Also, we require an updated engineer's structure analysis for the storage containers be approved that we received in September.

Richard Harris: Yeah, if they've changed.

Richard Berkowicz: If they've, if they have changed and also use of limited use of brake lanes to employee vehicles only.

Greg Beeche: For which vehicles?

5/9/22

Joel Howard: Well that gate is permanently locked, we're not permitted to use that at all?

Rich Berkowitz: You have to have been

Lyn Murphy: They are not telling you, you can't.

Richard Berkowicz: You can use it.

Lyn Murphy: Just for employees.

Donald Roberts: Only employee vehicles.

Richard Harris: Do you not want use of Briggs Lane?

Greg Beeche: Yes, I do.

Richard Harris: Yeah. Ok.

Greg Beeche: Just for cars though, not the trucks, just vehicles, personal employee vehicles.

Mike Ziobrowski: That's what we agreed to also.

Donald Roberts: You look confused, sir, you got to, you looked confused, you got a question with that or not?

Joel Howard: First he had to pave the road and that he had to put a gate, fence up.

Richard Harris: He did not pave the road, the Town of Halfmoon paved the road, and we did not have him put the gate up, he put that up on his own, which is one of the reasons you're here now is because we discovered that there were tire tracks coming in and out of that moveable gate, so, that, the Town paved that. I don't know where you got that information from.

John Higgins: And when we say employee vehicles, we mean cars and pickup trucks?

Greg Beeche: Yes, sir.

John Higgins: So, in other words, if an employee has a tractor trailer, he's not, ok, I'm just, we want to clarify that to make sure that everyone's on the same page.

Greg Beeche: Absolutely.

Donald Roberts: Ok, we got a motion and with contingencies, can we have a second.

Mike Ziobrowski: Second.

Donald Roberts: All in favor for, I wanna get this right now so we know what we're doing here, for 356 Hudson River Road, say aye? (All in favor) Opposed? (None were opposed) Motion carried, good luck

5/9/22

Greg Beeche: Thank you.

Greg Beeche Logistics, LLC, 356 Hudson River Rd. – Site Plan (19.123)

APPROVED. Board approved the amended site plan to allow outside storage and use of Briggs Lane with conditions related to providing updated structural reports of stacked cargo containers, securing cables when not in use and allowing access to Briggs Lane for employee vehicles.

22.074 **KBP Architecture, 1426 Crescent-Vischer Ferry Rd. – Change of Use/Tenant**

Donald Roberts: Anyone here for that? No one's here? Ok, there's strike 2, I guess, Charlie.

Charlie Lucia: I'd like to make a motion to adjourn.

Mike Ziobrowski: I'll second.

Donald Roberts: All in favor, aye.

Donald Roberts: All in favor aye? (All in favor) Opposed? (None were opposed) Motion carried, thank you good night.