

Town of Halfmoon Planning Board

July 28, 2008 Minutes

Those present at the July 28, 2008 Planning Board meeting were:

Planning Board Members: Steve Watts – Chairman
Don Roberts – Vice Chairman
Tom Ruchlicki
John Higgins
John Ouimet

Alternate

Planning Board Members: Bob Beck
Gerry Leonard

Senior Planner: Jeff Williams

Town Attorney: Lyn Murphy

Town Board Liaisons: Walt Polak

CHA Representative: Mike Bianchino

Mr. Watts opened the July 28, 2008 Planning Board Meeting at 7:01 pm. Mr. Watts asked the Planning Board Members if they had reviewed the July 14, 2008 Planning Board Minutes. Mr. Higgins made a motion to approve the July 14, 2008 Planning Board Minutes. Mr. Ouimet seconded. Motion carried. Mr. Roberts and Mr. Ruchlicki abstained due to their absence from the July 14, 2008 Planning Board Meeting.

Mr. Leonard sat in for Mr. Nadeau in his absence.
Mr. Beck sat in for Mr. Berkowitz in his absence.

Due to audio difficulties, the meeting minutes for July 28, 2008 were not recorded. Therefore, the minutes were transcribed by notes taken at the meeting and the Planning Board Workshop pre-meet topics.

New Business:

08.073 NB P & M Construction, 1004 Hudson River Road – Revision to Site Plan

Mr. Peter Hatalyk, the applicant, stated the following: The proposal is to re-locate a loading dock from the south side of the existing building to the north side of the existing building. They gained a change of tenant and site plan approval in 2006. They approached the Town Building Department to gain a building permit and discussed their desire to re-locate the loading dock. It was explained to them that their site plan approval expired and that they would need to re-visit the Planning Board to show the proposed change of the location of the loading dock to gain site plan approval. Mr. Watts asked Mr. Williams and Mr. Bianchino if they reviewed the site plan and if they had any issues. Mr. Williams stated that he did not have any issues as he

felt the main concern is adequacy in maneuvering a delivery truck on-site and there is plenty of room. Mr. Bianchino stated he has no concern with the re-located dock.

Mr. Roberts made a motion to approve P & M Construction's revision to site plan application. Mr. Ouimet seconded. Motion carried.

08.075 NB Shoppes of Halfmoon, Routes 9 & 146 – Freestanding Sign

Mr. Bruce Tanski, the applicant, stated the following: I am here tonight to present the freestanding monument sign to identify the Shoppes of Halfmoon site at its location at the Route 9 and Route 146 intersection. Along with the Shoppes of Halfmoon sign, the Town has approached me to incorporate two "Welcome to the Town of Halfmoon" signs, as the location is a prime gateway to the Town. I wish to modify the proposed sign application so that the sign is lit by floodlights rather than being internally lit. I would like to apologize for starting the sign prior to gaining Planning Board approval. The reason for this was that if I did not start the sign, my mason would not be available until December. Mr. Watts stated the following: The Planning Board is very disappointed with the circumstances. We treat everyone very fairly and starting the sign was not the correct thing to do. Mr. Tanski apologized again and stated that he did not think that the placement of the sign was a big matter because of the Town signs and that we discussed the proposed sign previously. Mr. Roberts stated that the Board is more disappointed because Bruce has been around long enough to know how the Planning Board works. Mr. Roberts asked if the sign is in the Route 9 right-of-way. Mr. Tanski stated no, the sign is place behind where the original Star Plaza sign was previously located. Mr. Roberts stated that if the sign were found to be in the State ROW, the applicant would need to remove the sign from the ROW. Mr. Roberts asked if all three proposed signs would be lit by floodlight. Mr. Tanski stated yes and he was to place the floodlights that are flush to the ground so they can maintain the lawn without causing harm to the lights. Mr. Higgins asked Mr. Tanski if he was going to be providing lights for the Town signs in addition to the sign for the stores. Mr. Tanski stated yes I would also provide lights for the Town signs.

Mr. Roberts made a motion to approve the sign contingent on the sign not being in the State ROW and the proposed floodlights do not shine in the roadway. Mr. Ouimet seconded. Motion carried.

08.076 NB Meadowbrook Organics (Gabriel Retail Group), 1581 Route 9 (Rekucki Plaza) - Sign

Mr. Rick Gabriel, owner of Meadowbrook Organics, stated that he wishes to place two 24 SF signs at his new store located at 1581 Route 9. Mr. Gabriel stated that he wishes to place one sign above the storefront and the other sign on the south side elevation of the existing plaza. Mr. Gabriel stated the proposed south elevation sign location was previously use by I Love My Heart. Mr. Gabriel stated he wishes to light the sign by gooseneck lamps.

Mr. Roberts made a motion to approve the sign application for Meadowbrook Organics. Mr. Ruchlicki seconded. Motion carried.

08.078 NB Healthplex, 1673 Route 9 – Directory Sign

Mr. Greg Dawhare of Nick Signs stated he wishes to re-locate an existing 32 SF directory sign to be more easily read by people traversing between the driveway connection between the Healthplex site and the Lowe's site. The sign has a listing of all the tenants in the Healthplex

building and it will allow people to understand what types of businesses are located in the Healthplex building. Mr. Roberts stated that he wants the owner of the Healthplex to understand that our sign calculations indicate that there are only 40 SF of signage available for the site. Mr. Dawhare stated he understands.

Mr. Roberts made a motion to approve the sign application for the Healthplex directory sign. Mr. Higgins seconded. Motion carried.

Old Business:

08.059 OB Werner & Searles Subdivision, Werner Road – Major Subdivision

Mr. Duane Rabideau of Gilbert VanGuilder and Associates, presented a major subdivision for an existing 6.70-acre parcel that is zoned A-R Agricultural/Residential. Mr. Rabideau stated that about a month ago he appeared before the Planning Board showing a 4-lot multiple flaglot configuration for the same parcel. At that time, the Board expressed reservation about the multiple flaglot proposals. Mr. Rabideau stated he discussed the matter over with the applicant and he decided to make application for a major subdivision. The current proposal shows a cul-de-sac, which would be a Town road with eight proposed conventional lots. The access would be off of Werner Road just north of the Ray Parcel and across from Willowbrook Terrace. There is adequate sight distance at the proposed access location. All the lots meet the minimum zoning requirements. Along with the proposed development, there will be an exchange of lot area and the boundary lines between the Lands of Ray (existing single-family home) and the Werner Parcel (majority of the vacant land being proposed to be developed). All of the proposed lots will be tied into municipal water and sewer. The proposed lots have been designed to avoid any disturbance to the existing wetlands. Mr. Watts asked the Board if they had any comment. Mr. Ouimet asked if there were any thought on the existing driveway of the Ray Parcel being moved because it is across from the entrance road to Dater Woods development. Mr. Rabideau stated not at this time, but they would be willing to do so. Mr. Ouimet stated that he would like for the applicant to look into that consideration. Mr. Higgins asked where the Stone Crest Preserve development is located in comparison to this proposed development. Mr. Rabideau stated it is to the west of this proposed development. Mr. Higgins stated that the parcel to the north is a large parcel and asked if it was possible to place a future connection to that large parcel. Mr. Higgins asked Mr. Bianchino to look into the possible connection during his engineering review. Mr. Bianchino agreed.

This item was tabled and referred to CHA for technical review.

Mr. Ruchlicki made a motion to adjourn the July 28, 2008 Planning Board Meeting at 7:21 pm. Mr. Beck seconded. Motion carried.

Respectfully submitted,
Jeff Williams, Senior Planner