

Town of Halfmoon Planning Board

August 11, 2008 Minutes

Those present at the August 11, 2008 Planning Board meeting were:

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

Alternate

Planning Board Members: Bob Beck
Gerry Leonard

Senior Planner: Jeff Williams
Planner: Lindsay Zepko

Town Attorney: Lyn Murphy

Town Board Liaisons: Paul Hotaling
Walt Polak

CHA Representative: Mike Bianchino

Mr. Watts opened the August 11, 2008 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they had reviewed the July 28, 2008 Planning Board Minutes. Mr. Roberts made a motion to approve the July 28, 2008 Planning Board Minutes. Mr. Ouimet seconded. Motion carried. Mr. Nadeau and Mr. Berkowitz abstained due to their absence from the July 28, 2008 Planning Board Meeting.

New Business:

08.074 NB Johnson Subdivision, 23 Johnson Road – Minor Subdivision

Mr. Duane Rabideau, of Gilbert VanGuilder and Associates, stated the following: I am here tonight representing Wanda Johnson in her request to subdivide 7.0-acres of land located on the south westerly side of Johnson Road and on the north westerly side of Pruyn Hill Road. The parcel has 2 road frontages; one at the intersection and the other one is located across from the clubhouse to the Fairways of Halfmoon golf course. The proposal is to subdivide the parcel into 3 residential lots. Lot #1 would be 1.1-acres, Lot #2 would be 1.3-acres and the remaining portion would be approximately 5.0-acres of land. The site has public water and on-site septic. An ingress-egress easement along the easterly line of Lot #2 would be the physical access to the proposed 5-acre parcel in the rear. One area of the parcel near Pruyn Hill Road is all wetlands and a ravine. Mr. Higgins asked if this was in the GEIS. Mr. Williams stated it is in the GEIS area but this is a 3-lot minor subdivision. Mr. Nadeau asked if they would be crossing

the wetlands and what is the length of that area. Mr. Rabideau stated it is approximately 25 to 30 FT and that is why we picked that area so we could minimize the impact.

Mr. Roberts made a motion to set a Public Hearing for the August 25, 2008 Planning Board Meeting. Mr. Nadeau seconded. Motion carried.

08.077 NB AMS Entertainment, 152 Guideboard Road – In Home Occupation

This item was removed from the agenda per the applicant's request.

08.079 NB Cromwell Emergency Vehicles Inc., 3 Rexford Way – Change of Tenant & Sign

Mr. Tom Pratico, of Bast Hatfield, stated the following: We are here to discuss the relocation of Cromwell Emergency Services from their present location on Route 9 in Halfmoon to a 4,000 SF space that we have available behind General Mechanical. This space has been available for quite some time and Cromwell is the proposed tenant for that space. We also have a sign application for their new signage. The diagram shows that we are going to add Cromwell's sign underneath the existing General Mechanical freestanding sign. Cromwell is a company that just does fit-up on ambulances. They do no mechanical work, oil changes, fan belts or anything like that and they do not even do any minor mechanical work. They deal in new ambulances, sometimes used ambulances and then re-sell them to emergency services companies. Mr. Watts asked if there would be any need for any oil separators or anything else. Mr. Pratico stated we have an oil-water separator there because there is a floor drain in the building. They will be washing and detailing vehicles and they do zero general repairs. Mr. Roberts stated I checked the signs and the signs all look good. Mr. Watts stated please have the applicant advertise as Cromwell Emergency Vehicles of Halfmoon. Mr. Pratico stated okay.

Mr. Roberts made a motion to approve the change of tenant and sign application for Cromwell Emergency Vehicles, Inc. Mr. Berkowitz seconded. Motion carried.

08.080 NB The Mutual Fund Store, 1581 Route 9 (Rekucki Plaza) – Change of Tenant

Mr. Tom Andress, of ABD Engineering, stated the following: I am here tonight representing Mr. Rukucki. This change of tenant application is in the Rekucki Plaza, which is located next to the Hess gas station on Route 9 just down from Sitterly Road. We were previously before the Board for a tenant change for a portion of the building that was vacated by the carpet store. This is the second half of that space. The Mutual Fund Store is currently located in Halfmoon Executive Park and they would like to move to a more visual location. There would be 1 employee and they would occupy 1,100 square feet. Mr. Watts asked if they anticipated more employees if the business is good. Mr. Andress stated they have not said that but I guess if the business were really great, they would put a second employee in. Mr. Watts asked if there was adequate parking at the site. Mr. Williams stated yes. Mr. Roberts asked if the applicant would have a sign. Mr. Andress stated they will have a sign but they hadn't done it yet and they will come back to the Board for the sign application.

Mr. Higgins made a motion to approve the change of tenant application for the Mutual Fund Store. Mr. Ouimet seconded. Motion carried.

08.081 NB Home Air Solutions, Inc., 1624 Route 9 (Lee's Plaza) – Change of Tenant & Sign

Mr. Warren Lashway, the applicant, stated the following: I own Home Air Solutions and we are a duct cleaning business. We are proposing a tenant change located at 1624 Route 9. We are also proposing a sign change. We do air duct cleaning for residential and commercial use. We would have 5 or 6 vehicles parked at the site on a nightly basis that are used to perform the service during the day. There would be 1 person who would stay at the office. Mr. Watts asked if there was adequate parking at the site. Mrs. Zepko stated yes. Mr. Watts stated I would like to compliment the owner of the plaza as they have cleaned up the site substantially and things look a lot better than it did in the past. Mr. Roberts asked if the sign would be lighted. Mr. Lashway stated the following: Yes, it is going to be a monument sign. There is a monument sign out in front and we are pulling out the existing sign that is there and would replace it with our panel. Mr. Roberts asked if there would be any exposed neon involved with this sign. Mr. Lashway stated no.

Mr. Roberts made a motion to approve the change of tenant and sign application for Home Air Solutions, Inc. Mr. Ruchlicki seconded. Motion carried.

Old Business:**08.046 NB John Deere Landscapes, 1641 Route 9 (Casale Rent-All) – Addition to Site Plan**

Mr. Tom Andress, of ABD Engineering, stated the following: We introduced this proposal to the Planning Board back in May 2008. The Casale Rent-All is approximately a 12-acre site. The proposal outlined shows the existing buildings that have been built and there is an access off the private drive and then we have the primary access off of Route 9. We are proposing to construct an 8,000 SF building for John Deere Landscapes in the rear and a larger storage area. When we originally appeared before the Board we actually had storage areas in other portions of the site. We have reduced the number of storage areas although the building size has stayed the same. We have moved the building a little further away providing a buffer between residential properties to the north and have made some changes showing a wood fence along the residential side. The rest of the area for the storage would still be enclosed and we did some notations on the plan in reference to make sure that all the driveways met the requirements of emergency services for the size and the weight of emergency vehicles. Mr. Ouimet asked what the status was of the access road off of Route 9. Mr. Watts stated that is the \$64,000 question and asked the owner to please respond to Mr. Ouimet's question. Mr. Anthony Casale, the applicant, stated the following: When we met last week, I told you we contracted with Carver to do the road and we are hoping to have it done by the end of this week. I don't know what all this rain will do to his schedule but it is in Carver's schedule and we are just waiting on him to do it. Mr. Watts asked if they signed a contract with Carver. Mr. Casale stated the following: Yes, we signed a proposal with them. There is not contract just a proposal. Mr. Nadeau asked when the road was supposed to be finished. Mr. Casale stated the following: As far as the old proposal I didn't know there was a time frame on it. The reason why we went for an approval on that road was to get the heavy vehicles off of the private drive because we were getting so many complaints from the neighbors in the apartment complex. What we were trying to do is to get all that traffic onto another road. The road right now has millings down on it and the top of it is crusher run and it is just waiting to be paved. Mr. Watts stated the following: At our meeting back in April we indicated that we wanted to see that road done within 30 days. It hasn't been done and we have been asked a number of questions by

various people as to when the road was going to be done. So, it's not done but it is going to be done and that is where we are at this point. Mr. Berkowitz inquired about the future outdoor storage area. Mr. Andress stated there is a newer set of plans that were submitted and the old storage area has all been eliminated. Mr. Ruchlicki stated you show a buffer area where the new place is going to go and asked if anything had been done in that area yet. Mr. Andress stated the following: No, there hasn't been any buffering put in there yet. There is some scrub and there are some trees in that area. What we were proposing to do is leave that buffer area and in another area there isn't much it's really just scrub. What we are proposing to do is do a pine tree row in the area to add to the buffer. Back in the area where there are trees we would leave that 25 FT buffer and then put the fence along there. Certainly as we go through there, if we find that there is more openings, we can put more trees in that area. Mr. Watts asked what type of fence they would be putting up. Mr. Andress stated the following: CHA's review had suggested a 6 FT high wood stockade fence so that is what we have shown on the plans. Mr. Williams stated there are two residences on the proposed stockade fence side. Mr. Ruchlicki asked if the Wheeler's adjoining parcel was zoned residential. Mr. Williams stated these are residential uses in the commercial zone so they are pre-existing residential uses. Mr. Roberts stated seeing that there are two residences near the site, I think we should hold a Public Informational Meeting for the next Planning Board Meeting and this will also give the applicant time to get the road done. Mr. Ouimet stated I agree with Mr. Roberts because I think the extent of buffering between the new proposed building and because of the close residences I think it would be important to have a Public Informational Meeting and it would give them time to put the road in. Mr. Watts stated yes, we could do that and that shouldn't slow the construction schedule down, unless anything comes up at the Public Informational Meeting. Mr. Watts asked if the applicant had talked to any of the neighbors about this proposal. Mr. Casale stated I told you at our meeting that we haven't had any complaints. Mr. Watts stated I again raised the questions because we are on the record here so I am asking you for the record have you talked to the neighbors. Mr. Casale stated the following: We have had one conversation with them and that was it. We were cleaning up the property and they asked me if a road was going out to Plant Road and I told them there is no road going out to Plant Road.

Mr. Roberts made a motion to set a Public Informational Meeting for the August 25, 2008 Planning Board Meeting. Mr. Nadeau seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the August 11, 2008 Planning Board Meeting at 7:19 pm. Mr. Ouimet seconded. Motion carried.

Respectfully submitted,
Milly Pascuzzi, Secretary
Planning Department