

Planning Board Minutes - November 24, 2003

Those present at the November 24, 2003 Planning Board meeting were:

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

Alternate Member: Daphne Jordan

Secretary: Tara Anuszewski

Planner: Jeff Williams

Town Attorney: Bob Chauvin

Deputy Attorney: Lyn Murphy

CHA Representative: Mike Bianchino

Liaison: Walter Polak

Mr. Watts called the meeting to order at 7:04 pm

Mr. Roberts made a motion to approve the November 10, 2003. Mr. Higgins seconded. Motion carried.

03.198 Pingelski Subdivision, Fellows Road, Minor Subdivision. Mr. Watts opened the Public Hearing at 7:05 pm and asked if anyone from the public wished to have the notice read. No one responded. Mr. Derek Pingelski presented a minor subdivision proposal off of Fellows Road. Mr. Pingelski stated the proposed subdivision was granted a use variance from the ZBA for a residential use in a commercial zoned area. Mr. Pingelski stated he is proposing to subdivide 4.51-acres from the existing 120-acres of the family owned lands. Mr. Watts asked if any one from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:06 pm. Mr. Watts asked if anyone from the Planning Board had any comments. Mr. Nadeau stated he has reviewed the proposed subdivision and does not see any problem with the subdivision. Mr. Nadeau continued that he wishes to caution the applicant that although there is frontage for the remaining 120-acre family owned parcel on Fellows Road and Route 146, it appears access to the lands is very limited by wetlands and grade difficulties. Mr. Pingelski stated he feels that at this time there is no intention of developing the rest of the large parcel.

Mr. Roberts made a motion to approve the subdivision as shown. Mr. Berkowitz seconded. Motion Carried.

03.215 Ideal Body Personal Training, 381 Hudson River Road, In-Home Occupation. Mr. Roberts recused himself and Alternate Member Mrs. Jordan sat in. Mr. Watts opened the Public Hearing at 7:07 pm and asked if anyone from the public wished to have the notice read. No one responded. Mr. Shawn Boschelli stated he wishes to operate a one on one personal training facility in the 1,300 square foot garage area of the pre-existing, non-conforming site on Route 4 & 32. The site is situated in the Industrial zone with an existing residential duplex. Mr. Boschelli wished to reside in one side of the duplex and the other side will be for his sister. Mr. Boschelli stated he has submitted to the Planning Board a sketch drawing for the off street parking area, which will allow six parking spaces plus one handicap parking space near the existing garage. Mr. Watts asked if anyone from the public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:10 pm. Mr. Watts asked if any of the Planning Board wished to speak. Mrs. Murphy stated that the applicant is applying for an In Home Occupation application and that a Public Hearing is needed for the special use permit. Mrs. Murphy stated the application would need an interpretation from the ZBA in order to expand the use of the pre-existing, non-conforming site.

Mr. Nadeau made a motion to table the application and asked the applicant to appear in front of the ZBA for an

interpretation of expanding the use in the pre-existing, non-conforming site. Mr. Higgins seconded. Motion carried.

New Business:

03.217 CHEP, 430 Hudson River Road, Change of Tenant & Sign. Mr. David Phillips, Operations Representative for CHEP, was present for the change of tenant application to locate in the former Monsey Products Warehouse on Hudson River Road (Route 4 & 32). Mr. Phillips states the business operation consists of receiving wooden pallets from various businesses to inspect and repair if necessary. The warehouse would be used to refurbish wooden pallets and send back out for continued use. Mr. Nadeau asked if the pallets would be stored inside. Mr. Phillips stated yes. Mr. Higgins asked how the broken parts of the pallets would be managed. Mr. Phillips stated they have a contract with a waste hauling company with two to three weekly pick ups scheduled. The applicant is also requesting to place a 12 square foot sign.

Mr. Roberts made a motion to approve the change of tenant and sign applications as presented. Mr. Berkowitz seconded. Motion carried.

03.218 Kingsbrook Estates, 8 & 10 Eleanor Court, Lot Line Adjustment. Mr. Chauvin recused himself from this application. Mr. Dave Flanders was present to request for a lot line adjustment between the residents of 8 and 10 Eleanor Court of the Kings brook Estates Phase III development off of Farm to Market Road. The proposed lot line adjustment will evenly convey 2,503 SF of land between the two parties. The proposed lot line adjustment will not disturb the required lot area, frontage or setbacks for the Agricultural/Residential zoned lands.

Mr. Roberts made a motion to set a Public Hearing on December 15, 2003 at 7:00 pm or soon thereafter. Mr. Nadeau seconded. Motion carried.

03.219 Halfmoon Self Storage & Best Auto Body, 862 Hudson River Road, Sign. Mr. Al Batchelder, owner of Halfmoon Self-Storage and Best Auto, was present for a sign application at the site located on Hudson River Road. The applicant stated he wished to change the face of the existing sign for Best Auto and replace it with the same dimensions stating "Halfmoon Self-Storage/Best Auto". Mr. Roberts asked if the existing sign is on the same property as Halfmoon Self-Storage/Best Auto site. The applicant stated no the sign is on the lands of Mr. Jim Niles. Mr. Higgins stated that the Planning Board cannot approve an off-premises sign. Mr. Batchelder stated he has an easement agreement. Mr. Higgins stated the easement agreement is for access and not the location of the sign. Mr. Batchelder stated that the site for Best Auto/Halfmoon Self-Storage has frontage on Routes 4 & 32 but when and if the road is completed for the light industrial complex, the land fronting Routes 4 & 32 will be conveyed to Mr. Niles. Mr. Nadeau stated that the Planning Board may have allowed the sign to be placed at the present location to be a marquis sign for the light industrial complex but is not sure over the issue. Mr. Roberts asked to table this application in order for the Deputy Town Attorney and the Planning Department to review the past signage history for this site. This item will be on the next Planning Board meeting.

03.220 Upstate Ultrasonic Cleaning, 1701 Route 9, Change of Tenant. Mr. Bluvas was present to request to locate his business in the Star Plaza on the corner of Rt. 146 and Rt. 9. Upstate Ultrasonic Cleaning utilizes sound waves in water to clean a variety of items. The applicant stated he has contacted the Saratoga Sewer District #1 about accepting the wastewater in the existing sewer line. The procedure of ultrasonic cleaning does not use hazardous chemicals. The applicant has also contacted the Town's Water Department where the Water Dept. would like a "back flow preventer" valve placed on the water line. The applicant stated they wish to utilize the site to perform the cleaning service with intentions of starting up a mobile unit to do on-site cleaning and possibly locating in an industrial area to expand the business. Mr. Roberts asked how many people would be employed. The applicant stated three at the Star Plaza site. Mr. Higgins asked if the frequency used in the cleaning process would negatively affect the neighboring business. The applicant stated the frequency in UL approved and will not harm anything. Mr. Higgins asked when the mobile unit would be used. The applicant stated the mobile unit would allow for on-site cleaning which would allow more items from one site to be cleaned more efficiently. Mr. Ruchlicki asked how often is the water changed in the ultrasonic mechanisms. The applicant stated one tank could clean 2000-5000 blinds. The solids are filtered and the used filters are barreled and disposed following DEC regulations. The water has no contaminants and the wastewater from the procedure is biodegradable. Mr. Watts asked the applicant to use "Halfmoon" in their advertising. Mr. Roberts stated there would be a need for the applicant to submit a sign application. The applicant stated he understood the need for a sign application and that they wanted to get the tenant change before submitting a sign application.

Mr. Roberts made a motion for the change of tenant application. Mr. Nadeau seconded. Motion carried.

Mr. Watts asked if anyone had anything else for the Board. Mr. Berkowitz made a motion to adjourn at 8:02 pm. Mr. Higgins seconded. Motion carried.

The next Planning Board meeting will be December 15, 2003

Respectfully Submitted

Tara Anuszewski, Secretary
Town of Halfmoon Planning Board