

Planning Board Minutes - September 8, 2003

Those present at the September 8, 2003 Planning Board meeting were:

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

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 7:01 pm

Mr. Berkowitz made a motion to approve the August 11, 2003 minutes. Mrs. Patenaude seconded. Mr. Roberts abstained. Motion carried.

Mr. Berkowitz made a motion to approve the August 25, 2003 minutes. Mrs. Patenaude seconded. Motion carried.

Old Business:

02.218 Sheldon Hills PDD, Route 146, Major Subdivision – PDD. Mr. Gordon Nicholson was present and stated they have been before the board for approximately a year with this application and back in May the Board asked the applicant to consider removing the condominiums. The application had been presented at 438 units with 152 condo units. The plan before the Board this evening shows the elimination of those condo units and replacing them with 37 single-family units on the southwest corner of the site with a total density of 323 units. The amenity package they originally proposed including trails, a clubhouse, landscaping and full maintenance for the entire site remains the same for the 323 units. Mr. Nicholson stated they are here this evening to ask the Board to consider recommending the application at 398 units to the Town Board, which would include 112 condo units. The 112-condo units would be situated in the southwest corner where the original 152 were located with access to Upper Newtown Road and the main loop road through the site.

The site has approximately 71 acres or 31% greenspace throughout with the same amenity package they proposed with the 323 and the original application. They are asking the board to reconsider the condo units because they feel they are an asset. There is a mix of condos, single-family and twin homes. Mr. Nicholson stated it is not something that is in the Town of Halfmoon and feels there is a market need for aging baby boomers. The units would be in the \$175,000 – \$200,000 range. Mr. Nicholson stated that concluded his presentation. Mr. Watts asked if anyone from the Board had any questions. Mr. Watts stated what he is proposing to do is to vote on the first proposal with the condos, if that is not successful they will vote on the plan without condos. Mrs. Patenaude asked about the stream and the placement of it in the development. Mr. Nicholson stated there is a ravine that runs through the site but is where they are doing storm water management. Mr. Nicholson stated the primary ravine and drainage corridors are along the southern property line. Mr. Nadeau wanted to clarify what proposal they were voting on. Mr. Nicholson stated this is the 398 units with 112 condos, which is 40 less than what was proposed. Mr. Watts asked if anyone from the Board had any questions. Mr. Roberts asked Mr. Nicholson what this proposal had. Mr. Nicholson responded 398 with 112 condos. Mr. Roberts asked what the other proposal had. Mr. Nicholson responded 323 with no condos. Mr. Watts asked Mr. Roberts if he had any

thoughts. Mr. Roberts stated this has been going around for quite a while and at first was opposed to the condos but feels the need to improve the intersection of Guideboard and Route 236. Mr. Roberts stated if the money from this project could help that situation he could see himself change his mind. Mr. Roberts stated he would like to see a traffic study done showing that this would not have any greater impact and also a guarantee that any monies that came in from this would go to the improvements to Guideboard and Route 236. Mr. Nicholson stated they could supplement their traffic study. Mr. Nicholson stated Mr. Bianchino could attest to the status of the intersection. Mr. Nicholson stated they have not done studies of that intersection with the application at this point but would be more than happy to. Mr. Bianchino stated the reason they did not ask for that intersection to be analyzed as part of the traffic study is because this project's impacts at that location would be reduced because of the other various routes that are available. Mr. Bianchino stated that study did not do that intersection. They did have a discussion with Creighton Manning and did advise them to hold off until they decided which project they were going to recommend. Mr. Bianchino stated they would work with Creighton Manning on providing them with the information they have which was from previous studies. Mr. Nadeau stated he would stay with what he said at the last meeting, the GEIS area is aimed at single-family homes and likes the 323 with no condos. Mrs. Patenaude stated she also would stay with her comments from the last meeting. Mrs. Patenaude read a portion of the PDD legislation and stated she does not see a lot of those qualities. Mrs. Patenaude stated she also has concerns with the condos being clustered near a rural road. Mrs. Patenaude stated she sees a problem occurring with traffic and does not want to solve one problem by creating another. Mrs. Patenaude stated her feelings are the same and is in favor of the proposal without the condos. Mr. Berkowitz stated he is not personally against condos and town homes but does not see the project impacting Guideboard Road. Mr. Ruchlicki stated the lower number is far better with no condos. Mr. Higgins stated he feels the concept with no condos directly reflects the desires of the Town residents. Mr. Higgins would like to see the project with the lower density and no condos. Mr. Watts stated he does see where the vote is going to go. Mr. Watts stated he does see a value with the condos and a value with the money for the improvements at the Guideboard Road intersection. Mr. Watts stated there is funding from the State and the County at this time and this is an opportunity to use the additional funds to improve the intersection, which are needed. Mr. Watts stated a recommendation needs to be made to the Town Board since it is a PDD and it will rest with the Town Board to make a determination as to the appropriateness of the PDD. Mr. Watts stated they would take into consideration the recommendation of the Planning Board. Mr. Watts asked if there was a motion.

Mr. Roberts made a motion for a positive recommendation to the Town Board with the condos. Mr. Watts seconded. Mr. Nadeau, Mrs. Patenaude, Mr. Berkowitz, Mr. Ruchlicki and Mr. Higgins nay. Motion denied.

Mr. Nadeau made a motion for a positive recommendation to the Town Board with 323 units and no condos. Mr. Higgins seconded. Mr. Roberts voted nay. Motion carried.

Mr. Bianchino stated SEQRA needs to be completed.

03.166 County Waste, 1927 Route 9, Addition to Site Plan – PDD – GEIS. Mr. Address was present and stated they are presenting an expansion and rearranging plan. Mr. Address stated it has been before the board a number of times and also has had a public informational meeting at the last Planning Board meeting. Mr. Address stated they are taking some existing buildings and modifying them to use for more efficient uses. They currently sort construction and demolition debris outdoors and would like to build a building to move it indoors. Mr. Address stated since the last meeting they have submitted a traffic study done by Creighton Manning, which did indicate that the proposal would not have any effect on the intersections. Mr. Address stated they also provided a little more detailed narrative from the owner and ABD Engineers. Mr. Address stated they have done some plan modifications to make sure everything is out of the flood plain. Mr. Address stated they are here tonight to move forward with a recommendation to the Town Board. Mr. Address stated this is not final site plan. Mr. Watts asked if the Town of Clifton Park has taken action on this application. Mr. Scott Earl stated the Town of Clifton Park has granted the Town of Halfmoon Lead agency status. Mr. Earl also stated they got final site plan approval. Mr. Watts asked if anyone had any questions. Mr. Higgins asked about what is being done now in the outside facility if it was just C&D or is it a combination of C&D and MSW. Mr. Earl responded when they got their permit by DEC the definition was C&D the description in the narrative was to bring in roll off containers, hampers and drop boxes from houses whether it be demolition, new construction, old construction or house clean out. In reviewing that narrative they have seen clothes, toys and an occasional bag of trash and that is not C&D material. On a State level it is considered MSW. Mr. Earl stated they then changed their permit to accept what they classify as MSW. Mr. Higgins stated he is not familiar with the terminology that the State uses. Mr. Higgins stated the last time they were talking Mr. Earl had stated that MSW could be up to 60% wet. Mr. Earl responded that is correct. Mr. Higgins asked if they would classify the garbage containers that are in front of the houses MSW less than 60% or would it be a different classification. Mr. Earl stated it would be MSW less than 60%. TGI Fridays,

Friendlies and Saratoga Hospital is wet. Mr. Higgins asked if Mr. Earl knew a rough estimate of how many tons they are processing now. Mr. Higgins stated he did read the narrative and it said they wanted to expand. Mr. Higgins wanted to compare present day to what they want to expand. Mr. Earl stated the wintertime operation is about 110 – 120 tons a day and the summertime operation is about 760 tons a day. Mr. Earl stated when they went to the State they asked for 1,000 tons but wanted to see a design facility that would be able to handle that. Mr. Earl stated they built it to handle the needs of the company. Mr. Higgins asked what they anticipate as far as in the main sorting facility about washing it down. Mr. Higgins asked if the water would go into some kind of treatment or would it go into a storage bin. Mr. Earl stated the water goes into an underground holding tank. Mr. Roberts asked how they plan on dealing with any odors from the extra tonnage. Mr. Earl stated the odors should be mitigated because there is not much of a smell. Mr. Earl stated DEC allows them 24 hours to remove the material. Mr. Earl stated experience showed that anything that comes in before 12:00 is shipped by 12:00. Anything after 12:00 is shipped by 5:00 and sits on the thruway waiting for the landfill to open. Mr. Roberts stated then the surrounding neighbors shouldn't have any odors at all. Mr. Earl stated no, the only thing they are allowed to keep longer than 24 hours is 48 hours on the weekends and the recyclable materials is allowed 72 hours. The only thing that would stink is if the bottles and cans weren't washed out good enough. Mr. Berkowitz stated they are basically doing this in this operation at the present time. Mr. Earl stated correct. Mr. Berkowitz stated then this configuration would make it more efficient to get the garbage out quicker and easier. Mr. Ruchlicki asked what the decrease was in the winter. Mr. Earl responded lack of construction. Mr. Nadeau stated he is concerned that once an approval is granted what is the control of it. Mr. Earl stated visual inspections on site. Mr. Nadeau asked how often they inspect the site. Mr. Earl stated anyone from the board is welcome to come anytime. Mr. Nadeau asked how often DEC came. Mr. Earl stated DEC has 24 hour 7 day a week access. Mr. Nadeau asked how often they actually come to check the site. Mr. Earl responded monthly some times bi-monthly. Mr. Nadeau stated he is concerned that if not monitored it could get out of hand. Mr. Watts stated he has been to the site and is very impressed by the cleanliness of the site and the lack of debris around. Mr. Watts stated the additions would be an enhancement of the current activities. Mr. Watts stated if the neighbors were concerned at all they would've made their feelings know at the Public meeting. Mr. Watts stated that DEC does have the inspection responsibility. Mr. Earl stated that DEC will also check the trucks on the thruway as well. Mrs. Patenaude stated she was also part of the committee and added that the site was meticulous and was very impressed as to how well the site was kept. Mr. Watts asked if anyone else had any comments.

Mr. Roberts made a motion for a positive recommendation to the Town Board. Mr. Berkowitz seconded. Motion carried.

Mr. Bianchino stated this project is in the GEIS area and they have reviewed it. Mr. Bianchino stated it does appear to be consistent with the findings of the GEIS and therefore they recommend a NEG DEC to SEQRA.

Mrs. Patenaude asked if they adequately addressed the back slope area. Mrs. Patenaude also wanted to double check on the stream buffer. Mr. Earls stated they do not have a problem with that.

Mr. Bianchino stated that would be part of the recommendation to the Town Board.

Mr. Roberts made a motion for a negative declaration. Mr. Berkowitz seconded. Motion carried.

03.176 Harvest Church, 303 Grooms Road, Addition to Existing Site Plan. Mr. George Turner was present and stated he is not going to present the site plan again because nothing has changed since the last meeting. Mr. Turner stated he does have Pastor Paul Tebbano, An Associate Reesa Faucet, and the Architects. Mr. Turner stated last time they were there, there were questions about traffic, stormwater all of these sorts of issues will be studied later in detail. Mr. Turner stated he would like to discuss some of the other concerns like the existing use, existing conditions, proposed use and certain activities on how they function from day to day. Mr. Turner stated he would like to have Pastor Paul explain himself and his mission and vision for the church and his overall goals that have been set in his bylaws. Pastor Paul stated he would like to have Reesa Faucet explain the vision statement. Ms. Faucet stated she would like to say a few words about Harvest Church, how they got started, what they do and why they see it necessary to expand the current facility. Ms. Faucet read the History, vision and community mission statement. (Attachment) Pastor Paul stated they are not just Capitol District area, they go State, Regional and also International. Pastor Paul stated they had someone that had 20,000 ski jackets to give away and they were able to dispose of them in 2 days without even handling them. They were able to do that all by email. They are proposing to have a facility large enough to continue to do what they are doing. Pastor Paul stated one thing Ms. Faucet forgot to tell the Board was one of the things they would like to do is furniture. Pastor Paul stated they have the ability to get their hands on the furniture but nowhere to store it. Mr. Watts

asked if they received a letter from the Saratoga County Planning Board. Mr. Turner stated yes they did. Mr. Watts asked if they would care to address the issues. Mr. Turner stated this is a special use permit they are applying for and wanted to wait for a favorable approval of the concept. Mr. Turner stated they are still in the concept stage. Mr. Watts stated the last line of the comment letter was that they suggested the applicant provide a narrative of all church related activities including days of the week, times, nature of the activity and an estimated number of attendees. Mr. Turner stated they do have that. Mr. Watts stated the issue they have is it is a very intensive use of a site that is on a road that already has traffic concerns. Mr. Watts stated at the last meeting there were questions asked about the large number of classrooms and if they were running a school. If they are running a school will there be busses coming in and out. Mr. Watts stated those were a lot of issues and they would like to hear from them before they go any further. Pastor Paul stated he could answer any questions they would like. Pastor Paul stated as far as a school, the only school they have is the children's ministry that runs on Sunday morning. They did have a day care but is non-existent. They have no plans of having a school in the future. Pastor Paul stated as far as the concerns with traffic, Sunday Morning is the lowest time for traffic and they have not had any issues with the hundreds of vehicles. Mr. Berkowitz asked where is the distribution center now. Pastor Paul stated it is inside the church. They use the hallways and any empty rooms they can get their hands on. Mr. Berkowitz asked what items they have in the hallway. Pastor Paul stated canned goods, personal care items and things of that nature. The clothes they are able to keep on racks in a room. Mr. Roberts stated he would like to commend the Church on the work they are doing for the people in need but does share Mr. Watts's concerns. Mr. Roberts stated he does not think the expanded use is a good fit for that area. Pastor Paul stated they are open from Tuesday - Friday 9 am - 4 pm and those are the only times they would receive items. Mr. Nadeau stated his concern is this area is zoned for POR and does not think when the Town Board set this area up that is what they had in mind. Mr. Nadeau stated the Board has scrutinized heavily a Day Care Center on the corner. Mr. Nadeau feels the Town Board is not looking for this type of operation. Mrs. Patenaude stated her feelings are similar and is impressed with what they are doing and what they have been doing but is concerned with the kind of expansion in this particular area. Mrs. Patenaude stated she understands the hours are limited but the kind of storage building they are looking to create she is envisioning trucks coming in and out at various times. Mrs. Patenaude stated she doesn't see the zoning covering this. Mrs. Patenaude stated she has some grave concerns but wished she didn't because what they are doing is marvelous. Mr. Higgins stated he agrees with the other Board members and also complimented them on what they do for needy people in this area. However they have to be concerned about the neighborhood, the traffic and the safety of the residents of the Town and he has some major concerns regarding that. Mr. Ruchlicki stated everyone pretty much covered his concerns. Pastor Paul stated he understands the concern with traffic on Grooms Road but could be another truck stop on the Northway because of the amount of tractor-trailers and busses that sit there. Fire trucks, police, helicopters and other emergency vehicles use their parking lot. Pastor Paul stated the traffic is already there and he cannot do anything about it. They already receive tractor-trailers about 3 - 4 times a week delivering goods to the church. Pastor Paul stated they are not going to be increasing that by that much. Pastor Paul stated another aspect of the building is to have a freezer and cooler because then they can get frozen and refrigerated goods. Pastor Paul stated he does not want the Board getting the idea that it is some big warehouse that would have trucks coming in and out every two or three minutes. It is limited to how many trucks they get. Mr. Berkowitz also agrees with all of the other Board members. Mr. Berkowitz does not feel the zoning requirements for a warehouse. Mr. Watts stated he feels what they are doing is great but has to look out for the residents that use Grooms Road. Mr. Watts asked if the classrooms they are showing if they are already there. Pastor Paul stated no they are proposed for Sunday school. Pastor Paul stated when the weather is in climate they can not go outside with the children but with the new facility they would be able to deal with them internally inside the building. Pastor Paul stated they are in desperate need of classrooms for the children because there is no room. Mr. Berkowitz asked if they planned on expanding the sanctuary and the church with or without the warehouse. Pastor Paul stated the warehouse is the priority right now. They are just showing the master plan at this time but would like for an approval for the warehouse. Mr. Berkowitz asked if they have spoken to the Capitol Region Food Banks. Pastor Paul stated the Food Bank does not do furniture or clothing and does not meet everyone's needs. Pastor Paul stated they would like to hook up with After the Fire and they are currently with Captain and do help them out. Pastor Paul stated they do not want to stop they would like to keep going. Mr. Watts stated they have heard the concerns of the Board and would like them to think about their plan because he does not feel they would get a positive recommendation from the Board. Mr. Watts stated this item would be tabled.

03.177 Quik-Ag, 11 Sitterly Road, Commercial Site Plan. Mr. George Turner was present with David Bruhns, owner and applicant. Mr. Turner stated the plan is similar to the one-presented last time with additional work done on it from comments done by CHA. Mr. Turner stated some of those issues dealt with grading, existing conditions and proposed conditions. Mr. Turner stated the Board wanted them to look at site distances along Sitterly Road and the use that is occurring presently to the proposed use. They went out and documented some

of the site distances. They also talked to the owner about flooding and storm water. Another concerns was where deliveries being made. Mr. Turner stated they are getting to the point that they are furthering the development of the site plan and addressing the comments by CHA. The site plan now shows current conditions and proposed grading. The site distances were adequate for passenger vehicles but did not meet it for large vehicular trucks. There are mitigation measures they could provide to increase the site distances such as selective tree clearing. Mr. Turner stated the site distances are limited by adjacent intersections or by curves in the road that are not changeable. Mr. Turner stated they recommend doing some sort of signage presenting warnings that trucks access or hidden driveway. Currently large trucks are making deliveries to the site. The proposed site plan is showing a widening of the driveway entrance and moving the location to the westerly drive. This will allow trucks to enter the site, turn around and leave the site moving forward and not backing into the site. There were issues of wetlands in the area. Mr. Turner stated he visited the site and did not see any indications of wetlands near the improvements to the site. Other concerns were if the area was in a flood plain. The applicant stated that the area experienced a heavy rainfall recently and there were no problems with flooding. Mr. Turner also asked the owner of the site and he indicated there have not been any problems. Mr. Turner continued that they have added extra handicap parking spaces, relocated the dumpster area and have answered CHA's comments. Mr. Berkowitz stated that at the last meeting the applicant stated there would be no tractor-trailers but now has stated there are tractor trailers entering the site. Mr. David Burns, owner of Quick Ag, stated they have been in the Town for a long period and that they are a low volume, low exposure business involving an engineering/sales office for heating and cooling equipment. The most part of the business is servicing schools in the area including New England. The proposed building is to house supplemental equipment for the heating and cooling units. It is so service to existing units can be maintained such as filters and some parts. Presently, truck pull up, back in and pull out which is a hazard. Most of the deliveries are cube van typical to UPS deliveries. At other times, once or twice per week, a motor freight may deliver a unit around 1,000lbs. The proposed storage space is to be a delivery destination. It is designed to be a low impact building and is designed to allow safe ingress/egress pattern for trucks. Mr. Bianchino stated that there is a letter from the applicant answering the concerns raised by the CHA's engineering review. Most of the comments have been addressed. The one outstanding issue is the site distance is existing condition is sub-standard. Mr. Bianchino agrees having and allowing the trucks an area to pull in and turn around and pull out is creating a better situation. Mr. Bianchino stated the applicant would need to prepare final plans to address the comments from the review letter and answer the sight distance concern. The sight distance is an issue but the idea of having the trucks being able to turn around internally on sight lessens the concern but still needs to be addressed. Mr. Burns stated that they could remove some existing vegetation near the roads to improve the sight distance. This item was tabled.

03.178 Mike Abele Subdivision, Boyack Road, Major Subdivision. Mr. Andress was presented to the proposed 10-lot subdivision of the Lands of Abele off of Boyack Road. At the last meeting, a Public Hearing was held and at that time the Board raised concerns with the location of the detention basin and concerns with the history of flooding in the area. Mr. Andress stated that they have discussed the issues with CHA. The original request by the Board was to move the detention basin away from the road by removing one lot. This could not be done because of the natural grade of the area but the detention basin has been moved from the road. If the detention basin was to be moved further upgrade there are two concerns, one the detention basin would need to be much deeper and by moving it further upgrade the detention basin would not be able to pick up a portion of storm water from the road near the access to Boyack Road. The subdivision has two area of drainage both moving toward the west. The detention basin is designed to control runoff from the road for the whole subdivision. There is room to buffer the detention basin with vegetation.

The flooding issues have been addressed by speaking with West Crescent Fire Co., Clifton Park Building Dept and the determination is that the flooding is from the backup of water due to ice jams on the Mohawk R. Recently, a heavy rain caused water to cross the road, away from the proposed subdivision. The applicant has submitted a letter stating he is proceeding at his own risk regarding the water agreement needed from the Town of Clifton Park. Mr. Nadeau stated the Board has received pictures of Boyack Road flooding from a recent rain event and would like to know the locations. The applicant showed the areas by pointing to the site map. Mr. Abele stated that from Halfmoon on down there is a swale in the road and conveys the road and from Clifton Park on up there is no swale and the water crosses the road. Mr. Andress stated he has received a letter from the Halfmoon Highway Superintendent asking to replace the existing culvert under Boyack with a larger culvert. The applicant has discussed the issue with CHA and is proposing of leaving the existing culvert in place and placing a new larger one next to it. Mr. Andress commented that there would be less water velocity leaving the site in the post construction as to what is happening now. Mrs. Patenaude asked where is the location of the culvert. Mr. Bianchino there are two culverts one in the Town of Clifton Park and one between the two existing houses associated with the Able subdivision. Mr. Roberts stated that at other meetings the neighbors have stated concerns density, drainage, buffering from the Northway and flooding and shares those concerns and feels the applicant should stay with the original 4-lot subdivision. Mr. Nadeau stated he agrees with Mr. Robert's

statements. Mr. Ruchlicki stated if it were only a 4-lot subdivision that there would be less vegetation removed from the hill and the natural water absorption would be better. Mr. Higgins stated that he has concerns with the detention pond in the location and feels the development and the amount of clearing needed will aggravate an already bad situation. Mr. Higgins feels a smaller development with less removal of the vegetation would be better for the site. Mr. Ruchlicki agreed. Mr. Berkowitz stated it is the third time they visited the site and all have come back with the same conclusion and agrees with the rest of the Board's comments. Mrs. Patenaude stated at first she was leaning in favor of this proposal and was pleased with the buffering and conservation area to the site but now after hearing all of the comments would like to get more information such as information of the EAF and soil conditions. She stated she is now leaning toward the direction of the rest of the Board. Mr. Watts stated to the applicant that the Board has discussed the feeling toward the proposal and asked the applicant if he would like to submit further revisions to the proposed subdivision. Mr. Reh fuss, the applicant's attorney, stated they currently have an existing 4-lot subdivision approval and by the comments of Mr. Roberts and Mr. Nadeau that anything other than the 4-lot subdivision will be met with a disapproval. Mr. Reh fuss stated he was present when the 14-lot subdivision proposal was disapproved the Board with concerns of density, the Board weighed heavily on the County's negative declaration and drainage and flooding. Now, the County has returned a positive comment on the 10-lot proposal, which takes care of the first concern. The second issue is with drainage and flooding. The subdivision plans have been changed. Mr. Reh fuss stated the Town's engineer has issued a comment letter stating the flooding issues are not occurring from the Abele property. Mr. Bianchino stated the flooding that the Board is concerned about, mainly the ones depicted in the pictures, is from under sized culverts under Boyack Road. Mr. Reh fuss asked Mr. Bianchino if he was satisfied with the fact that would address any of those issues. Mr. Bianchino stated what he had indicated was the project should not exacerbate the issue. Mr. Reh fuss stated the comment letter did indicate the project would not exacerbate the issue. Mr. Reh fuss stated the CHA comment letter from September 2, 2003 stated that the post development peak discharge rates would equal or be less than predevelopment peak.

Mr. Bianchino stated the new stormwater regulations not only include post development rates matching pre development rates but also cover volume. Mr. Watts stated at this point if they want to proceed with the 10-lot subdivision the Board could vote on that. Mr. Reh fuss stated when they voted on the 14 lot he requested they table it so they could have discussions with some of the Board members to address some of the concerns. Mr. Reh fuss would like to do that for the 10-lot. Mr. Reh fuss stated he has not seen the comments from the neighbors but would address them. Mr. Reh fuss also stated they are willing to meet with the neighbors as well. Mr. Reh fuss stated they could table it and adjourn for a couple of weeks. Mr. Nadeau stated there were two public hearings and they have determined what the neighbors concerns are. Mr. Watts agreed. Mr. Watts stated they could vote on the proposal as it stands.

Mr. Roberts made a motion to deny the application for a 10-lot subdivision based on all of the concerns that were raised by the Planning Department. Mr. Nadeau seconded. Motion carried.

Mr. Reh fuss asked if there would be a written decision from the Board. Mr. Chauvin stated it would be filed with the Town Clerk and would send him a copy when it is filed.

03.193 Cracker Barrel, 4 Tower Way, Addition to Site Plan. Mr. Kevin Galanka was present and stated the site plan has not changed from the last Board meeting. Mr. Galanka stated the addition would be to add approximately 400 square feet for storage. Mr. Galanka stated this would be a permanent answer for the problems they have had for the last few years with storage containers on site. Mr. Watts asked Mr. Bianchino if he had any comments. Mr. Bianchino stated they have reviewed this and have no problems. Mr. Watts stated it is a consistent policy of the Planning Board not to allow outside storage trailers. Mr. Watts thanked the applicant for the removal of the trailer they had on site. Mr. Watts asked for a motion.

Mr. Berkowitz made a motion to approve the addition as presented. Mr. Ruchlicki seconded. Motion carried.

03.194 Priddle Subdivision, Angle Lane, Re-stamping of Minor Subdivision. Mr. Gil VanGuilder was present and stated he has spoken with both residents and there has been a letter submitted stating they are in resolving the vegetation issue. Mr. VanGuilder stated the Priddle's would be replacing the vegetation. Mr. VanGuilder stated both parties involved are satisfied. Mr. VanGuilder stated they are seeking the re-approval so they can file the subdivision map. Mr. Watts asked if anyone had any questions.

Mr. Nadeau made a motion to approve the re-stamping of the plans. Mr. Higgins seconded. Motion carried.

New Business:

03.192 MGD's Landscaping, 1548 Route 9, Change of Tenant & Sign. Mr. Mike Dickinson was present and stated he would like to install a sign on the building. Mr. Dickinson stated he has been there a couple of years working on odds and ends and his lawn mowers. Mr. Roberts asked if the sign size would be 4 feet x 8 feet. Mr. Dickinson responded yes it is a piece of plywood they painted on. Mr. Roberts would like to see a professionally made sign for the site. Mr. Watts stated to Mr. Dickinson to speak to Mr. Williams about the sign. Mr. Higgins asked if this has always been a business or is it a pre existing business. Mr. Dickinson responded it was previously Lindsey's Country Store. Mr. Watts asked how long he was working out of this site. Mr. Dickinson responded 2 years. Mr. Higgins asked if it had separate sanitary facilities, water and electric. Mr. Dickinson stated it is commercial electric and if he needs water he uses a hose with the water next door. Mr. Dickinson stated he is not in there a lot. Mr. Williams stated he is basically using the garage to keep his equipment and maintain them. No customers come to the site. Mr. Watts read the description on the application and asked if he was storing and repairing. Mr. Dickinson responded yes, if something breaks he fixes it. Mr. Watts asked if it was a repair for anyone else. Mr. Dickinson responded he only fixes his machines. Mr. Berkowitz asked if there was a telephone on site. Mr. Dickinson responded no. Mr. Chauvin asked if there were any employees that worked out of this site. Mr. Dickinson responded no. Mr. Chauvin stated if there ever was they would need proper facilities. Mr. Dickinson stated he does not plan on ever doing that. Mr. Watts stated he is amending the application to reflect storage and repair.

Mr. Roberts made a motion to approve the application as presented. Mr. Nadeau seconded. Motion carried.

03.196 Mechanicville Youth Soccer, McBride Road, Minor Subdivision

03.197 Mechanicville Youth Soccer, McBride Road, Commercial Site Plan. Mr. Gil VanGuilder was present. Mr. VanGuilder stated the McBride's own a little over 80 acres of land on McBride Road and the Mechanicville-Stillwater Soccer club has approached them about utilizing a portion of their farm fields for their soccer league. The area according to the revised site plan is 14.6 acres. Minor re-grading would take place for the fields. In looking at the proposed use and the parking needs they are suggesting parking for 100 cars in a gravel parking area. Access would be off of the right angle bend in McBride Road and provide a 60-foot wide right of way that the McBride's envision to be a future access for the remainder of the property. The proposal is for a long-term lease not a purchase of the property. They would like to have a building for a snack bar and partition off a section for the storage of their lawn maintenance equipment. There would be portable toilets for sanitary facilities because of the seasonal use. The reason for the configuration of this is because of the area the club would like to utilize. There is a lot reserved for a future building lot for one of the sons. There is an area that would be set aside to possibly in the future be annexed to the Decelles. That is Mr. McBride's daughter and son in law. Mr. VanGuilder stated that is pretty much the proposal and asked if the Board had any questions about the clubs activities. Mr. VanGuilder stated Mr. John Pingelski was present. Mr. Roberts asked how long the lease was. Mr. Pingelski stated 10 years with an option to buy. Mr. Higgins asked if they would have any running water in the snack bar. Mr. VanGuilder stated they are proposing some of their food and drinks to be prepackaged. They may have a sink with gray water as far as for cleaning up. They are anticipating selling hot dogs and hamburgers. Mr. VanGuilder stated they do know they do need the Department of Health approval. Mr. Roberts asked if it was for spring and fall seasons. Mr. Pingelski responded right now it is just fall, they are sharing fields right now. Mr. Roberts asked how many teams they anticipate. Mr. Pingelski responded they have 40 teams with kids ranging in age from 4 years old to 6th grade. The season runs 7 weeks. Mr. Pingelski stated spring would be a definite possibility. Mr. Roberts asked if there would be traveling teams. Mr. Pingelski stated possibly. Mr. Roberts stated he likes this use and thinks it's a good use.

Mr. Roberts made a motion to schedule a public hearing. Mrs. Patenaude seconded. Motion carried.

Mr. Watts asked if anyone had anything else for the Board. Mrs. Patenaude made a motion to adjourn at 8:59 pm. Mr. Berkowitz seconded. Motion carried.

The next Planning Board meeting will be September 22, 2003

Respectfully Submitted

Tara Anuszewski, Secretary
Town of Halfmoon Planning Board