

Town of Halfmoon Planning Board**July 12, 2010**

Those present at the July 12, 2010 Planning Board meeting were:

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

Planner: Lindsay Zepko

Town Attorney: Lyn Murphy

Town Board Liaisons: Paul Hotaling
Walt Polak

Mr. Watts opened the July 12, 2010 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they had reviewed the June 28, 2010 Planning Board Minutes. Mr. Roberts made a motion to approve the June 28, 2010 Planning Board Minutes. Mr. Ouimet seconded. Motion carried. Mr. Ruchlicki abstained due to his absence from the June 28, 2010 Planning Board Meeting.

New Business:**10.063 NB Lifetouch National School Studios, 1406C Route 9 – Change of Tenant**

Mr. Joseph Borak, Manager of Lifetouch National School Studios, stated the following: Currently we have our office at 1624 Route 9 in Lee's Plaza. Hopefully, with the Planning Board's approval, by the end of the month we're going to be moving down to 1406C Route 9. This location would be used for office/clerical, which is the same operation as we currently have at 1624 Route 9. Mr. Watts stated the following: Our write-up states that you would have 4 full-time employees and various seasonal employees and the parking would be adequate for the proposed use. There would be no storage of chemicals stored at the site. Mr. Nadeau asked would this proposal be the same as what we previously approved at 1624 Route 9 and nothing would change? Mr. Borak stated yes everything would be the same and nothing would change from our current location to this new location. Mr. Roberts asked do you plan on having a sign in the future? Mr. Borak stated the following: Yes, we may possibly have a sign in the future. We do a majority of our work within the schools and we like to keep a low profile; a sign would be nice but it wouldn't be necessary. Mr. Watts stated make sure, if you do any advertising, you say you're in the Town of Halfmoon. Mr. Borak stated of course.

Mr. Ruchlicki made a motion to approve the change of tenant application for Lifetouch National School Studios. Mr. Higgins seconded. Motion carried.

10.064 NB J and M Automotive, 15 Dunsbach Road – Change of Tenant & Sign

Mr. John Meehan, the applicant, stated the following: I'm proposing to open up a shop at 15 Dunsbach Road, which is an existing 4-bay repair shop that has been in operation for years that closed down recently within the past few months. This location was up for rent and I want to open up as a general automotive repair. I do not plan on doing any bodywork out of this location and I know that was a concern in the past. Mr. Nadeau asked did you say the previous business just left recently? Mr. Meehan stated recently, yes. Mrs. Murphy asked do you have a time frame? Mr. Meehan stated as soon as I get the approval. Mr. Watts asked how long ago did somebody leave? Mr. Meehan stated from what I was told, it was about 3 months ago. Mr. Watts stated okay because it is a pre-existing, non-conforming use in there and if it goes beyond a certain time period, we have issues. Mr. Nadeau asked who owns the property? Mr. Meehan stated the property owner is Patricia Preville and she was unable to be here tonight because she is out of town. Mr. Watts asked does Ms. Preville live next door? Mr. Meehan stated yes, she lives next door. Mr. Watts stated okay so we don't imagine any complaints from the neighbor. Mr. Roberts stated I think it is important that the previous approval only allowed 7 outside cars for storage and I think we should keep it at 7. Mr. Watts stated yes we have to because it would then get into an expansion of the use. Mr. Meehan stated yes, I had written down 10 cars with 7 being outside and I have the ability to store 4 cars inside and I'm fine with that. Mr. Higgins asked are you going to be a registered repair shop with inspections? Mr. Meehan stated inspections to come. Mr. Higgins asked would you have any used car sales? Mr. Meehan stated no used car sales. Mr. Higgins asked would your operation be strictly mechanical, you said no body shop? Mr. Meehan stated no body shop. The sign application states the proposed sign size would be two-sided 1 FT x 5 FT for a total of 10 SF, 10 FT high and the sign would not be lit. The sign would be located at the entrance of the site on Dunsbach Road. Mr. Watts stated please advertise that you are located in Halfmoon.

Mr. Ouimet made a motion to approve the change of tenant application for J and M Automotive conditioned on only 7 cars could be parked outside. Mr. Higgins seconded. Motion carried.

Mr. Roberts made a motion to approve the sign application for J and M Automotive contingent upon the sign is located on their own property and it would not be located in the New York State Department of Transportation's right-of-way. Mr. Nadeau seconded. Motion carried.

Mr. Higgins made a motion to adjourn the July 12, 2010 Planning Board Meeting at 7:05 pm. Mr. Berkowitz seconded. Motion carried.

Respectfully submitted,
Milly Pascuzzi
Planning Department Secretary