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**MINUTES MEETING  
Town of Halfmoon Planning Board  
October 15, 2019**

**Those present at the October 15, 2019 Planning Board meeting were:**

**Planning Board Members:**

Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman-absent  
John Higgins  
Tom Koval  
Richard Berkowitz  
Thomas Werner  
Mike Ziobrowski

**Planning Board Alternates:**

Charlie Lucia- absent  
Brendan Nielsen

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobný-absent

**Town Board Liaison:**

John Wasielewski  
Jeremy Connors

**Town Engineer / CHA:**

Joe Romano

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***Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm***

**Don Roberts:** Good evening, I would like to call the meeting to order, have the Board members had a chance to review the minutes from the last meeting?

**Rich Berkowitz:** I make a motion to approve the minutes.

**Tom Werner:** Ill second

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**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**New Business:**

**19.159                    Powers Pub, 130 Meyer Road – Sign**

**Tom Wheeler:** Hi Im Tom from AJ Sign Company. Over at Powers Pub they refurbished the barn that is going to be their banquet facility, we want to put this sign on the right, and it's a carved sign on a wrought iron looking bracket off that new building.

**John Higgins:** What's the other sign?

**Tom Wheeler:** It's actually just a sandwich board that we made that shouldn't even be on this drawing it was just a temporary A-Frame we made.

**John Higgins:** Ok so in other words they will put that out there when they are having an event.

**Tom Wheeler:** Right, yup.

**John Higgins:** So it's not a permanent sign?

**Tom Wheeler:** Nope, it's just for events.

**Tom Koval:** I'll make a motion to approve the sign.

**Rich Berkowitz:** Ill second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Tom Wheeler:** Thank you.

**Don Roberts:** You're welcome.

***Powers Pub- Sign***

***APPROVED. Board approved an 8.5 SF two-sided, wall mounted sign on the renovated barn/banquet hall.***

**19.153 & 19.154    Clifton Park Tailors, 1410 Route 9 – Change of Use/Tenant & Sign**

**Sabor Arif:** Im Sabor Arif, and Im the owner of Clifton Park Tailors and Dry-cleaning on 1410 Route 9.

**Don Roberts:** How many employees you gonna have?

**Sabor Arif:** Me and my wife.

**Don Roberts:** Just two, ok and your hours of operation will be?

**Sabor Arif:** 9 to 6 Monday through Friday 9 to 6 and Saturday 9 to 3, Sunday is closed.

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**Don Roberts:** Any other questions?

**Tom Koval:** Is there adequate parking in there?

**Rich Berkowitz:** oh yea.

**Don Roberts:** Should be.

**Rich Berkowitz:** I make a motion to approve the change of use/tenant and sign.

**Tom Koval:** Second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, now we realize your bringing your name with you we understand that but you will advertise that you are in the Town of Halfmoon right?

**Sabor Arif:** Yea.

**Don Roberts:** Ok, for your own benefit because people won't find you if you keep saying you are in Clifton Park, ok thank you, good luck.

**Sabor Arif:** Alright, thank you.

**Tom Koval:** Did we do the sign?

**Don Roberts:** Yes we did them all ok, you're all set thank you.

***Clifton Park Tailors – Change of Use/Tenant & Sign***

***APPROVED. Board approved the use of the existing building for a tailor and dry cleaning business, along with a wall-mounted sign.***

**19.160                      Accelerate ABA, 7 Corporate Drive – Change of Use/Tenant**

**Joe Abele:** Hi Im Joe Abele from Abele Builders, with the approval of the Planning Board we were hoping to have a new tenant called Accelerate ABA, they are therapists that work with Autistic children. It would be at 7 Corporate Drive. There are two employees right now and they are both therapists this is their first time going out as their own business and their hours would be roughly 9 to 5.

**Don Roberts:** Any questions by the Board?

**Tom Koval:** I make a motion to approve the change of tenant.

**Don Roberts:** Can I have a second.

**Tom Werner:** I'll second that.

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**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, no sign at this time?

**Joe Abele:** No, no sign as of right now there wouldn't be a sign.

**Don Roberts:** You do know that you have to come back if there is right?

**Joe Abele:** Yes I do.

**Don Roberts:** Thank you.

***Accelerate ABA – Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 2,244 SF of existing office space for a business that provides behavioral analysis therapy for autistic children.***

**19.161                    Red Lion Controls, 28 Corporate Drive – Change of Use/Tenant**

**Joe Abele:** Joe Abele again with Abele Builders, with the approval of the Town we would like to welcome Red Lion Controls a software company to a space at 28 Corporate Drive. They'll have 9 full time employees and they will be working 9 to 5 right now.

**Don Roberts:** And there is plenty of parking there as well?

**Joe Abele:** Yes absolutely this is a building that actually Kitware moved out of so there is plenty of parking.

**Don Roberts:** Any questions?

**Mike Ziobrowski:** I guess if you have the same concerns about the sign you will have to come back for a sign

**Joe Abele:** Same thing there won't be a sign as of right now, if there is we will get a change of sign or a new sign approval.

**Mike Ziobrowski:** I would like to make a motion to approve the change of use/tenant application.

**Rich Berkowitz:** Ill second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Joe Abele:** Thank you, good night.

***Red Lion Controls – Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 1,948 SF of existing office space by a software development company.***

**19.152                    Garden Gate Plaza, 1516 Route 9 – Site Plan**

**Gavin Villaume:** Good evening Gavin Vuillaume with Environmental Design representing Garden Gate Plaza. These applicants , the Garden Gate Florist have been in front of the Board I think recently was in July where they received the change in tenant along with the sign approvals in order to occupy the building. As you all know from the previous meetings the GT Toyz I think is what it was called was still at the site but was formerly occupying the property and is now moving onto a different location further north, so this building will be occupied by just the Garden Gate Plaza along with a future tenant for some remaining retail space. The property is about 1.65 acres in size , the new building would be about 9000 sq. ft. , the 9000 sq. ft. building would be positioned as you see it on the site plan a little further back from the existing building sits right there , there is also a small little accessory building in there , the plan is to put the building , the new building at the center of the property , lessen some of the parking in the front , introduce some new green space you can see right here we've got a lot more greenspace than what is there now. Currently the asphalt runs almost the whole half of the property in the front so one nice feature of this design is we will be introducing landscaping and greenspace into the front. We will maintain the existing driveway the way it currently exists , run a small access drive around back for service vehicles and provide approximately I think 42 parking spaces on the property. We've started to look at some of the detailed stormwater design and the sewer connections. We would be connecting to an existing force main on the opposite side of route 9 for the sewer, connections to the existing water line on our side and provide storm water management to the rear of the property. As far as the building goes we hope to have some building elevations when we present the detailed plans and for tonight we are just looking for I guess an opportunity to get referred over to Clough Harbor for the next phase of the project.

**Don Roberts;** ok, thank you we will have discussion here but also we will refer to Clough Harbor and part of their review we are going to ask them to maybe look at enhancing the landscaping a bit in front, ok

**Gavin Vuillaume:** Yup

**Don Roberts:** Questions by the Board?

**Tom Koval:** Im looking at the drawings it looks like you just overlaid this on top of some old drawings possibly?

**Gavin Vuillaume:** Yea this is overlaid on top of the existing survey

**Tom Koval:** So I see light falls in the middle of the driveway

**Gavin Vuillaume:** That is all existing information I wanted to kind of have you see where things are sitting now, one thing I forgot to mention, during construction they will still be occupying that small building so this building will still be occupied, the front of the parcel will be left undisturbed for the most part at the beginning while they put up the new building.

**Tom Koval:** the accessory building its going to be taken down immediately?

**Gavin Vuillaume:** Yes, yea

**Tom Koval:** I would like to see a little more green space in here I know we have nothing there right now but we're trying to change the look of that stretch of route 9 make it a little more friendly.

**Gavin Vuillaume:** Yup we've got plenty of room I think we can back things off a little bit to gain a little bit more green space out front without any problem.

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**Tom Koval:** What are you using the back of that building for?

**Gavin Vuillaume:** It would just be mostly service, deliveries and service, yea.

**Tom Koval:** So maybe shrink that back up a little bit and add some green in the front?

**Gavin Vuillaume:** Yup.

**Don Roberts:** Anyone else?

**John Higgins:** Is it fire truck accessible all around the building?

**Gavin Vuillaume:** Yea right now a fire truck can come in here and make a turn in the front, I still may look at doing something in the back in case they want to get to the back area so we would have to probably run a road here and maybe just a little small turnaround where the dumpster is just to help a fire truck get back there.

**Don Roberts:** This will be reviewed by the fire department as well.

**Gavin Vuillaume:** Yup.

**Tom Koval:** But it's not currently a drive around?

**Gavin Vuillaume:** Well we've got the drive around but the fire truck can't make this turn here, yea that's a tight turn.

**Mike Ziobrowski:** Yea coming in off of 9 it looks like that radius.

**Gavin Vuillaume:** Yea the best access would be along this side here and then turn around and then go around the back.

**Mike Ziobrowski:** It's just that first island there looks almost like it wants to be where your turning radius is.

**Gavin Vuillaume:** Yea we can make that radius a little larger.

**Tom Koval:** Yea Im sure the fire department is going to want reasonable access to the rear of the building, the sides of the building.

**Gavin Vuillaume:** Yes certainly, yes.

**Don Roberts:** Okay so we will refer it to Clough Harbor, refer it to Saratoga County Planning, we refer it to the fire district for review, okay thank you.

**Gavin Vuillaume:** Thank you.

*Garden Gate Plaza – Site Plan*

***TABLED/REFERRED TO AGENCIES. Board provided feedback on a concept plan for a new 9,000 SF mixed/retail building, and referred it to various agencies for review.***

**19.162                    Twin Bridges Lot Line Adjustment, 1626 Route 9 & 4 Oakhill Dr. – Minor Subdivision**

**19.163                    Twin Bridges Site Plan, 1626 Route 9 – Site Plan**

**19.164                    Oak Hill Office Building, 1638 Route 9 – Site Plan**

**Jason Dell:** Good evening my name is Jason Dell, I'm an engineer with Lansing Engineering here on behalf of the applicant for the 1626 Route 9 Site Plan as well as lot line adjustment. The project site is located at 1626 Route 9 along the western side of route 9 and as the parcel currently sits it is approximately 1.65 acres in size and is zoned as C-1 Commercial. Twin Bridges, we were here before the Board some months ago where we had gotten the change of use for the project so they are currently operating out of the facility now with the trucks being stored overnight in the parking area behind the fence so the first part of this project what we are seeking to do is a lot line adjustment, the lot line adjustment will remove approximately .74 acres from the parcel immediately to the north from 1638 route 9 or 4 Oakhill Drive. That .74 acres will be added to the project site for a total size of about 2.4 acres. And the remaining parcel at 1638 or 4 Oakhill would be at about 2.3 acres in size so both lots will still meet the minimum requirements set forth in the C-1 zone. So that's the first part of our request is for the lot line adjustment so we would like to request the Board, we'll any questions that you have pertaining to that as well as ask that a public hearing get scheduled.

**Don Roberts:** Any questions by the Board?

**Tom Koval:** Yes Jason it says stormwater will be managed onsite through the use of multi grain infrastructure run off reduction practices , what exactly are you doing here because it looks like you are pretty much taking up the whole lot?

**Jason Dell:** That is something we are going to have to work with CHA on because this is a re-development type site so we will have to look to use sub surface chambers we may have to look towards some sort of a filtering mechanism but we would have to work through that with CHA as to exactly how we are going to meet that so we have thought about that and we have done some test pits on the site next door however this area here right now it is a big knob so we can't really do test pits in that area right now but that will have to be worked through.

**Tom Koval:** There is a stream right behind there.

**Jason Dell:** Correct there is a stream right through here.

**John Higgins:** What's the capacity in truck parking you are going to end up with between both sites?

**Jason Dell:** I believe right now there is room back there for 20 or 25 trucks right now and what we are showing here is for 37 trucks, so 57, 60 trucks total you know have the potential to fit back there, you can see we are in there pretty tight you know but we are showing 12 foot wide by 35 feet deep stalls to accommodate those trucks.

**Mike Ziobrowski:** And the intent is just for parking of the trucks on this site?

**Jason Dell:** Parking for the trucks overnight no storage of any refuse is on site it is strictly for a place for them to coral those trucks at night behind the fence to cut down on visibility as well as for security.

**John Higgins:** Where do the drivers park?

**Jason Dell:** Currently there is a parking area in the front right now which they are using, but as part of the other site plan that we will be showing you very shortly, we are going to be accounting for some additional employee parking with a foot bridge to come across that little creek in the event additional parking is needed. This is more of a projection right now Scott doesn't have this many trucks but it is setting it up in the future that way he can expand to that number of trucks.

**Tom Koval:** The one issue there is if we approve this site for that many trucks and your using the business next door which right now is owned by the same person to park employee vehicles what happens if that other parcel sells to somebody else and we have already approved that many trucks?

**Jason Dell:** Understood. There could be easements put in place, parking easements, access easements but right now we're showing it just as truck parking, additional employee parking could be constructed in the back here in lieu of those trucks.

**Don Roberts:** Now on this site are you going to plan on allowing a place for storage for any of the unused commercial dumpsters?

**Jason Dell:** That I will have to check with the applicant on, I am not sure of that right now we are just showing it as truck parking but im sure that it could be used for a dumpster

**Don Roberts:** You're going to need a spot for the extra dumpsters you know that?

**Jason Dell:** Yes

**Don Roberts:** Okay thank you.

**Rich Berkowitz:** Jason any maintenance or washing of the vehicles on the site?

**Jason Dell:** I don't believe so, but I will get a clear answer for you for the next meeting

**Tom Koval:** Is there currently a maintenance facility for these trucks?

**John Brady:** John Brady Im Scott Earls assistant, I work for Twin Bridges and yes there will be maintenance in the actual garage there on site as well as the trucks are washed I know that was a previous question the trucks are washed daily as well. As far as the parking the ideally the Oakhill Drive location will be, which we will get into in a little bit will be about 20 of the employees working in that corporate office which will affectively pull really any employee parking from this area as its going to be ample to hold obviously more than that so potentially drivers as well.

**Rich Berkowitz:** And where does the waste from the washing of the trucks go?

**John Brady:** A holding tank.



**Rich Berkowitz:** And what about the solid debris from the trucks when they are washed out?

**John Brady:** I'll have to check with Scott on that, solid debris.

**Mike Ziobrowski:** I mean essentially we will look at that just like it's a standard car wash like a Hoffman or

**Rich Berkowitz:** It's a little more intense than that because you could have solid waste in those trucks that are going to get washed out.

**Mike Ziobrowski:** Good point.

**John Brady:** Yes we will definitely check with Scott on that for sure.

**Tom Werner:** So you mentioned a total upwards of what Jason for future building for trucks?

**Jason Dell:** Well right now there is room for about 20 plus the 37 that we are showing there so about 57.

**Tom Werner:** Okay and where would the drivers, the operators of those trucks park when they show up?

**Jason Dell:** There is a parking area in the front there is also areas in the back that could be parked. As these trucks are removed cars could be parked back in their place

**Tom Werner:** Ok but they wouldn't be parking where the office employees are parking?

**Jason Dell:** That is one of the goals of the next application would be for any potential additional spillover parking that there would be additional parking next door that could be utilized however as these trucks are removed you know other employees for other trucks could be pulling into those spaces, you know it would have to be organized maneuvering of vehicles if and when the potential does happen that he does get that big and expand.

**John Higgins:** How about locker rooms for the employees, the guys changing into the uniforms or you don't have anything at all?

**John Brady:** They usually come prepared and some of the operation that we have in Virginia and Pennsylvania with County Waste they come prepared I mean there is a small area for them to have if they have lunches or things of that nature but as far as full out locker rooms they have, they come to work prepared in their equipment.

**John Higgins:** Okay so, in the other picture it showed the existing building is an office where the guys punch the clocks whatever?

**John Brady:** Right.

**John Higgins:** In other words they don't get there and walk directly to their trucks they have got to check in with somebody.

**John Brady:** Exactly there is an area inside where right now currently there is the customer service team there is also the management to your point John the check in with the managers , the actual time clock that's all currently in that building on site.

**Mike Ziobrowski:** So they're going to park in the other lot on the northern side and then go to their trucks here in the morning is that the thought process?

**John Brady:** Yea and again there is also the overflow of Oakhill potentially if needed but this would be ample parking for the drivers as well and then being that it would be just drivers initially and the corporate employees over at before Oakhill there is extra over there if needed to Jason's point if there is spillover.

**Rich Berkowitz:** Where do these trucks refuel?

**John Higgins:** There is a fuel tank in the back.

**John Brady:** Yea we have one fuel tank, there is a diesel fuel tank onsite.

**John Higgins:** Are you going to add because that one is only I think a 500 gallon, or a 1000 gallons it's a small tank. It was shown on the previous drawing and we questioned that.

**John Brady:** Yea we had originally , the question was I think was if there was multiple and there is only the one it suffices currently I can check with him so far as its capacity and whether or not we would need to consider having another one onsite but as of right now it's not a concern.

**Rich Berkowitz:** How many times a week would that be refilled?

**John Brady:** I would imagine more than once a week but again with that I would have to check with them.

**John Higgins:** Now Oakhill I don't know if you want to since we are talking about both Oakhill has anybody talked to John Pingelski because Oakhill is a substandard Town road as far as Im , because we have had discussions with those residents before when like Joe's Cars came in and things like that .

**Richard Harris:** John's aware of the project we haven't sent this to him for formal comment but we will do that, we will ask him sure.

**John Higgins:** Because now all of the sudden we are talking 50 or 60 cars between drivers and you know employees in the office and things like that it may require some kind of improvements to that road I don't know.

**Richard Harris:** Yea we will ask him John usually is on this before we ask him but we will make sure he takes a look and gives us any feedback.

**Don Roberts:** Before we get too far along here we have got to set the public hearing for the lot line adjustment so we all set with that?

**Mike Ziobrowski:** I would like to make a motion to set a public hearing for October 28<sup>th</sup> for the lot line adjustment.

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**Rich Berkowitz:** Ill second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, that's all set.

**Jason Dell:** Gotcha, this is the Oakhill Drive site plan, this obviously this is route 9, intersection of route 9 and Oakhill there is the used car dealership down here in the corner. What Mr. Earl would like to do is make this the Twin Bridges corporate headquarters. This is a 10,000 sq. ft. building it has a 5000 sq. ft. footprint so it will be 2 stories totaling the 10,000 sq. ft. so for this there will be one curb cut out onto Oakhill which will then come in and have our circulation for our parking areas. This site right now we are showing additional parking for the 10,000 sq. ft. we would need about 50 stalls per code, Scott does anticipate in this office right now having about 20 employees so the 50 required stalls is in excess of that requirement however we have ample room for that and we have actually shown on here a total of about 86 stalls so there is room in this area here where we've added some additional stalls however as we have gotten into some of the preliminary engineering we're going to be pulling this back a little bit over in here for stormwater management. There you will see a sidewalk connecting this building through it will come across that small little wetland stream and it will be able to access the facility next door where all of the trucks will be stored. Water for this facility will be connected to the Town of Halfmoon municipal water system we will be looking to do an individual septic system for this small building up in front here since there will not be intense amount of flow coming out of here because it will strictly be just for bathroom usage we will be able to install a septic system there and stormwater will be managed in accordance with all requirements.

**Mike Ziobrowski:** Do you think that by the 28<sup>th</sup> you can have a stormwater management plan put together for discussion?

**Jason Dell:** 28<sup>th</sup> of this month, for this facility yes this one over here.

**Mike Ziobrowski:** What about for both if we are looking at both as one big picture, do you think you'd have something.

**Lyn Murphy:** We will not be able to look at the subdivision on the 28<sup>th</sup> then he will be back later with the site plans.

**Jason Dell:** That's correct.

**Don Roberts:** We don't need to have these on all at the same time.

**Mike Ziobrowski:** Okay, fair enough.

**Richard Harris:** I do want to mention though that when I sent out the public hearing notice for the lot line adjustment I plan to mention that we also have site plans that this lot line will facilitate and is being done for.

**Don Roberts:** But we are not going to make the applicant keep up to snuff with all of this stuff.

**Richard Harris:** No I understand you might get some questions from the public that might have something to do with adjusting a lot line but more about the building and traffic and things that you might not be ready to answer even if you start working on them tonight so we can't help it if, we can't talk about a lot line adjustment in a vacuum.

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**Don Roberts:** No, no no I'm just saying we shouldn't require him to have all of these.

**Richard Harris:** No, no right.

**Mike Ziobrowski:** I guess it's my recommendation that we have some sort, information on the questions that we are asking now.

**Jason Dell:** We are going to get to them as quickly as we possibly can , the reason I had sat down with Paul and Rich to discuss this informally and we felt the best approach would be to come back in as quickly as possible from the last meeting where John had asked questions about where the trucks were coming from where they are being stored, so this kind of accomplishes that its where the trucks going , we've got another headquarter building here , there all relative to each other so that's kind of where we are, we are coming in together.

**Mike Zibrowski:** Yes, they are yes.

**Rich Berkowitz:** How many residents are there on Oakhill now?

**Jason Dell:** I believe 5.

**Rich Berkowitz:** 5 have you approached any of them?

**Jason Dell:** I know that Scott has I don't know how many and which ones but I believe...

**Rich Berkowitz:** Are we going to notify all of the residences on Oakhill?

**Richard Harris:** Yes, we are, and I went to take a look and it's a unique public hearing notice and we are talk about also a site plans but we are obligated to notify people when we get site plans too just not necessarily in the form of a public hearing but we are including all of the properties on Oakhill both sides of the road and then surrounding these two parcels across the street too, yea I've already heard from one resident at one Oakhill, he's the person that came in before you came in with the application, I know Scott has at least talked to him, I think Scott mentioned when we met, he planned to knock on the doors of everyone on Oakhill (inaudible). We will formally send certified letters notifying all three applications and the date of the 28<sup>th</sup>.

**John Higgins:** In the topics it says that the 10,000 sq. ft. requires 50 parking spaces?

**Richard Harris:** Based on the code yea.

**John Higgins:** Ok, that's not based on the number of employees that they were talking about that is based on the code.

**Richard Harris:** Yea the code is 1 per 200sq ft. for an office building, retail and some of the other uses consider employees but the Board is free to go under the code, go higher or lower based on, yea I mean if you've got an office use that has 500 employees for some reason yea obviously you would want to adjust the code strict number formula.

**John Higgins:** Okay thank you.

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**Don Roberts:** Okay so for both Twin Bridges and Oakhill we will refer them to Clough Harbor, fire and County right?

**Lyn Murphy:** Yes

**Don Roberts:** Okay we will see you next meeting for the public hearing on the minor subdivision.

**Jason Dell:** Thank you.

**Don Roberts:** thank you Jason, we will see you right now I guess too under old business

***Twin Bridges Lot Line Adjustment – Minor Subdivision***

***PUBLIC HEARING SET. Board received a presentation for a lot line adjustment between two lots and set a Public Hearing for October 28, 2019. (This application is related to the following two Site Plan applications).***

***Twin Bridges Site Plan- Site Plan***

***TABLED/REFERRED TO AGENCIES. Board provided feedback on a request to expand the existing parking lot onto land proposed to be annexed as a result of a lot line adjustment. (See previous Agenda item). The item was tabled and referred to various agencies for review.***

***Oak Hill Office Building – Site Plan***

***TABLED/REFERRED TO AGENCIES. Board provided feedback on a concept plan for a new 10,000 SF office Building and referred it to various agencies for review.***

**Old Business:**

**19.151                      421 Halfmoon Flex Park Re-Packaging Facility, 421 Route 146- Change of Use/Tenant**

**Jason Dell:** Jason Dell engineer with Lansing Engineering here on behalf of the applicant for 421 Flex Park change of tenant. We were before the Board not too long ago where we had discussed this, the applicant is proposing a repackaging facility in the 50,000 sq. ft. building that was previously approved so we are here for that use. I believe at the last meeting we were only waiting on the County referral and for the County to come back and I believe they have and indicated that there is no County wide impacts, so we are here this evening to request an approval of that.

**Don Roberts:** Questions by the Board?

**John Higgins:** The traffic study you said you believed was based on thirty trucks per day?

**Jason Dell:** No, the traffic study was based on the overall project, which as you can see there is quite a few more buildings than just the 50,000 sq. ft. building there, so that encompassed the entire project. What the applicant had indicated at the last meeting was that he anticipates about 30 trucks per day utilizing the facility. At first this operation is going to be for Twin Bridges but you know as the need arises he did indicate that he would be willing to accept materials from other places. Your concern about the number of trips and if the facility is sold in the future, you know I can't speculate on whether or not the facility would ever be sold I know it's not the applicants goal right now , this is the goal right now to build this facility. There are two entrances there is one over onto Parkford as well as there is the main entrance out onto route 146 so in my estimation you know 30 trucks 40 trucks

a day is not a significant amount of traffic. If and when the other site plans come in obviously they would have to come in with their own traffic projections and they would have to be in accordance with the original traffic study.

**John Higgins:** Well as I expressed concerns earlier , just the number of recycling trucks that Twin Bridges would have I think eventually in the not too distant future would represent that 30 trucks so now if we have trucks coming from other municipalities , other private refuse carriers in the area it could easily double that number and that's the only question I brought up and my only concern, that's a lot of traffic going in and out of an entrance that's already tough at certain times of the day its already impossible to get in and out of some of those entrances right now I know Parkford is very hard to get in and out of , D&R across the street is almost impossible to get in and out of at certain times of the day. It's going to just add congestion to that close area.

**Jason Dell:** Understood I also know that they are limited to the number that they'll be permitted which I believe is 249 tons per day which is if you were to break that down per truck load at about 10 ton per truck you know you're looking at 25 trucks. Ya know so I appreciate your concern but we are also exiting out onto a State road.

**John Higgins:** 249 tons a day, okay how are you coming up with 20 trucks?

**Jason Dell:** 25 trucks, 10 ton per truck?

**John Higgins:** But some of those smaller trucks

**Jason Dell:** It's an average.

**John Higgins:** Right, but some of the smaller trucks don't carry anywhere near that.

**Jason Dell:** But some of the other trucks carry much more than that

**John Higgins:** Not on plastics and newspaper and things like that, you know it doesn't add up quite as fast as the garbage.

**Don Roberts:** Jason, as a starting point is there a number that you would be comfortable with starting out to limiting how many trucks a day and then as it goes on you feel as though you need more you can come back and get approval for more?

**Jason Dell:** I believe the applicant said 30 so we are in the neighborhood of 30 to 40 trucks I think that that's reasonable , and like you said if we had to come back we could certainly come back and request more and obviously we have some horse trading that could be done with the other businesses there I guess.

**Don Roberts:** Is that good John?

**John Higgins:** Yea, that's why I requested in the meeting just as kind of a number for us to start with.

**Don Roberts:** So let's say 40

**John Higgins:** Ok.

**Don Roberts:** Is that okay with everyone 40?

**Tom Koval:** Who's counting them anyway?

**Don Roberts:** I'll go out and count them.

**Joe Romano:** In the review of the traffic numbers, as they come in for additional site plan review again we've always got to go back to the original traffic study as a foundation at this point.

**Don Roberts:** So if we go with 40 for now that should be good for a while right? Okay so any motion we make please include that in the motion.

**Tom Werner:** I have a question, just asking about that traffic study, did they look at the operation out on 146 considering that the trucks, heavy trucks what have you acceleration is going to be slow, you've got traffic running along pretty good, I mean the impact on safety is a concern that we have to have also, did the DOT

**Lyn Murphy:** Yea it was because the PDD is a light industrial manufacturing PDD so that trend was taken into account as part of the traffic studies.

**Tom Werner:** Okay but im thinking as these sites develop, that changes the makeup of the type of trucks and I mean we are talking here now but it could be 30 it could be 40, so that changes the situation from the original assumptions made by that traffic study is what im saying, is that open for review and discussion?

**Lyn Murphy:** Didn't the original traffic study have more square footage than what is being proposed here?

**Jason Dell:** Yes

**Lyn Murphy:** So this is actually going to be a reduction of what they looked at with a light industrial/manufacturing use.

**Tom Werner:** Okay will it be a reduction in larger trucks? That's my concern?

**Mike Ziobrowski:** Well we are looking at roughly 4 trucks an hour on a 12 hour day, max.

**Tom Werner:** Okay I just think it is something we've got to, if necessary be aware of.

**Don Roberts:** Anyone else?

**Rich Berkowitz:** I will make a motion to approve the change of use and tenant contingent on no more than 40 trucks a day.

**Mike Ziobrowski:** I'll second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

***421 Halfmoon Flex Park Re-Packaging Facility- Change of Use/Tenant  
APPROVED. Board approved the use of a proposed 50,000 SF building for a re-packaging facility.***

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**19.130                    421 Halfmoon Flex Park, 421 Route 146- Amendment to Site Plan**

**Jason Dell:** This is the amendment to the site plan involved the height restriction of 35 feet in order to allow for the automation within the building, the one side of the building is going to need to be about 39 feet but then when you factor in the loading docks along the south side that would actually push that height to about 43 feet so for the sake of completeness and to be accurate we would seek to amend the site plan to allow a greater than 35 foot high building

**Don Roberts:** And for the record this Planning Board is not going to get in the habit of approving higher buildings than allowed, but this is a special case because it was an over site in a way of what was going to be allowed there anyway so right, it was done and then it was determined it wouldn't fit but we are not going to make it a habit of approving higher buildings so.

**Jason Dell:** Understood.

**Mike Ziobrowski:** I would like to make a motion to approve the amended site plan request.

**Rich Berkowitz:** I'll second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried.

**Jason Dell:** Thank you.

**Don Roberts:** You're welcome.

***421 Halfmoon Flex Park- Amendment to Site Plan***

***APPROVED. Board approved an amendment to the previous Site Plan to allow portions of a proposed 50,000 SF building roofline to exceed 35'.***

**19.072 & 19.149    GTM Payroll Services, 9 Executive Park Dr. – Change of Use/Tenant**

**Patricia Colby:** Hi Im Patricia Colby GTM Payroll services

**Don Roberts:** And what are you going to be doing there?

**Patricia Colby:** Same thing as we do now we are a payroll service company we service local businesses and business outside of the capital region.

**Don Roberts:** How many employees?

**Patricia Colby:** 50

**Don Roberts:** 50, and parking is alright right Rich?

**Richard Harris:** It's within the square footage of the building

**Don Roberts:** Hours of operation?



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**Patricia Colby:** 8:30 to 5.

**Rich Berkowitz:** Monday through Friday?

**Patricia Colby:** Monday through Friday.

**Don Roberts:** Are you expanding or moving?

**Patricia Colby:** Expanding, yes.

**Don Roberts:** That's good it's a good sign.

**Patricia Colby:** Yup it's great.

**Don Roberts:** Any other questions?

**Rich Berkowitz:** I make a motion to approve the change of use and tenant.

**Mike Ziobrowski:** Ill second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, you did good see.

**Patricia Colby:** Thank you.

***GTM Payroll Services – Change of Use/Tenant***

***APPROVED. Board approved the use of approx. 8,750 SF of an existing office building by a payroll services/management company.***

**Mike Ziobrowski:** I make a motion to adjourn the meeting.

**John Higgins:** Ill second.

**Don Roberts:** All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, good night.