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**MINUTES MEETING
Town of Halfmoon Planning Board
October 28, 2019**

Those present at the October 28, 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

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 past meeting?

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

Mike Ziobrowski: Ill second.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried, Marcel recuses himself he was not here, thank you Marcel.

Public Hearing(s):

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

Don Roberts: Would anyone like the notice read? (No comments) Go ahead Jason.

Jason Dell: Good evening my name is Jason Dell, I am an engineer with Lansing Engineering on behalf of the applicant for the lot line adjustment. The project site is located at 1626 route 9 along the western side of route 9. The parcels are both located within the C-1 zoning district and currently on 1626 Twin Bridges is operating out of the property with an office building as well as a parking area for garbage trucks, so for the project the site plans will be forthcoming shortly but the applicant is looking to construct an additional parking area on the property and in order to do so we are here this evening requesting a lot line adjustment for the properties. So we will be seeking to remove or pull .74 acres from 1638 route 9 which is located also along Oakhill and adding that property to 1626 route 9 so, the 1626 route 9 property will have an area of approximately 2.4 acres and the adjusted property for 1638 will have an area of approximately 2.3 acres. So we did receive some correspondence over on Oakhill drive they had some concerns about the site plan for the Oakhill parcel that's a different application but to alleviate or to address those concerns in that letter up front here we will be submitting tomorrow the detailed site plans and engineering documents for that project. Which should address all of the concerns present in that letter so here this evening for the public hearing on the lot line adjustment itself, so we are here to answer any questions that you folks may have , answer any questions the public may have and ask for the Boards approval for that lot line adjustment.

Don Roberts: Thank you Jason, and again we are here for the lot line adjustment only. I would like to open the Public Hearing, the first thing I would like to do is Rich I believe we received some correspondence from some residents and could you summarize what they said and enter them into the record?

Richard Harris: Sure, we received a letter October 23, copies of which were provided to the applicant and to each Board member and staff here tonight. Approximately a four page letter with some attachments summarizing concerns with all aspects of the proposal, lot line adjustment and the site plan. Again that will be entered into the record, it was also signed by the following individuals who either signed on a page or submitted separate letters stating they support the wording and the letter it was Robert Nevin, Carol Schnitzer, Karl Schnitzer, Diane Fiore, Brian Sikorski, Vincent Fiore, Paul Fiore, Mathew Fiore, Karen Ouellette, Maud Miller, Paul Miller, Eric Miller, Lori Miller, Paul Malinowski, Susie Malinowski, and then as I stated there were some subsequent letters indicating support for the statements in the letter that was submitted, there was also a letter dated October 23rd from Diane Fiore of 14 Oakhill Dr. stating that she was unable to attend the Halfmoon Town hearing scheduled for tonight due to a prior commitment and she stated please understand in my absence no way reflects diminished involvement of interest in these proceedings. Each letter will be scanned and the petition and all of the documents will be scanned and made part of the minutes, the official minutes of the Board and again they have been provided to each Board member.

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Don Roberts: Thank you Rich, and all of that correspondence will be made part of the record, thank you. Moving along with the public hearing if anyone from the public would like to speak please come up and say your name and address and any comment you may have.

Carol Schnitzer: Good evening Im Carol Schnitzer, I own a property at just next door at 1632 route 9 so I have a one acre parcel it has the old Micklas antique shop on it which was my grandparents, and then the Fiores own a parcel directly next to me so we are like the two parcels that that's U'ing around and the concern I have is that I have one acre of route 9 property that's been in my family forever and Im looking forward to you know being able to benefit from selling that property someday for my retirement and I certainly think that garbage trucks parked out back will definitely decrease the value of the property without some sort of guarantees that there will be appropriate burms and landscaping etc. And Im just disappointed to not see any of that included in the renderings that we were given, so I would just like to say that so if you don't approve the lot line there won't be garbage trucks parked behind me.

Don Roberts: Okay thank you, would you like to respond to that Jason?

Jason Dell: There is a large hill in this area right here, a lot of excavation has occurred and material been removed, there is approximately right now about a 12 to a 14 foot high burm right in this area so basically the grading will go down to the parking area that will all be included and shown on the site plans that will be submitted later on this week for that parking area.

Carol Schnitzer: The site plans that we saw just shows lots of pavement we saw no retention basins, no water treatment, there is no sewer so...

Don Roberts: We haven't gotten that far yet its coming, in future meetings this is just a lot line adjustment itself tonight.

Carol Schnitzer: But if you allow the lot line adjustment then trucks can go there with salt coming off of them, garbage all, gas etc.

Don Roberts: That will all be looked at as part of the site plan review

Carol Schnitzer: Okay, because I'm right there

Don Roberts: Okay, we understand, thank you.

Lyn Murphy: To clarify Jason without this lot line adjustment would you still move forward with some iteration of the same project?

Jason Dell: Yes

Lyn Murphy: Thank you.

Don Roberts: Anyone else?

Maryellen Egan Boyajan: Good evening my name is Maryellen Egan Boyajan, I live at 7 Oakhill drive, I know we are just talking about the line adjustment this evening but being one of the neighbors that are most adversely

affected by this I was delighted to see this project because its commercial property of all of the things that could go there on Oakhill drive I think that , I looked at the renderings Im thrilled to see that there is going to be an office building of all of the things that it could be I think an office building is a pretty benign Thing to have you know when you have residential property surrounding it. I agree I think that it would be nice to see some burning and some tree line you know to protect us but as far as the entire project in its entirety I am definitely very happy to see that it's an office building on that road, and not a little strip mall or anything else so, thank you very much.

Don Roberts: Thank you, would anyone else like to speak? Seeing no one else wishes to speak we will close the public hearing comments from the Board?

Tom Werner: Jason could you kind of describe what you are going to provide in the way of buffers, screening, vegetation, shrubs?

Scott Earl: Scott Earl project owner 1626 route 9. Currently on this site as Jason stated we have done some excavation, we are approximately 18 feet below the top of that burm right now we will bring that up with crusher run and crushed stone, no blacktop, it's a small piece of land. On top of that are trees that stand an average of 45 feet so you have 18 feet and 45 is 63 that's a burm. Trucks are 13.6 at best. The other thing we have done in our site plan which you will see is we come back in for the other side , the trucks are all designed to back in we had an easement going out beyond Coles Collision which is an un named road, the driveway for the storage company that is in the back of the property is an unnamed road , but our trucks will enter and exit off of that un named road, so it actually takes the truck congestion at this point on route 9 , displaces it half a mile down the road up that road and in through the back, that's an improved area already between the two businesses. As far as this goes there's all trees here as well and you've got that creek. As we know the creek gets running pretty good when it rains so that's protected stream it's always going to be there. That's the reason for the lot line adjustment. This parcel that we are not talking about tonight, there are arborvitae trees to address Mrs. Boyajan comment that stand 30 feet plus in height they were planted when Hector was a pup and they've been allowed to grow over the years and they are probably the tallest ones I've seen in the Town which work magnificently to screen, that office building is down here and it's about twice the length of Millers home. Millers home is 2600 feet this is a 10,000 sq. ft. building that's two floors of 5, so it's only twice the length of Millers house and it doesn't even approach Millers house, it's all built from Joe's cars up closer to route 9 and obviously the dark sky lighting applies all of the lights are facing down, the Town requires that so. The rest of this parking and there is a 50 ft. setback buffer with the natural burm that exists. I was there the other day taking pictures , to my dismay fall hit us and now the leaves are coming off the trees so I would say this time of year you would see cars in the parking lot, most of the year 6 , 7 months you wouldn't see anything because that's heavily treed right there, but to see cars that's not really a bad thing, but designing the trucks so that early in the morning there is no beepers , no back up no need to reverse, the latest reverse would be about 7 o'clock at night when they are brought in for service , we have a brand new maintenance garage on this property, in fact they are wiring it and plumbing it this week. All the trucks come in and out for service and right outside we keep them nice and neat, thank you, any other questions?

Don Roberts: Board members?

John Higgins: Scott in previous meetings the question about washing the trucks and taking care of any dirt or miscellaneous garbage anything like that that comes off of the trucks. Jason said at that time he was working on some kind of a process for that is that going to be in the new drawings?

Scott Earl: That new building has an oil water separator inside and drainage system 12 inches from the door, building inspector, code enforcement saw it, it's an actual drain system so when a truck comes inside we have to

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wash it or maintain it all of that water is discharged in the building and into the oil water separator and properly taken care of

John Higgins: That's all done inside the building?

Scott Earl: Inside the building

John Higgins: Ok

Rich Berkowitz: What about any solid waste that comes off the truck?

Scott Earl: Well I'll tell you and not to be facetious and you know I always make a joke, we've got a number of brand new trucks has anyone seen bags of garbage dangling off of the side and nasty diapers or any putrid garbage falling off, I haven't

Rich Berkowitz: Im just talking about anything left in the truck that could be

Scott Earl: If it's in the truck it's in the truck it doesn't come out of the truck, it stays in the truck

Rich Berkowitz: So the inside is not washed out?

Scott Earl: No the inside is not washed out no, no.

Rich Berkowitz: Just the outside?

Scott Earl: The outside and the only thing that's in the inside of the truck is what you just threw out at home, so please keep your garbage clean, that's the joke for the night, no dirty garbage.

Rich Berkowitz: So say something is hanging off the truck what would happen with it?

Scott Earl: They would have taken care of that at the landfill, because they probably would get a \$1,000 dollar ticket when they left. Then landfill is equipped with, Saratoga County landfill wheel wash and everything, so when we go into the landfill with whatever covered material we are using the wheels are washed when it comes out so we don't drag that out on Peters road in Gansevoort.

Rich Berkowitz: So every truck is washed as they leave the landfill.

Scott Earl: The wheels are washed.

Rich Berkowitz: The wheels are washed.

Scott Earl: To remove any garbage they drove through, any mud or any dirt because obviously stones get in there and come off on windshields but that's 17 miles north of here so.

Rich Berkowitz: And that involves the undercarriage also?

Scott Earl: Everything yup, high pressure.

John Higgins: So the inside of the trucks is never washed?

Scott Earl: No sir, I'd hire someone if you would like to apply, there is no need to, the volume of garbage that goes through on a daily basis when that load is ejected, it self-cleans, the only time a truck might be cleaned

John Higgins: There's no concern about smells then?

Scott Earl: No, the only time a truck might, it's emptied daily, twice a day, the only time a truck would need washing is if the body were wore out and you were going to do some welding. That's all outside we don't do any welding so.

Mike Ziobrowski: Do you do anything for rodent control on the site?

Scott Earl: Yes every one of our sites is well maintained for rodents.

Mike Ziobrowski: Ok

Scott Earl: I have mice at home it drives me crazy.

Don Roberts: The public hearing is closed but I'll reopen it if you keep it brief, keep it brief if you would come on up.

Paul Malinowski: Paul Malinowski I own 10 Oakhill drive directly behind, next to the Fiore's and across down from the Millers. Concerning your talking about the trucks they are all brand new and yea they do look nice and shiny now but it's not going to be that way forever, who oversees how clean they are kept, what oversight is there to make sure that the property is maintained, the trucks are cleaned they don't smell, we don't have issues like somebody mentioned mice or whatever, can you speak to that.

Lyn Murphy: I'll say okay to the applicant to answer that question but I do want to remind you that this is just a simple lot line adjustment and there will be a lot more detail when they go forward.

Scott Earl: I am very proud to say that the trucks are, the new program that administration approved is leasing, one year and two year leases. Some of the trucks are turned in one year all the rest are turned in two years. I don't even think we will get rust in two years so in and out, Dave the sign guy is happy he keeps having to letter them all all the time so.

Rich Berkowitz: And also if they are not satisfied, the residents can complain to?

Scott Earl: Manager Onsite I'm there every day myself, 7 days a week,

Rich Berkowitz: I'm talking about the guy can complain to the State or the County, if they are not satisfied.

Scott Earl: They can complain to the Town, that's a good place to start, Code Enforcement.

Don Roberts: Okay, once again we will close the Public Hearing, no more public comments, Board members?

Richard Harris: Don I do want to add, as Mr. Earl said the Code Enforcement will do an annual fire inspection of the property now that is relevant to the building code and ensuring all fire and building codes are maintained on an annual basis but is there any permitting involved with DEC and that type is any type of annual or year review?

Scott Earl: There is no garbage being transferred on the site at all, no garbage is allowed to be stored on the site per the prior approval, we would not want to store garbage, garbage is not what we are interested in.

Don Roberts: Any other questions by the Board?

Rich Berkowitz: I've seen that we will be reviewing if this project does go forward we will be reviewing everything that was concerning, the concerns that were brought up in this letter we will be looking at it when we do get the proposal, I make a motion to approve the minor subdivision, with a Neg Dec for SEQR.

Don Roberts: Ok, first we have a Negative Declaration for SEQR, is there a second on that? All in favor?

Tom Koval: I second

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

Rich Berkowitz: I make a motion to approve the minor subdivision.

Tom Koval: I second.

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

Jason Dell: Thank you.

Don Roberts: Thank you.

Twin Bridges Lot Line Adjustment – Minor Subdivision

PUBLIC HEARING HELD/APPROVED. Board held a Public Hearing and approved a lot line adjustment to convey approx. 0.74 acres from 4 Oak Hill Drive/1638 Rt. 9 to 1626 Rt. 9.

(Letters and attachments for this public hearing are posted at the end of this transcript)

New Business:

19.165 SYSCO Monument Sign, 1 Liebich Lane – Sign

19.155 SYSCO Main Entrance Modification, 1 Liebich Lane – Site Plan Renewal

Andrew Schug: Hello my name is Andrew Schug with BBL Construction, I am here on behalf of SYSCO. This is a project that was once approved by you guys last year or I believe in 2018, unfortunately the owner couldn't make up their mind on whether or not they wanted to proceed with it, they have decided now they would like to but we would have to get everything re-approved for this year.

Don Roberts: No changes?

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Andrew Schug: No changes.

Tom Koval: Well we are doing the sign and...

Don Roberts: Do this one first, I think it would be best to do this one first, the renewal first.

Tom Koval: Okay, I make a motion to approve as it was presented to us a year ago.

Tom Werner: Ill second.

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

Lyn Murphy: For purposes of the record, you approved it as you did last year which was a neg dec then an approval.

Don Roberts: So we are fine right?

Lyn Murphy: Yes

Don Roberts: Now the sign.

Andrew Schug: The sign the owner is hiring a separate sign subcontractor to install the sign, they do all of the SYSCO signs in the country, I believe you guys have a copy of the sign rendering as well. It's going to go within their property it will be lit, any other questions or concerns on it?

Don Roberts: It meets the town code.

Rich Berkowitz: I make a motion to approve the sign.

Mike Ziobrowski: Second

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

Andrew Schug: Thank you very much

Don Roberts: You're welcome.

Sysco Monument Sign-Sign

APPROVED. Board approved a new 36.5 SF, two-sided free-standing monument sign near the Sysco entrance.

Sysco Main Entrance Modification – Site Plan (Renewal)

APPROVED. Board re-approved an expired Site Plan to modify the existing driveway and add a second driveway for the purpose of improving site circulation at Sysco.

19.166 Halfmoon –Waterford Fire Dist. #1 Temporary Office, 1471 Rt. 9 (Crescent Commons)-Change of Tenant/ Use

Lyn Murphy recused herself.

John Delesandro: Good evening Im John Delesandro Im one of the fire commissioners in the fire district here to answer any questions you might have.

Don Roberts: First of all what are you going to be doing?

John Delesandro: We're just moving the district office from the present location at the fire house on Middletown road to temporary offices in the building in the plaza there as Im sure that most of you are aware we are fortunate to be building a new fire house, hopefully break ground next Spring so we just need a place to hold the Board of Commissioners meetings and have a public office for people to come.

Tom Koval: John we spoke about this at the pre meeting and as far as the meetings you're going to have try to schedule them like after 6 so the other businesses , so you're not competing for parking spots. It is starting to fill up in that plaza.

John Delesandro: You know we have an administrative assistant that will be there during the days until 2 or 3 o'clock we don't get a lot of traffic from the public in the day time and the commissioners meetings are usually 7 o'clock on the second Monday so

Tom Koval: That was all we were concerned about was those meetings. I make a motion to approve the change of tenant.

Marcel Nadeau: Ill second it.

Don Roberts: All In favor? (All were in favor) Opposed? (None were opposed) Motion Carried. One other thing is there going to be a sign?

John Delesandro: No

Don Roberts: Okay thank you.

Halfmoon – Waterford Fire District #1 Temporary Office, 1471 Rt. 9 (Crescent Commons) – Change of Use/Tenant (19.166)

APPROVED. Board approved the use of vacant space for a temporary office and meeting space.

19.168 EyeYo, 1471 Route 9 (Crescent Commons) –Change of Use/Tenant

Lyn Murphy recused herself.

Jay Verro: Jay Verro NAI Platform listing broker for the property. I have the tenants here but I came as well a little bit of a language barrier so they might not fully understand all of your questions if you have any. They are looking to put an eyelash salon in about 510 sq. ft. it would pair well with the other services that we have there for the hair salon the nails etc. and they are just looking to open up a business in town.

Don Roberts: Hours of operation?

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Jay Verro: 10 to 8

Tom Koval: 7 days a week?

Jay Verro: Yes

Rich Berkowitz: Do they need the Department of Health licenses or regulations? Are there any pertaining to this?

Jay Verro: There are in the nail industry, I'm not aware of in eyelash, other than your license to do what you do do you need anything else from New York State? Do you do you know? The license to do the eyebrows, eyelash ok but you don't need a license, you do have a license, and he is licensed to do it.

Tom Koval: Cosmetology license is that what it requires?

Jay Verro: Cosmetology license, do you have your license? (Business owner indicated yes).

Don Roberts: And there are two employees right?

Jay Verro: Yes husband and wife, they are both here.

Don Roberts: Oh, here comes the license, looks good to me.

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

Mike Ziobrowski: I will second

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

Jay Verro: Thank you.

Don Roberts: Good luck, oh is there going to be a sign?

Jay Verro: No, just on the inside directory.

Don Roberts: Ok if he ever wants to put a sign either on the building or on the pylon he has to come back here he knows that?

Jay Verro: Yes we understand

Don Roberts: Okay, thank you.

EyeYo, 1471 Rt. 9- Change of Use/Tenant

APPROVED. Board approved the use of approx. 510 SF vacant tenant space for an eyelash extension studio.

19.170 **AOR Management Co, 453 Rt. 146 Parkford Square 2- Change of Use/Tenant**

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Jim Lysel: Hi my name is Jim Lysel, Im with Parkford Square II, we currently have 4,000 sq. ft. of vacant space and we are asking for a change of use/tenant for that 4,000 feet. The tenant is actually in our first building the complex is made up of two buildings, the applicant is in our first building and they are looking to acquire an additional 4,000 sq. ft. for administrative offices. So there will be 11 employees it will move over there will be some officers maybe from a national standpoint that might utilize the space but there is 11 employees that will be in this 4,000 ft.

Don Roberts: Parking is all right?

Jim Lysel: We have 20 allocated spots for that space and we need 11 plus a couple for visitors

Don Roberts: Okay, questions?

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

John Higgins: ill second it.

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

AOR Management Co. – Change of Use/Tenant

APPROVED. Board approved the use of vacant tenant space for a medical billing office.

19.060 The Klam'r Deck Expansion, 32 Clamsteam Road- Site Plan

Nicole Laneau: Hi Im Nicole Laneau, this is my husband Paul Dubec we are the owners of the Klam'r Tavern and Marina, we are here today for a site plan application to expand the existing deck , from approximately 325 sq. ft. to 975 sq. ft.

Don Roberts: Okay, questions by the Board?

Tom Koval: Paul you currently have rocks around the deck.

Paul Dubec: there is an outline of how big we want to make it, we had our visual from the Zoning Board

Tom Koval: No I mean didn't you have some boulders to protect cars from hitting it or something?

Nicole Laneau: Yea, yes we do.

Paul Dubec: Yes.

Tom Koval: okay because there was some mention of maybe putting in Ballards but as long as you have some type physical barrier there to keep somebody from hitting the deck.

Nicole Laneau: We do have a physical barrier there but if you want to come out if you want something more we are happy to do whatever the Town wants us to do.

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Tom Koval: As long as you have something there to protect it, I realize the deck is elevated as it is but it was mentioned, some people hadn't seen it I recalled seeing it that's why I brought it up.

Rich Berkowitz: Are you going to have any live performers out there music anything like that?

Paul Dubec: Not at this time no.

Nicole Laneau: No if we were thinking of something, if we wanted to do something we would ask for like a special event permit in a case like that but.

Rich Berkowitz: Okay if you do want that then you probably do have to come back for a special permit.

Nicole Laneau: Yea, we are not planning on outside.

Don Roberts: Anyone else?

Rich Berkowitz: I make a motion to approve the expansion.

Tom Koval: Ill second.

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

Nicole Laneau: Thank you.

Paul Dubec: Thank you ladies and gentleman.

The Klam'r Deck Expansion, – Site Plan

APPROVED. Board approved a Site Plan request seeking to expand the outside deck to approx. 975 SF.

19.171

Martin Site Plan, 1906 Route 9- Site Plan

Sean Ferrell: Good evening Im Sean Ferrell from Lansing Engineering, Im here tonight to introduce the Martin site plan to the Board. The applicant for this project is MJ Properties Clifton Park Inc. I would like to start by giving a brief overview of the project location the setting and the proposed project characteristics. The project site is located at 1906 route 9 in the Town of Halfmoon. Specifically the site is located just north of the intersection of NY's route 9 and Roberts's lane. The Martin parcel is split by the Halfmoon Clifton Park Town line. , the tax map identification number s included in this project are lot one, being 260-1-27.1 and lot 2 being 260-1-27.2 which are situated in the Town of Halfmoon for a total area of 1.93 acres. The two parcels are both zoned LIC, light industrial commercial. The local zoning in the vicinity of the project is also LIC, light industrial commercial. The project site contains an existing home, outbuildings. Land associated with the **????** adjacent ACOE wetlands and the Roberts lane right of way. In order to accommodate this proposal the applicant has requested that Town of Halfmoon to abandon the existing Roberts lane right of way. This will result in a consolidation of the Roberts lane right of way lot one, lot two for a total area of 2.4 acres. This project is a small part of an overall development that is currently being reviewed by the Town of Clifton Park. This proposed project site within Halfmoon will include the construction of s17, 000 sq. ft. office warehouse building, and parking spaces for customers and employees. 1,700 sq. ft. will be office space, 15,300 sq. ft. will be warehouse space. The proposed building will have the potential to be used by multiple tenants. The proposed development will provide parking in accordance with the

Town of Halfmoon zoning requirements, the building will require 33 parking spaces and proposed is 33 parking spaces provided. The required greenspace for this project is 30 %. The proposed greenspace provided is 46 %. Access to the site will be from one access point from the west side of NY's U.S. route 9. A traffic study is currently being finalized for the overall development within the two municipalities. Water will be provided by a water agreement with the Town of Clifton Park to the project via the connection with the water main within the adjacent project. They are currently working on this agreement with the Town of Halfmoon and the Town of Clifton Park. Sanitary sewer will be provided by a connection to the existing Saratoga County Sewer gravity line that is located just west of the proposed building. Stormwater will be managed onsite in accordance with New York's DEC regulations. In summary we are excited about this project, we are here to answer any questions that the Board may have and to ask the Board to refer their project to CHA to commence the engineering review.

Don Roberts: thank you we are going to refer to Clough Harbor to review but also Clifton Park fire department and also Saratoga County Planning Board for review as well, right Paul.

Sean Ferrell: ok

Don Roberts: Ok questions by the Board?

Tom Werner: Do you have any idea at this time approximately how many large semi- trailer trucks will be in and out for the full development, just a rough number?

Sean Ferrell: I do not.

Tom Werner: And is there potential to do some landscaping along route 9 to kind of buffer the site into the parking lot that is in front of the building there?

Sean Ferrell: Certainly during the site review we can take a look at that.

Tom Werner: Okay thank you.

Don Roberts: Anyone else.

John Higgins: There doesn't appear to be much space between the parking lot and route 9 is it, do you have any idea what the approximate dimension is?

Sean Ferrell: I do not off the top of my head.

John Higgins: Because as Tom was talking about how much buffering or tree planting or anything that you are going to be able to do, because I'm not sure where the state right of way takes up.

Don Roberts: Well that will show on the site plan should have it on there.

John Higgins: Yea but the point I was trying to make is they've got a lot of land there if they could pull everything to the west it would give a little bit more room to be able to do some buffering or some tree planting, things like that, I mean you've got a lot of land there, 20 feet moving everything to the west would definitely help with the buffering, and I don't think it's going to dramatically going to affect the applicant but it might be something you might want to look at .

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Sean Ferrell: Certainly

Don Roberts: Anyone else? So very good, refer it to the agencies Paul right, thank you, thank you very much.

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

John Higgins: Ill second it

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

Public Hearing Resident Letters posted below.

October 23, 2019

Town of Halfmoon Planning Board Members &
Richard M. Harris, AICP, Coordinator
Building, Planning & Development
2 Halfmoon Town Plaza
Halfmoon, NY 12065
County of Saratoga

Dear Mr. Harris and Planning Board Representatives,

We are writing in response to the *Town of Halfmoon Planning Board Notice of Public Hearing and Town of Halfmoon Planning Board Site Plan Notification* that was received by the residents and property owners of Oakhill Drive and Route 9, Halfmoon by certified mail on Thursday and Friday, October 17 and 18, 2019.

In an effort to convey our interest in the *Twin Bridges Lot Line Adjustment on the property of 1626 Route 9 and 4 Oakhill Drive – Minor Subdivision (19.162), and the Twin Bridges Site Plan, 1626 Route 9 – Site Plan (19.163) and Oakhill Office Building, 4 Oakhill Drive/1638 Route 9 – Site Plan (19.164)*, the following list outlines areas that we find necessary for further explanation, justification, and description.

1. ENVIRONMENTAL CONCERNS

There are creeks flowing through the property. There are also several wells on adjacent properties, 1632 and 1636 Route 9 and on Oakhill Drive. If this proposal goes forward an environmental impact study needs to be conducted which includes potential consequences on traffic, lighting, sound, odors, view shed, water and waste/substance management such as hydraulics, gasoline, diesel, oil, salt, hazardous waste, and garbage residue. What protection is offered to guarantee no possibility of run-off into the creeks, wells, and adjacent and nearby properties? We do not see any spaces reserved for water treatment and run-off on Twin Bridges property on either site plan. Where will gasoline, diesel and maintenance chemicals be stored and are there spill plans to ensure the wells and creeks will not be contaminated? How will leaks of fluids, fuel, garbage residue and salt from the cars and trucks onto the parking lots be contained and not allowed to wash onto adjacent property, wells or creeks? The proposal for the parking lot to accommodate the Twin Bridges Garbage Trucks is located directly

behind the 1632 Route 9 property which is a residence. Anticipated excessive noise from back up alarms, idling trucks, and general operations of the site will devalue all adjacent properties, and be a detriment to all residents and property owners on Route 9 and Oakhill Drive. Garbage trucks typically start their runs very early in the morning, so a noise barrier needs to be included in the site plan. Odor from the operations is another concern. Since there are no sewers, where is the run-off from this parking lot being contained? A storm water pollution prevention plan needs to be shown to the property owners on Oakhill Drive and Route 9 as the site plans have no indication of onsite containment and treatment. Regarding the Oakhill Drive office building – where is the run-off from that parking lot being contained and where will the run-off from the septic be contained in the event of major water events such as downpours and snow melt? View and lighting concerns need to be addressed. We request all dark skies for adjoining properties and no spot lights shining into residences. The proposed site for the two-story, 10,000 SF office building is positioned very close to 3 Oakhill Drive and directly behind the 1636 Route 9 property and directly impacts these residents and property owners. We are requesting that a consideration be made to relocate that building to decrease the visual impact on these residents and property owners.

2. TRAFFIC CONCERNS

This proposal would create excessive traffic on Oakhill Drive which is a residential street. We are concerned about the disruption this will cause to the residents/property owners. This is a quiet, dead-end drive with school aged children at play. There are only seven residences on Oakhill Drive. The Planning Board has already ruled that Oakhill Drive will not be used for commercial traffic. This was determined when the current William Scotsman property wanted access to/from Oakhill Drive. Route 9 has a banked curve blind turn on the approach to Oakhill Drive with no turning lane. The left turn out of Oakhill Drive is quite challenging, especially during the busy commute times. It is anticipated that the absence of a turning lane to make a right hand turn onto Oakhill Drive will cause a dangerous back up of traffic on Route 9. Residents who own pickup trucks or have anything in tow have discussed extreme difficulty with turning onto Oakhill Drive when another driver is in position to exit the road. It often takes a couple of minutes for a single car to make a left hand turn from Oakhill Drive onto Route 9. In addition, turning from the middle lane onto Oakhill Drive from Route 9 will cause dangerous back-ups on Route 9. It is anticipated that this situation will

cause interruptions in traffic flow, and potentially unsafe scenarios for travelers in this area. Furthermore, Oakhill Drive is not wide enough for commercial traffic, either at the junction of Route 9 and at any point on the roadway. Is there a plan to accommodate the anticipated significant increase in traffic if access is allowed onto Oakhill Drive to/from the proposed office building?

3. PROPERTY VALUE CONCERNS

How are the properties on Oakhill Drive and Route 9 (1632 and 1636 Route 9) being insulated from any physical and financial impact that this proposal would cause.

4. GREEN SPACE CONCERNS

We notice that green space areas on the plans that were presented do not accurately reflect current site conditions. For instance, the green space on the side of the Twin Bridges office building has been excavated and is no longer there. We also note that the corner on Oakhill Drive which is presently occupied by Joe Cars is noted as a proposed green space. Will that pavement be removed so that plantings can go in? We would like to see a landscape plan for this area and to know who will maintain it.

5. SPECIFIC REQUESTS

In addition to the above, we would like to ask for the following considerations if these plans proceed:

- 100 foot buffer along Oakhill Drive – do not disturb any natural vegetation in this zone. Beyond the buffer we would like a 20 foot tall berm with tall, fast growing evergreens planted along the top of it to block the view and sounds of the site.
- No access to Oakhill Drive
- No parking of garbage trucks behind 1632 Route 9 as the owner has many other alternatives without the potentially negative environmental impacts, such as where he is presently parking the trucks nearby.
- Include a 20 foot tall berm with tall, fast growing evergreens along the top to block the views from 1632 and 1626 Route 9 properties so that those

properties continue to look out onto green space and not on garbage trucks and a parking lot.

In summary, we the residents and property owners on Oakhill Drive and Route 9 would urge the board to not approve the lot line variance until further studies are done to determine the feasibility of the use of the land as proposed due to the many unanswered questions.

We also reviewed the New York Planning Federation's balancing test for a use variance and in our opinion this request fails to pass that balancing test. It will cause an undesirable change in neighborhood character, is a detriment to nearby properties, have adverse environmental affects, and can be achieved by other means feasible to the applicant such as using other nearby owned properties to park the trucks as is happening currently. See attached.

Thank you for your time, consideration, and anticipated response for the above mentioned concerns, and in advance for future correspondences.

Sincerely,

Involved and Impacted Property and Home Owners on Oakhill Drive and Route 9.

CC: Nevin
Schnitzer
Fiore/Sikorski
Ouellette
Malinowski
Miller

10/28/19

I have read the letter being presented to the Town of Halfmoon Planning Board, and its attachment, regarding the impact of the Twin Bridges Lot Line Adjustment and site plan on residents & property owners of 1632 and 1636 Rt 9 and Oakhill Drive, and I approve it for submission.

Vincent A. Fiore

10/28/19

I have read the letter being presented to the Town of Halfmoon Planning Board, and its attachment, regarding the impact of the Twin Bridges Lot Line Adjustment and Site Plan on residents & property owners of 1632 and 1636 Route 9 and Oakhill Drive, and I approve it for submission.

Paul Fiore

October 23, 2019

We have read the letter regarding the Town of Halfmoon Planning Board Notice of Public Hearing regarding the impact of the Twin Bridges Lot Line Adjustment and Site Plan on residents and property owners of 1632 and 1636 Route 9 and Oakhill Drive, and we approve it for submission.

Paul Malinowski
Susie Malinowski

October 23, 2019

Town of Halfmoon Planning Board Members &

Richard M. Harris, AICP, Coordinator

Building, Planning & Development

2 Halfmoon Town Plaza

Halfmoon, NY 12065

County of Saratoga

Dear Mr. Harris and Planning Board Representatives,

I Matthew Fiore, hereby give my permission for my name below to be considered a signature for the letter presented to you by the owners and residences of Oakhill Dr. and also the Route 9 properties owners regarding the Twin Bridges Project.

Regards,

Matthew J. Fiore

10/28/19

October 23, 2019

OCT 24 2019

Town of Halfmoon
Planning Dept.

Dear Mr. Harris and Planning Board Representatives,

I am unable to attend the Halfmoon Town Hearing scheduled for the evening of October 28, 2019 due to a prior commitment.

Please understand that my absence in no way reflects diminished involvement or interest in these proceedings.

Sincerely,

Diane Fiore
14 Oakhill Drive
Halfmoon, NY 12065

Diane Fiore

Name	Signature
Robert Nevin	<i>Robert Nevin</i>
Carol Schnitzer	<i>Carol Schnitzer</i>
Karl Schnitzer	<i>Karl Schnitzer</i>
Diane Fiore	<i>Diane Fiore</i>
Brian Sikorski	<i>Brian</i>
Vincent Fiore	<i>See attached</i>
Paul Fiore	<i>See attached</i>
Matthew Fiore	<i>See attached</i>
Karen Ouellette	<i>Karen Ouellette</i>
Maud Miller	<i>Maud Miller</i>
Paul Miller	<i>Paul H Miller</i>
Eric Miller	<i>Eric Miller</i>
Lori Miller	<i>Lori Miller</i>
Paul Malinowski	<i>See attached</i>
Susie Malinowski	<i>See attached</i>