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MINUTES MEETING
Town of Halfmoon Planning Board, 2018
January 22, 2018

Those present at the January 22, 2018 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Mike Ziobrowski

Director of Planning:

Richard Harris

Planner:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny-absent

Town Board Liaison:

John Wasielewski
Jeremy Connors

Chairman Don Roberts opened The Planning Board Meeting at 7:02 pm

Rich Berkowitz made a motion to Approve the January 8, 2018 Planning Board Minutes. Tom Koval seconded. Minutes Approved.

Public Hearing:

17.251 Route 9 Self Storage Lot Line Adjustment, 1751 Route 9 Rear - Minor Subdivision

Jason Dell: Good evening my name is Jason Dell I'm an engineer with Lansing Engineering here on behalf of the applicant for the Route 9 Self Storage lot line adjustment, the project site is located immediately east of the new Lakota that was just constructed, the project site encompasses a little over 5 acres and is currently zoned as C1, so for the proposed lot line adjustment we're seeking to shift the lines slightly in order to shift our self storage buildings a little bit further to the south to avoid a very high retaining wall on the northern side of the development , so prior to the lot line adjustment , the way the lots currently stand is along the back here is 5.02 acres and after the lot line adjustment we will be at 5.18 acres and the other lot will be going from 3.64 acres to 3.48 acres. So we are here this evening for the Public Hearing in the hopes of the Board moving forward with the lot line adjustment so we can get going with the engineering plans.

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Don Roberts: Thank you Jason, would anyone from the public like to speak? (No comments) seeing no one wishes to speak we will close the public hearing, questions by the Board members?

John Higgins: Lyn last meeting you asked for documentation about a mining permit

Lyn Murphy: He did provide that

John Higgins: Ok so you are all set on that?

Lyn Murphy: Yes

John Higgins: Ok that's the only question I had Don thank you

Rich Berkowitz made a Negative Declaration pursuant to SEQR. Marcel Nadeau seconded. Motion Carried

Rich Berkowitz made a motion to Approve Route 9 Self Storage Minor Subdivision and Lot Line Adjustment. Marcel Nadeau seconded. Motion Carried.

New Business

18.000/18.001 Sprinkles Kids, 1603 Rt. 9 (Town Center Plaza) - Change of Use/Tenant & Signs

Nicole Wilke: Hi my name is Nicole Wilke I'm opening up Sprinkles Kids which is a hair salon for kids and teenagers , located at 1603 route 9, I dont know what else I need to say?

Don Roberts: How many employees?

Nicole Wilke: There will be three part time employees

Don Roberts: Hours of operation?

Nicole Wilke: Monday we will be closed , Tuesday through Thursday it will be 11to 6 and then Friday it will be 11 to 8 and then Saturday it is 10'Oclock until 8:30 and Sunday is 11 to 6

Don Roberts: How many customers you have at one time?

Nicole Wilke: We have three hair stations so the max for hair would be three

Don Roberts: Questions by the Board?

Lyn Murphy: Your application does say 10 to 6

NicoleWilke: For Sunday?

Lyn Murphy: it says...

Nicole Wilke: Oh I might just have just did a typo on that

Lyn Murphy: Which is fine

Nicole Wilke: No we are going to be open at 11 o'clock on Sunday, sorry about that

Rich Berkowitz: How about Tuesday, Wednesday, Thursday up until 7 do you want to keep that or?

Nicole Wilke: We are only going to be open until 6 is what we just did our sign up for

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Rich Berkowitz: There is enough parking?

Rich Berkowitz made a motion to Approve Sprinkles Kids Change of Use/Tenant application. Tom Koval seconded. Motion Carried.

Don Roberts: Now the signs

Rich Berkowitz made a motion to Approve Sprinkles Kids Sign application. Marcel Nadeau seconded. Motion Carried

Don Roberts: All set, advertise that you are in the Town of Halfmoon

Nicole Wilke: Ok, thank you.

18.003 **Distinctive Surfaces Inc., 155 Ushers Road-Sign**

Dave Delanno: I'm going to let you guys take the lead I'm not really sure what to say

Don Roberts: We just need your name and address and what you are here for

Dave Delanno: Dave Delanno, 155 Ushers road Distinctive Surfaces is going to cut countertops

Don Roberts: And what do you want to do

Dave Delanno: I just want to change the sign

Don Roberts: Ok

Dave Delanno: It was an existing business we acquired it and changed it

Don Roberts: Are you replacing it in kind with what was there before or ?

Dave Delanno: Yea we are just changing out the panel

Rich Berkowitz: Does he need a change of Tenant for that also?

Dave Delanno: No because we are not changing the sign, we are not changing the size of the sign, we are not changing the business that we are doing

Rich Berkowitz: Just the name?

Dave Delanno: Yea just the name

Don Roberts: Any questions?

Tom Koval made a motion to Approve Distinctive Surfaces Inc. Sign application. Rich Berkowitz seconded. Motion Carried.

Dave Delanno: Thank you, do I gotta stick around?

Don Roberts: No, you are all set

Dave Delanno: I'm sorry you were going to say, you had a question?

Don Roberts: I was going too sat that was easy wasn't it

Dave Delanno: Oh yea, perfect thank you.

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18.002 Gas Turbine Parts & Service Inc., 421 Route 146- Change of Use/Tenant

Mike Robeleno: How you guys doing, Mike Robeleno owner operator Gas Turbine Parts & Services, here for the Change of Tenant /Use for 421A 421 Flex Park whenever it becomes that.

Don Roberts: Questions?

Tom Werner: you have some sort of truck traffic that comes in periodically to bring parts in or pick parts up and what would be the nature of those trucks?

Mike Robeleno: At this point and time 421 A is going to be a cold storage unit until later in time we are going to be applying you will probably be seeing us maybe next Board meeting or so applying for the building permits to finish out the inside of it, at this point in time it is going to be cold storage, no employees there, we're contracted to store a gas turbine generator there, its a large heavy piece of equipment, but basically it is just going to be stored there, no operations not in use no oil nothing going to it, just cold storage we are doing that for a customer

Tom Werner: So just one trip to bring it in and leave it there?

Mike Robeleno: Basically once it gets all in there will be really no traffic in there besides us periodically that's going in there, just to check and make sure everything is ok, and that's about it.

Tom Werner: Ok thank you

Mike Robeleno: No problem

Rich Berkowitz: Do you have to start it up every so often or

Mike Robeleno: No the only thing that would possibly need to be checked is just for moisture which is that's why I said we go in there every once in a while to look in the generator compartment to make sure no moisture is going to build up that's why its cold storage but we do have heaters in the building so that basically will take care of the moisture issues if there is any, eventually once we do come back and get our permits for the building we will be operating out of that facility, eventually, but not at this point in time

John Higgins: Now you are going to have to move this oversized load right?

Mike Robeleno: Yes sir.

John Higgins: Are you going to be able to make it up the hill?

Mike Robeleno: Yep, we have all of the permits are already in place

John Higgins: Oh no I'm just, cause it crests out at the top of the hill

Mike Robeleno: The hill is not actually that big of a deal in terms of the truckers' yea

John Higgins: It looked it; we just want to make sure you're not blocking 146

Mike Robeleno: No, nothing will be blocking, what we are removing it from is a tighter confined area that we are getting out of and they're pretty fancy with the trucks that they do

Rich Berkowitz: What time of day do you usually move equipment?

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Mike Robeleno: It has to be during daylight hours it cant be, wide load heavy load has to be during daylight hours, I think its per restrictions, you guys might know more than I do but I know its between I think 8 and 4 something like that , they have to be moving they cant be on the road anytime after that , they cant even be on the side of the road at that point and time so ...

Rich Berkowitz: Do they try not to do it during rush hour cause that road is pretty busy

Mike Robeleno: Yea they are escorted by State Police, so State Police has something to do with , its a pretty lengthy process to do all of that stuff , State Police is involved, DOT is involved , everyone is involved with that to get the permits cause these are two loads that are roughly 170,000bs the other one is roughly 200,000lbs so there is a pretty long process, they get the routes planned out and they are escorted over there, and yea.

Rich Berkowitz: Does the facility need to have some sort of hardened concrete floor?

Mike Robeleno: There was per the building specs when it was getting built its reinforced concrete so now I guess normal slabs are around 4 to 6 inches this is 8 inches with double rebar to withstand the weight.

Rich Berkowitz: Ok

Tom Koval made a motion to Approve Gas Turbine Parts & Service's Change of Use/Tenant application. Tom Werner seconded. Motion Carried.

Mike Robeleno: Thank you very much

17.243 Maple Leaf Childcare Center, 41 Werner Road - Amendment to Site Plan

Avrum Sofer: Good evening my name is Avrum Sofer I'm with Hershberg and Hershberg and we are proposing to change the plan basically just of the building its the floor plan, the building was rectangular and now the architect has changed the shape of it and it grew by about approximately 700 sq ft and primarily because they didnt count really the walls when they were told how to size the building so when they were done with it in order to get the right size rooms the building grew up by 700 sq ft approximately, otherwise the parking remain the same configuration the only thing we did we had to shift the handicapped slightly in order to be able to accommodate the entrance to the building, and adjusted the storm sewer around to make room for that protrusion in the back.

Rich Berkowitz: You are not changing the number of employees or the number of students?

Avrum Sofer: No everything else stays the same , the problem arose from the fact nobody really thought about the size of the program was so many sq ft per each room and when they were done they had that but the walls and the exterior treatments was not taken into consideration

Rich Berkowitz: Now where is the fire hydrant on site?

Don Roberts: while we are waiting do you have any comments on this Joe?

Joe Romano: No the changes seem pretty straight forward , unless the Board has any specific concerns I dont think there is any reason for us to look more.

Don Roberts: Ok, thank you.

Avrum Sofer: Im sorry I cant recall where it exactly is, I remember there is a fire hydrant

Mike Ziobrowski: There is a waterline shown going into the building from the street, it would most likely be all the way to the end of the waterline just before the building right off the edge of the curb, we just didnt see one and believed that there should be one included on the drawing, is the intent to include a fire hydrant, adjacent to the building?

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Avrum Sofer: I thought there was one in there in the area

Joe Romano: I recall one being on the previous plan

Don Roberts: So that should not have changed

Tom Ruchlicki: So that's fine then.

Tom Ruchlicki made a Negative Declaration Pursuant to SEQR. Marcel Nadeau seconded. Motion Carried.

Tom Ruchlicki made a motion to Approve Maple Leaf Child Cares Site Plan Amendment application contingent on the fire hydrant being in the correct area for the project. Mike Ziobrowski seconded. Motion Carried.

Avrum Sofer: Thank you

16.123 Lands of Bombard Site Plan (Greg's Seasonal Service), 25 Lape Road- Site Plan

Greg Bombard: How you doing tonight, my name is Greg Bombard, owner and operator of Greg's Seasonal Service. I was told to come here tonight so I just , we did the zoning, we got the Use Variance for the business of Greg's Seasonal Service, Its a home based operation so basically I had to come here to, I'll let Paul...

Don Roberts: What are you going to be doing there?

Greg Bombard: Its a landscaping business , its not a Troys Landscaping or anything like that where people are coming in , basically my employee show up they leave for the day, basically its from sun up till sundown a lot of times , wintertime its seasonal so we're limited cause we only do plowing so if we get snow a lot of times I am doing everything myself so during the winter time I use like maybe one or two guys and if that if I need them otherwise I pretty much take care of everything during the winter , during the summer time though obviously the trucks and trailers leave so there is two landscaping trailers and sometimes a lot of my trucks just sit it really just sit it really just depends on the day and what we are doing but again no one comes into my establishment to buy or purchase product, basically just where I house my equipment

Don Roberts: So what's stored outside?

Greg Bombard: I have a couple pole barns so basically underneath is just my trucks and my trailers you know I have five trucks and 2 landscaping trailers and they are just housed underneath the pole barns

Don Roberts: Ok questions by the Board?

Marcel Nadeau: Do we know what the zoning is there?

Don Roberts: R-1 right? He went to the ZBA so

Marcel Nadeau: So we are considering it a home occupation?

Lyn Murphy: The ZBA gave him a variance.

Rich Berkowitz: Who is your closest neighbor, residential?

Greg Bombard: It's Lauren Salsman, its Tim Orintz and he sold me a couple acres and he left so thats how my acreage grew, Lauren, I take care of Lauren she is next door, so if you are ever on Lape road she is like the first yellow house and mine is the second one before the S turns.

Rich Berkowitz: How close is she too you're property?

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Greg Bombard: She is probably a couple hundred feet away from my house I mean that driveway it goes down and it separates our property, so we have like arborvitaes that block both sides so it's very private

Rich Berkowitz: Now if you go 6 or 7 in the morning are there back up alarms going off?

Greg Bombard: No my guys no one comes in until 7 that's during the summertime and then there usually on the road until like 7 30, 7 45 sometimes 8, it just depends really where they are going you know and talking in the morning when we're rolling out, but by that time R.J Valente and his trucks and everyone else are driving down the road and it's not a very quiet road.

Rich Berkowitz: How long have you been there?

Greg Bombard: I have been there for 10 years

Richard Berkowitz: Ok, so you've been operating for, ok

Greg Bombard: Yea I bought it from the Bolangers

Richard Berkowitz: And no complaints?

Greg Bombard: No

Don Roberts: Anyone else? I think before we take action on this we have a committee might just go out and take a look and walk the property and just make sure that everything is in order any volunteers for that? Tom Koval, Mike Ziobrowski, and one other person ok Marcel, ok so they are going to go out and just do a site visit and just make sure everything is in order and then we will see you next meeting

Greg Bombard: Ok so when will we set that up for

Richard Harris: Probably some time this week ill check with these guys after the meeting then Paul or I will check with you to make sure you are available also, most likely a late afternoon

Greg Bombard: Yea that's fine just so I know the day so I can make sure I'm there

Don Roberts: They will get a hold of you alright ok thank you.

The Planning Board is going to table their decision on the Lands of Bombard Site Plan until they make a site visit.

Old Business:

17.219 Condor Trading Corporation, 1516 Route 9 - Change of Use/Tenant

Mathew Roswoods: Hello my name is Mathew Roswoods I'm just kind of looking for a change of address from 461 route 146 next to the auction down to 1516 route 9, there is two buildings on the premises we are just renting the smaller one, we are a wholesale dealer we just use a fax machine a telephone line and a sign from Motor Vehicle. No retail involved there so no lights no signs nothing, we have a sign up for Condor Trading in the window, that's about it.

Don Roberts: How many vehicles do you have on site?

Mathew Roswoods: We have one, if we had more than 4 or 5 it would be a lot

Tom Koval: You're not going to be auctioning any vehicles are you, I saw something in your original description it said something about auctioning I think it may have gotten confused

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Mathew Roswoods: Yes, and also my little sister put this together and she also said retail , we will not be retail on cars they are just wholesale office, there might be a couple cars parked there for a day or two to go to the auction, so forth and so on

John Higgins: Where are you presently located?

Mathew Roswoods: We are at 461 route 146 right next to the auction.

Tom Koval: Is that where Chris Nolan and all those guys are?

Mathew Roswoods: Exactly

John Higgins: Ok so all those cars that are at that site now are not yours?

Mathew Roswoods: no

Tom Koval: There are four businesses in there John

Don Roberts: So what is the maximum amount of vehicles you have there at one time?

Mathew Roswoods: If i had five it would be a lot, thats all I would need maybe 2 or three , we are not a retail dealer we are just in an out they call it , people come in if they are there for an hour its a lot.

Marcel Nadeau: We are just showing on the application it says 15 cars

Mathew Roswoods: That is my little sister doing that I dont need that.

Don Roberts: So you are saying you will be good with the maximum 5

Mathew Roswoods: five will be plenty

Don Roberts: That's better really, questions by the Board?

John Higgins: It's strictly wholesale?

Mathew Roswoods: Strictly wholesale sir there is no retail at all

Don Roberts: So other than the motor vehicles there will be no other signs?

Mathew Roswoods: No there will be a motor vehicle sign and a Condor Trading sign I will just put in the door a small one.

Marcel Nadeau: Any car carriers pulling in the lot

Mathew Roswoods: No sir, no

Tom Koval made a motion to Approve Condor Trading Corporations Change of Use/Tenant application with the condition there will be a maximum of 5 vehicles at a time on the lot and it will be a wholesale only company. Marcel Nadeau seconded. Motion Carried.

Mathew Roswood: Thank you sir.

Don Roberts: You're welcome

17.175 **207 Route 146 Professional Offices, 207 Rt. 146- Site Plan**

Tom Ruchlicki recused himself

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Jeff Williams: Good evening Jeff Williams , Bruce Tanski Construction and Development , we are here to propose a 6,000 2 story office building at 207 route 146 some of you may recognize that as the old Getty station site its next to the Porsche dealership across from the Toyota dealership on route 146. It is a 2.17 acre parcel its Zoned C1 commercial, the site plan we are proposing again a 6,000 sq ft two story building. We are proposing 45 parking spaces , of those 45 parking spaces there will be 6 that will be short term or 10 x 20's with the rest being the 39 , rest of them will be 9 x 20's or long term parking with also two handicapped parking spaces being provided. The site has public water and sewer adjacent to the site right next to it and we have received a NYS DEC disturbance permit to go into the 100 ft adjacent buffer to the state wetlands and we also have got a sign off from NYS DOT for our proposed curb cut, and along with that you saw this last in August 2017 the layout has not changed that much since then we have been through several reviews with Clough Harbor your Town engineers and I think we have provided and satisfied their technical comments with their January 15th 2018 comment letter. Thank you.

Don Roberts: Thank you Jeff, questions by the Board?

Tom Koval: They already mediated that site right after the gas tanks were removed.

Jeff Williams: There is a DEC sign off yea that we provided that to the Town also.

Don Roberts: Rich have we heard from the County?

Richard Harris: Yes, they have no objection

Don Roberts: Fire?

Richard Harris: Yea fire they are satisfied with the plans, I mentioned at the pre-meeting and made a suggestion that they should focus on access around the building which you've heard before and hydrant locations around the site I did not get to check where the nearest hydrant is

Jeff Williams: There is a water line that goes right in front of the property along the property I'm not sure exactly either but there's got to be one within 300 ft or so

Richard Harris: Within 300ft of the hydrant?

Jeff Williams: I would think yea

Marcel Nadeau: Does the access to that site involved in the future traffic pattern that we are going to do, what we are looking at?

Don Roberts: Yes thats what we would like to have the applicant work with Clough Harbor and work out a solution there what there responsibility is right Joe?

Joe Romano: Yea I think the one remaining issue is Jeff you had gone through our letter is that this project is located within an area thats been reviewed for traffic improvements a plan has been developed, obviously this project will contribute to the traffic in that area and benefit from the planned improvements so we would like to be able to work out a solution for this projects mitigation as such for traffic.

Jeff Williams: We've been waiting to talk to the Town on that issue and we are trying to get through that I guess at this point we dont have any idea what the mitigation is or anything but it does hold up our continuing with our contract on the piece of property.

Lyn Murphy: The applicant has been attempting to get a firm answer from the Town with regards to the affects on the traffic as it relates to the SEQR process and what we can do to alleviate the need for going doing additional traffic studies based on the fact that one has already been conducted , unfortunately tonight it was the first time the three of us were able to sit together based on a bunch of activities that have been occurring at the Town and we have come up with what we think would be a proposed solution but we believe it would be better just to discuss that with you, the applicant can advise whether or not its acceptable or not. The rest of the project, you heard from the Board there aren't

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any concerns , the bottom line is can they sign off on a SEQR Neg Dec because the traffic issues have been addressed or not so we will be able to figure that out. That was very long , two weeks should be fine.

Don Roberts: So if you can work a solution out we will see you next meeting

Jeff Williams: Ok

Don Roberts: Ok, thank you, it's tabled for now, yes.

The Board has tabled 207 Route 146 Offices application.

Marcel Nadeau made a motion to Adjourn at 7:27pm. Rich Berkowitz seconded. Meeting Adjourned.