

**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
January 8, 2018**

Those present at the January 8, 2018 Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

- Mike Ziobrowski

Director of Planning:

- Richard Harris

Planner:

- Paul Marlow

Town Attorney:

- Lyn Murphy

Deputy Town Attorney:

- Cathy Drobny

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 December 11, 2017 Planning Board Minutes. John Higgins seconded. Minutes Approved.

New Business:

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

Don Roberts: They were notified right?

Richard Harris: They were yes.

Don Roberts: ok we will try them at the end, next item

17.244/17.245 Halfmoon Massage, 1548 Route 9 - Change of Use/Tenant & Sign

Joyce Varriale: Hi my name is Joyce Varriale and I'm a licensed massage therapist and the owner of Halfmoon Massage. I'm applying for a change of tenant to occupy the property at 1548 in Halfmoon on Route 9, starting February 1st. Prior there was a chiropractor in this spot. Halfmoon Massage consists of 6 NYS Licensed Massage Therapists offering massage and energy healing services as well as a NYS Licensed Esthetician who

offers facials and skin care, we also hold occasional wellness classes such as meditation, clean eating and crystal healing. Regarding parking there is currently one handicapped parking space and access ramp to the front of the building, there are 9 additional parking spaces designated for the office as well as plenty of overflow to the connected lot of the landlord's property Emerick Funeral Home. Peak hours are expected to be 10 to 3 during the week and at maximum there could be 5 workers and 4 clients at a time, a 30 minute buffer is always scheduled between clients so we dont really dont have too much overflow. Appointment hours are Monday through Thursday 9 to 8 , Friday 9 to 6:30 , weekends 10 to 4, and I'm also requesting a Sign approval using the previous tenants existing structure which is located in front of the building approximately 20 feet from the edge of the road shoulder , it stands 7 and 1/2 feet wide by 7 feet high, the sign will be a full color vinyl decal of the logo which I believe you all have a copy of, since I submitted it I'm not positive we are going to have the stones on the left side but the rest of it would be the same the colors would be the same the font would be the same.

Don Roberts: So you are just replacing what's there, in effect the same size wise?

Joyce Varriale: Yes, covering over what they have.

Don Roberts: Ok, questions from the board?

Rich Berkowitz: Yea what is a intuitive reading?

Joyce Fariel: A psychic medium, we have a psychic medium who comes in once a month and does one on one readings with people who want to book appointments and get messages.

Rich Berkowitz: So it's one on one, not a big group?

Joyce Fariel: Correct, we occasionally have groups, usually like on a Sunday night there might be a group of 6 or 7 people.

Rich Berkowitz: Ok, but nothing that's extravagant, like 20 people o 30?

Joyce Fariel: No

Don Roberts: Anyone else?

Tom Koval: You said Sunday night I see your hours are till 4 on Sundays?

Joyce Fariel: For appointments for massages those are our standard hours

Tom Koval: Do you want to amend your hours of operation to include Sunday evenings for the record because...

Joyce Fariel: Yea we probably will then because we occasionally have classes outside of those hours like sometimes on a Friday night when we are not open that's when we can hold a class

Tom Koval: What would you like the hours to be for the record?

Joyce Fariel: Once a month on a Sunday evening probably from 6-8

Rich Berkowitz: You just want to have it every Sunday just so you have it

Tom Koval: You can't really do one Sunday a month

Joyce Fariel: I know its sporadic and when we move we are not going to have as much room , we do that now, when we move we wont have as much space and to accommodate those circles so we may not even have them

Tom Koval: Where are you currently located?

Joyce Fariel: 9 North Professional Park in front of St. Mary's Church

Mike Ziobrowski: Why dont we just amend the hours from 4pm to 6pm on those days?

Joyce Fariel: It would be like 6 to 8 pm if we have classes in the evening.

Mike Ziobrowski: Yea but right now it says 8 am , 4pm I think so if you were to put a sign up that's what the sign would say and then if you had a special reading for the record this would say to 6pm, if that makes sense

Don Roberts: At least that way she is covered

Richard Harris: I would just if when you approve it I suggest you put a maximum , you said probably no more than once a month , one time per month Fridays and Sundays till 8 pm or something for their services

Joyce Fariel: That sounds right yes

Richard Harris: Something like that so we are covered just through 8 incase its 5:30 I think the biggest concern we talked about a little bit is potential for services at the funeral home at the same time you might be having a class or something like that but hopefully that is rare

Joyce Fariel: But we still wouldnt exceed our parking spaces for a circle

Don Roberts: Anyone else?

Tom Koval made a motion to Approve Halfmoon Massage Change of Use/Tennant and application with an amendment to the application that once a month the hours go to 8pm on Friday and Sunday. Marcel Nadeau seconded. Motion Carried.

Tom Koval made a motion to Approve Halfmoon Massage Sign application. Mike Ziobrowski seconded. Motion Carried.

Joyce Fariel: Thank you.

Don Roberts: Thank you, next item

17.246 **C & S Siding - Stackewicz Inc., 77 Ushers Road - Change of Use/Tenant**

Craig Stackewicz: Hello, Craig Stackewicz owner of C&S Siding-Stackewicz Incorporated we are looking to move to, I have it as 79 Ushers.

Richard Harris: Before it was subdivided about a year ago it was 79 and then when both Dorrough Construction came in and Nordic we had set separate address numbers, he's 77, Dorrough just the way its consecutive along that way otherwise if you reversed it would be out of order so your ok of purposes of this application but it should be 77.

Craig Stackewicz: 77 ok perfect, we are a residential and commercial siding company we are looking to occupy about 3,160 sq ft of the 5,800 sq ft the building is now , part of this area will be used for office space which I'm up stairs , I have approximately 4 to 5 people upstairs in the office and one out in the back shop and we have a total of about 40 employees that are out in the field they are not at site really ever, and hours of operation are 7 am to 5 pm Monday through Friday with peaks being 9-4 we really only work Monday through Friday no weekends, rarely , we expect to use 5 to 7 spaces throughout the day we're not looking for any signage at this time.

Don Roberts: Ok, questions by the board?

Tom Koval: Craig you have quite a few trailers and things are they staying at your other facility on Crescent road?

Craig Stackewicz: Yea we're contracted we are under contract to own that property there is 9 acres there, everything is going to be staying there so we are going to actually going to put another shop there and this is going to be our main shop with storage being there cause that eventually is going to be a storage facility we are in the approvals stage.

Tom Koval: Crescent road is going to be you're main...

Craig Stackewicz: We are going to keep all of our materials, trailer, all on the Clifton Park side

Tom Koval: In this facility you're utilizing mostly as office and a little fabricating inside the warehouse with no outside storage?

Craig Stackewicz: Exactly, exactly yea we wanted to be off the beaten path kind of got tired of people driving down in and we really dont do a lot of the residential stuff so a lot of people would come in and its kind of annoying so we wanted to try to be off the beaten path where no one would really bother us

Don Roberts: But you did say no outside storage right?

Craig Stackewicz: No outside storage

Don Roberts: Anyone else?

Rich Berkowitz: How noisy is the fabrication part of the business?

Craig Stackewicz: It's only bending metal so you'll never, you would never hear us

Tom Koval: So you're using a manual aluminum brake

Craig Stackewicz: Yea

Rich Berkowitz: There is a neighbor

Craig Stackewicz: Oh I'm well aware

Rich Berkowitz: Ok I mean, and this wasn't in our original

Craig Stackewicz: I tried to buy him chocolates it didnt work

Rich Berkowitz: Well it's not going to work

Craig Stackewicz: I know

Marcel Nadeau: Don, Do you recall the hours with Dorrrough were that 7 am I thought we had a restriction on that? When they could start?

Don Roberts: I dont remember what that is

Richard Harris: Nordic actually borders Mrs. Smith so it might have been on Nordic Paul thought he remembered that but Dorrrough i will check, I brought the Dorrrough file

Marcel Nadeau: I didnt want it to conflict.

Craig Stackewicz: Even if it was I mean we are not doing anything that would be loud like nobody would see us

Tom Koval: We just have to maintain whatever we approved the whole site plan for

Richard Harris: Dorrough is 9 top 5 also.

Lyn Murphy: This is 7 to 5

Rich Berkowitz: There are no trucks with back ups?

Craig Stackewicz: No, no beepers we are not running or starting trucks for no chug chug noise

John Higgins: So you are going to have nothing other than personal cars or a company truck

Craig Stackewicz: Correct

John Higgins: But nothing is going to be stored there overnight, no trailers no nothing

Craig Stackewicz: They are all staying at 1525 Crescent

John Higgins: So nothing outside?

Craig Stackewicz: Nothing outside

Richard Berkowitz: How often do you have the employees come in for a general meeting?

Craig Stackewicz: Quarterly, so every three months

Richard Berkowitz: So would that take place at 7 in the morning or more toward 5 in the evening?

Craig Stackewicz: We normally do it around 2, cause they get out at, they out in the field they get out at 3:30 so its very quick and there is enough space in the shop where I mean

Rich Berkowitz: No im just talking about noise in case

Don Roberts: Well if your starting at 7 will you be outside at 7 or you'll be inside do you think? It's hard to say probably

Craig Stackewicz: We are totally inside all the time there so offices and the back shop is, they want to be inside so

Don Roberts: And that's your workman

Tom Koval made a motion to Approve C&S Siding - Stackewicz Inc. Change of Use/Tenant application contingent on no outside storage of material or vehicles. Rich Berkowitz seconded. Motion Carried.

Lyn Murphy: Is that contingent on no outside storage?

Don Roberts: Yes, contingent on no outside storage right?

Craig Stackewicz: Right

John Higgins: Or material or vehicles

Craig Stackewicz: Fine.

Don Roberts: Ok, thank you.

17.247/ 17.248 Church of Christ, Pruyn Hill Rd & Route 146 - Minor Subdivision & Site Plan

Gavin Vuillaume: Good evening everyone Happy New Year, Gavin Vuillaume with Environmental Design Partnership, I'm here with John Rude who is from the Church of Christ who helped answer any questions you may have on the church activities , the Church of Christ is looking to purchase a 4.7 acre portion of a very large farm located at the intersection of Pruyn Hill and Route 146 , this would be at the most southwesterly corner of the large farm the Johnson Farm its referred to , the property itself currently is an active farm , the particular location where the church is looking to purchase is being used to grow and harvest corn , it does have quite a bit of frontage on Pruyn Hill rd , we've got about 600 feet of frontage on Pruyn Hill road and then probably almost 700 feet on route 146 , you can see from the concept plan that we would have a very simple layout , we will just have the single access off of Pruyn Hill road that would lead to the parking area , field of parking approximately 64 cars for the first phase we do have some extra area that we would reserve for large events or for additional parking should the parish grow in its numbers , currently the parish is active and still utilizing their church on old route 146 if you remember we recently subdivided that parcel as part of an effort to sell the property which the church is currently actively pursuing a buyer to purchase that land, once that land is purchased then they would move forward with this project which is again a new facility it would include a site plan approval as well as sub divisions , we will be looking for two approvals for this project , as far as existing utilities out there, there is existing sewer on the I think the south end of route 146 we would most likely connect to that sewer its a force main so we would bore under route 146 to provide sewer service to the facility. The water line there is also municipal town water on the north side of Pruyn Hill rd so again we most likely would bore underneath the road to get the water service back to the new building. They've done some preliminary concept sketches on the building as far as the way the buildings kind of broken out I will just quickly kind of point, the larger square at the top is where the main , thats where they would have their masses , that would be the congregational area towards this end of the building , the narrower portion that faces 146 would be used for a classrooms and offices, so hopefully if we proceed forward with the detailed plans for our next meeting we would have some concept sketches to give you a little better feel , again its not a very large church, I think overall I think its 7,000 sq ft so you know its decent sized, but again we'll have most of its presence on Pruyn Hill rd , there will still be some visibility from 146 there is a lot of wetlands and scrub brush along this edge , there really isn't a lot of large trees on the property , there is one or two trees on this side but this is going to be left pretty much in its natural state so its high enough in elevation where you will still see the church but access will not be proposed off 146. There peak activity obviously is Sundays 10am to 11:30, if you have any questions about again other events that they might do at the church John is available to answer those types of questions.

Don Roberts: Thanks Gavin

Marcel Nadeau: Gavin the structure to the south is that the brick house residential?

Gavin Vuillaume: Yes, that's a residential home yup, same obviously up in here there is no active farming going on there, those are all individual residential homes

Rich Berkowitz: Is there anyway to move that driveway over a little bit more?

Gavin Vuillaume: We've got right there, there is a wetland I'm going to hug that wetland because I'm trying to get away from this guys house, yea we are going to try to hug that as best we can so that way, the way we have it now I think its pretty good, it really is away from him but we will do everything we can to get it further away to the north yup.

Rich Berkowitz: Also this is zoned A-R and a Church is a Special Use.

Gavin Vuillaume: Yea we need a Special Use.

Mike Ziobrowski: So will you have a stop sign do you think when you exit out of the church.

Gavin Vuillaume: Yup

Mike Ziobrowski: Ok

Rich Berkowitz: And the hours of operation are listed Wednesday 7 to 9 and Sunday 11 to 1

Gavin Vuillaume: Wednesday I think you still have like a classroom? Technically anybody could go in there at anytime

John Rude: Technically but most of our congregants there 7 to 9 Wednesday night and then

Rich Berkowitz: What about people who work in the building during the day?

John Rude: We have one person working in the building so...

Rich Berkowitz: Do you want to amend that just so you have that

Gavin Vuillaume: Yep

Mike Ziobrowski: So the rendition you have there looks a little bit different than the one that we have is that some trees or shrubs, rather garbage containers in that bottom left corner?

Gavin Vuillaume: Yea, yup that would be a potential location for a dumpster enclosure so and with that not having a lot of vegetation we will screen that from 146 and provide some planting around the parking lot.

Don Roberts: Ok, well anyone else? Eventually we are going to have to have a public hearing first I think we are going to have to refer this to Clough Harbor for review Saratoga County Planning Board and the Fire Department, Right Rich?

Gavin Vuillaume: Yea I think what we would do though at the next step would be to prepare some more detailed plans and then forward it directly to Clough Harbor

Don Roberts: Is that alright Joe?

Gavin Vuillaume: Fine, great all set thank you.

The Board referred Church of Christ to Clough Harbor and the Saratoga County Planning Board and the Fire Department for further review

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 am an engineer with Lansing Engineering I'm here on behalf of the applicant for the Route 9 Self Storage project. We were last before the Board back in October of this past Fall and we discussed the site plan at which time we were referred to CHA for a review, however in the course of the meeting there was quite a bit of discussion regarding topo and looking at the slopes out there and after that meeting we had additional topography shot and we were waiting on the topography is what prior too initiating the detailed site plans and when that came back we really looked at the site and decided based upon the slope of the northern property line that it would be best to shift the buildings further to the south which is why we are before the Board this evening is to request a lot line adjustment in order to accommodate shifting those buildings further to the south as you can see along here is the original lot line right here where we are going to shift that over about 5 feet and then kink it in towards the west to pull the front building set back line a little bit further to accommodate shifting those buildings down. So we are still at about 98 units for the self storage however shifting those buildings down will allow for a shorter retaining wall along the northern side along the property, so currently the existing lot is about 5.02 acres after the lot line adjustment that lot would be about 5.18 acres and the lot that's going to be made smaller that's currently 3.64 acres that after the lot line adjustment would be down to 3.48 acres. So we are before the Board tonight to request the Board set a public hearing for the lot line adjustment and therefore allowing us to move forward with the detailed plans to go into to CHA for review so we are here tonight to answer any questions that you folks may have.

Don Roberts: Thanks, questions?

The Board has set a Public Hearing for Route 9 Self Storage for January 22, 2018.

Jason Dell: Thank you.

Lyn Murphy: Jason there was some question with regards to the clearing on whether or not you've gone above an acre there was some talk that you had a mining permit or your client had a mining permit we cant find a record of any of that so can you please get us what you have so we know that we know that we dont have to go in and regulate with regards to the clearance

Jason Dell: Certainly

Lyn Murphy: Thank you.

Don Roberts: Ok , thanks Jason

Jason Dell: Thank you.

Old Business:

13.044 Regency Park Planned Development District, Route 9 - PDD Recommendation

Jeff Williams: Good evening Jeff Williams, Bruce Tanski Construction and Development, we're here to rekindle the discussion of the Regency Park PDD , you probably know that Regency Park PDD is been in discussion with the Town Board and the Planning Board for several years now , just to remind you its a 71 acre parcel , its in the northwest corner of the Town its up by the Stewarts Shop up on route9 and just south of Liebich lane. This parcel is now zoned light industrial/commercial throughout those discussions we have had many different proposed uses for the project those uses have gone from luxury apartment to senior single families, industrial park, and some flex space the one thing thats been consistent with the proposals is the multi use building up front along the frontage of route 9 and that multi use building has commercial on the first floor and apartments on the second and third floor. So thats what we are here tonight to propose is what we are going to call phase 1 of Regency Park PDD would be the construction of the multi use building. We were in front of the Town Board in December just to let them know we are bringing Regency Park back into action hopefully. The multi use building the footprint of the building is 380ft x 66 ft thats approximately 25,000 sq ft per floor, the bottom floor has about 10,800 sq ft of commercial space with a possible of 14 tenants and then in the rear of the first floor there are 24 garage bays for a portion of the apartments on the second and the third floors. Mr. Tanski the applicant wishes to offer a year free lease to perspective commercial tenants that would attract business up to this region of the town and also give start up businesses a chance to grow and establish themselves. The second floor, again second and third floor consists of apartments a total of 42 apartments, thats 22 apartments on the second floor and 20 apartments on the third floor, those apartments break down to 24 one bedroom apartments and 18 2 bedroom apartments and again the applicant wishes to rent out to seniors 55 and older , we believe that this will allow the seniors a direct access to the commercial corridors or north way with little impact to local roads. The site itself has two accesses off of route 9, those access curb cuts are designed for future access to the rear of the lands. I want to go back to we are proposing this as our first phase and leaving the rest of the parcel as light industrial commercial for any type of that type of use to come in and go to site plan for that. So again those curb cuts are designed for future access to the back of the lands when they come under consideration for improvement we provide a 122 parking spaces, municipal water will be extended northward from Kennedy lane municipal sewer will be provided by connecting to an existing line on Liebich lane , stormwater will be treated onsite following the states latest guidelines again we are excited to begin construction on this attractive building , the building is comprised of multiple types of exterior siding , brick , cultured stone , architectural block , the hardy siding that breaks up the sequence of the building and gives it some sort of an urban streetscape type of an atmosphere, again we are looking forward to constructing this building and we look forward to working with the Town. Thank you.

Don Roberts: Thank you Jeff, quick question and you may not know this but how far off the property line is it going to be , off this front property line do you know?

Jeff Williams: I mean I believe the set back we are meeting is at least the 50 foot setback

Don Roberts: ok thanks, any questions?

Tom Koval: So Re you proposing one year a thousand dollars per unit including fees for commercial units, just to clarify because you have public benefit?

Jeff Williams: I believe Mr. Tanski offered the Town a thousand dollars per unit of he apartments with the public benefit and the one year free lease for the commercial tenants

Tom Koval: That's not really a public benefit to us so

Jeff Williams: And we look at it as it will attract businesses up into this area of the Town that's not really under any pressure at this point.

Mike Ziobrowski: Is this a fully sprinklered building? And the reason I ask that is where would the fire departments be if a fire engine was coming in would they know to go to the west side of the building or the east side?

Jeff Williams: I am not really sure how to answer that we've got a concept building plan we are meeting with architects right now, Bruce's got proposals out there to meet with different architects to design the building

Mike Ziobrowski: Right I mean I know but we are talking more about site development on our end so I just one of those things

Jeff Williams: On Sitterly the waterline is going to come in from Kennedy lane, I think we have to meet hydrants at so many feet.

Lyn Murphy: Do you know if you are in an approved water district?

Jeff Williams: That I dont know also

Marcel Nadeau: What is the total height of the buildings do you know Jeff?

Jeff Williams: You're asking good questions because I can't answer any of them

Marcel Nadeau: My question is the fire department able to reach a third story facility?

Jeff Williams: We are going to be less than 30 feet

Paul Marlow: We will send this to the fire department for review anyway so

Jeff Williams: I mean it will be less than 30 feet

Paul Marlow: I think its Clifton Parks

John Higgins: When you say commercial uses on the first floor is that going to be retail or a combination of retail and offices or..

Jeff Williams: I think it would be just like your typical plaza type uses that you allow in commercial zones, same thing as office retail services.

Rich Berkowitz: Restaurants or no?

Jeff Williams: I would think yep, anything that is allowed in a C-1 zone I think we are looking at really for that portion.

Rich Berkowitz: I just want to know if you want to live above a restaurant.

John Higgins: Well what I'm thinking about is if its a commercial business other than retail or a restaurant would they be looking for outside storage or manufacturing things like that I dont know , ya know its just things that you might want to consider when you are talking to different tenants potential tenants.

Jeff Williams: I mean the way I envision it is typical uses you see in your plazas around town

Tom Koval: The way I'm looking at your design is all deliveries will have to come through the front door of these units for commercial space cause the garages in the rear , or are you proposing all space which I mean even a UPS truck will block off a bunch of parking spot in that place when they come in there during the day

Jeff Williams: There is a hall way that separates between the garage area and the rears yea.

Tom Koval: You should probably look at putting in dedicated delivery zones just so your parking lot out front isn't clogged with trucks when people are trying to get to the other businesses.

Don Roberts: Anyone else? Ok, Joe refer this to you to look at right? And we will need a public information meeting should we wait until we hear back from Joe probably.

Richard Harris: I think we should hear from the fire department and the planning on this too,

Don Roberts: Ok, get them

Richard Harris: We try to judge when to send to them and a project of this scale we'd want to send earlier.

Don Roberts: Ok then we will do that, Fire department, Clough Harbor review and then we will get back to you, alright thank you. Thank you Jeff.

Jeff Williams: Thank you.

Don Roberts: One more time gotta do it for the record, anybody here from Condor Trading Corporation. (No one in attendance from Condor Trading)

Rich Berkowitz made a motion to Adjourn the Planning Board Meeting at 7:33 pm. Marcel Nadeau seconded. Meeting Adjourned.