

**MINUTES MEETING
Town of Halfmoon Planning Board, 2018
February 26, 2018**

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

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Ruchlicki
John Higgins
Tom Koval- absent

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

John Higgins made a motion to Approve the February 12, 2018 Planning Board Minutes. Rich Berkowitz seconded. Minutes Approved with corrections.

Marcel Nadeau recused himself.

Public Hearing

17.226 Proctor - Sawyer lot line Adjustment, 30 Firehouse road- Minor Subdivision

Tammy Sawyer: Tammy Sawyer, 30 Firehouse road and we are looking to , we're just seeking approval for a minor subdivision , a lot line adjustment.

Don Roberts: Minor subdivision lot line adjustment, would anyone from the public like to speak? (no comments) see you did a good job, seeing no one wants to speak I'll close the public hearing , Board members any questions?

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

Rich Berkowitz made a motion to Approve Proctor-Sawyer Minor Subdivision. Marcel Nadeau seconded. Motion Carried.

18016 421 Flex Park (Parkford PDD) Lot Line Adjustment, 421 Route 146- Minor Subdivision

Jason Dell: Good evening my name is Jason Dell, Engineer with Lansing Engineering here on behalf of the applicant for the 421 Flex Park and lot line adjustment. We're here this evening requesting a lot line adjustment for approximately 8.65 acres that were included in 4 Enterprise we would like to transfer and do a lot line adjustment to move those over into the 421 Flex property so that the total parcel size once the lot line adjustment it completed would be about 17.99 acres so we are here this evening for the public hearing for that lot line adjustment.

Don Roberts: Thank you Jason, I would like to open the public hearing would anyone from the public like to speak? (no comments) Seeing no one wants to speak I will close the public hearing, Board members?

John Higgins: With the highlighter could you just show us where the line was before? Approximately, I'm just curious.

Jason Dell: Its this area back here , you kind of come around this way and down so its this area back here, it used to be part of 6 enterprise , back here its the opposite side of the creek from there it was first , there was a lot line adjustment that put it into 4 Enterprise and now we are moving that area for 4 Enterprise into the 421 Flex Park after we modify the Parkford PDD and the NYSEG PDD to shift around the zoning for the property so we this is the formality now of the lot line adjustment itself.

John Higgins: It just wasn't on the drawing that's why I asked

Jason Dell: We have an actual plan to the lot line adjustment plan to the lot line adjustment plan that we submitted

Richard Harris: We usually pick one that best represents and shows the lot line the best.

John Higgins: No, thank you.

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

Rich Berkowitz made a motion to Approve 421 Flex Park PDD Minor Subdivision. Marcel Nadeau seconded. Motion Carried.

New Business

18.017 The Ferlazzo Agency LLC., 1673 Route 9 - Change of Tenant/Use

Rich Berkowitz recused himself.

Don Ferlazzo: Yes Hello my name is Donald Ferlazzo, I'm representing the Ferlazzo agency, I'm a resident at 7 Archer Drive in Clifton Park, and the Ferlazzo agency will be a full service insurance agency, aligned with Allstate insurance to be located in the Healthplex building at 1673 route 9 in Halfmoon. The occupancy will be within vacant space with in the Healthplex building that was previously occupied as an office, we're going to offer exclusively Allstate products including home, auto, boat, commercial insurance as well as life insurance and retirement products, we will be open Monday, Wednesday and Friday every week from 9 am to 5:30 pm also on Tuesdays and Thursdays from 9 am to 7 pm and on Saturdays from 9 to 1, shall I elaborate further?

Don Roberts: How many employees?

Don Ferlazzo: We have 4 employees, myself being one of them and then 3 licensed sales producers who are all licensed with the State of New York Department of Finance.

Don Roberts: How often do people stop in?

Don Ferlazzo: Our busiest hours will be between 9 and 5 Monday through Friday, minimal visitors probably no more than 2 people at a time probably maybe 4 appointments a day

Don Roberts: Thank you

Don Ferlazzo: Thank you.

Don Roberts: Board members? Do you have a sign?

Don Ferlazzo: We will have a sign but we have not applied for sign usage because Allstate corporate has to approve it before I bring it before the Board

Don Roberts: So you know you have to come back in

Don Ferlazzo: Yes I do

Marcel Nadeau made a Motion to Approve The Ferlazzo Agency's Change of Use/Tenant application. John Higgins seconded. Motion Carried.

18.007 T-Mobile Co-Location, 13 Solar Dr. - Site Plan

Ben Pellatier: Good evening Ben Pellatier on behalf of T-Mobile for the Site Plan application. T-Mobile proposes to install one microwave dish along with what they call an ODU, it's just a radio unit just behind that dish antennae. There is no proposed ground equipment with this installation, it's just the radio unit and the microwave dish, this is to help kind of improve the data coverage for the Town of Halfmoon.

Don Roberts: So height it not going to change?

Ben Pellatier: The height of the tower will not change the compound will not change you know the size of the tower over all will not change no.

Don Roberts: Questions by the Board? (no comments) This has to be referred to Saratoga County Planning Board and to give them time to address this application I think we should set the Public Hearing for March 26th can I have a motion to that affect?

Marcel Nadeau made a motion to set a Public Hearing for T- Mobiles Site Plan Application. John Higgins seconded. Public Hearing set for March 26, 2018.

Don Roberts: See you on the 26th

Ben Pellatier: Thank you very much, I am going to switch hats from T- Mobile to Verizon

Don Roberts: oh your on the next one that makes it easy okay

18.018 Verizon Wireless- Crescent -Location, 15 Route 236- Site Plan

Ben Pellatier: Yes , again Verizon is already on this tower what we are doing is putting what we call a remote radio heads , remote radio units, so we move the radiant from inside the shelter to just behind the antennae thats to improve coverage otherwise you have line loss with the cable, again we are just installing them , those will be behind the antennae so you wont see them and the antennas that are already there are painted green and they are already kind of

bristles or branches if you will sticking out past those to screen them so you wont even be able to see those radio heads once they are installed.

Don Roberts: Once again it's not changing

Ben Pellatier: You got it no change in the compound.

Don Roberts: Ok, questions by the Board. Same thing we have to refer it to Saratoga County so public hearing for March 26, 2018.

Marcel Nadeau made a motion to set a Public Hearing for Verizon Wireless on March 26, 2018. John Higgins seconded. Public Hearing set.

Old Business:

17.060 Our Place Bar and Grill- Outdoor Patio, 46 Route 146 - Site Plan

Mike Coluccio: Good evening everyone, Michael Coluccio with Shane and Brendan LLC,. and Our Place Bar and Grill its Mr. C's Pub Inc. DBA Our Place Bar and Grill. I'm proposing consideration for a permanent patio instead of temporary which we did last year we are looking for a year round permanent patio approval.

Don Roberts: Questions by the board?

Rich Berkowitz: Are you going to put any covering over this?

Mike Coluccio: At this time no

Rich Berkowitz: So if you do you have to come before us again, ok

Mike Coluccio: Sure, I'm also asking the Board for approval for some entertainment some music , soft music to be played either some one or two individuals maybe standing outside with an acoustic guitar , if that is something the Board would be ok with I would like to be able to offer that to the Town of Halfmoon

Marcel Nadeau: What are the hours for that?

Mike Coluccio: Whenever I am open and which would be from 11 am until

Marcel Nadeau: No for the Band I'm talking?

Mike Coluccio: Yea pretty much until 1 am every night

Rich Berkowitz: Ok how are you going to limit the number of attendees or patrons? if there is a limit of 40 people on the outside patio?

Mike Coluccio: Right if there is more than that we are just going to move it inside, if we can only put so many outside

Richard Harris: Mike you are talking about music outside right?

Mike Coluccio: I'm talking about an acoustic guitar player

Richard Harris: Outside though?

Mike Coluccio: Outside, there is no electric to be run it would all be done

Rich Berkowitz: Are there any neighbors there?

Mike Coluccio: No

Marcel Nadeau: There are some neighbors on Farm to Market there

Mike Coluccio: Yea , they are pretty far , its not going to be loud it is going to be an acoustic type of internet wife system which has this very small speaker so its a person playing im sure they wouldnt hear that where they are

Don Roberts: My own opinion, 1 am is a little bit late to have live music I think, just me

Marcel Nadeau: I will agree with that Don

John Higgins: See there are other establishments in town that had requested that and we told them they had to keep it inside the building , for instance the Dublin Inn they are limited to inside they cant put music out on their deck, because of the neighbors and thats the only thing we have a concern about.

Mike Coluccio: Would the Town consider it, we don't really have a lot of neighbors

John Higgins: Well there are there's neighbors down 236 a you have a few neighbors there and as Marcel said there are neighbors over on Farm to Market

Mike Coluccio: I just dont think its going to be a loud situation your talking about

John Higgins: Well unless you can give us dv readings it's hard for us to know exactly how loud it is going to be

Mike Coluccio: Then how about just music I can just play a radio station through a speaker, internet? I mean I would like to offer some type of music for the patrons if they were, ya know if you're sitting out there at 1 o'clock in the morning wouldnt it be nice to have some type of music being played through a speaker system

Don Roberts: I think if we are going to entertain this we should cut the hours down a bit for live entertainment and make a stipulation it cannot be audible from neighboring properties.

Mike Coluccio: Im sorry what was that?

Don Roberts: It cannot be heard from neighboring properties

Mike Coluccio: Sure if there is any complaints I certainly would want to know about that I dont think there is going to be any complaints I'm pretty positive

Don Roberts: And what hours do we want to limit it to?

Don Roberts: 11'Oclock alright?

Rich Harris: Don can I suggest if your making a distinction between live music and recorded music I dont know if you want the time restriction and the audible restriction for all outdoor music or just live or how you want to do it.

Mike Coluccio: So you are considering live music till 11 and then

Richard Harris: I dont know what he's considering I just want to make sure that in any conditions its clear , I always have to think if we get a complaint enforcing whatever conditions they put are enforceable both by code enforcement and the town attorney.

Rich Berkowitz: I wouldnt say live music because if someone is having a party in the neighborhood and they are playing radio outdoors in the summer there is really no regulations for that , the live entertainment we can regulate.

Richard Harris: Ok, that's good if we get a complaint we know what the conditions are.

Don Roberts: So there will be no live music after 11pm

Mike Coluccio: But I can run the music until I close?

Don Roberts: You can run the recorded music as long as it can't be heard from the neighboring properties

Mike Coluccio: Fine, that's perfect

Don Roberts: Is that ok with everybody?

Rich Berkowitz: And you might want to point the speakers from out to in , put them in the corners of the property so they're facing the establishment

Mike Coluccio: Ok no problem.

Marcel Nadeau: Just one question is this every night of the week the live music?

Mike Coluccio: Yes, I'm asking for every night of the week.

Richard Harris: Also audible conditions

Rich Berkowitz: And also not being audible for the surrounding neighbors, live or recorded

Mike Coluccio: Now that could start at 11 am everyday as well there is no problem with that right?

Richard Harris: As long as you cant hear it from neighboring properties.

Rich Berkowitz made a Motion to Approve Our Place Bar and Grill's Site Plan to have the outdoor area open all year long , and live music until 11:00pm and recorded music until 1:00 am. as long as it can not be heard from neighboring properties. Marcel Nadeau seconded. Motion Carried.

Mike Coluccio: Thank you.

17.176 Secure- It Self Storage, 443 & 445 Rt. , 146 - Site Plan

Nick Costa: Good evening my name is Nick Costa and I'm with Advanced Engineering and we are here tonight to present the Secure-It storage facility mixed use facility that is being proposed at 443/445 route 146. The site has frontage along route 146 and it also has frontage along Crew road, and it's a site that is being developed with a self storage facilities buildings and climate control storage facility and 9000 sq ft retail building here, this side has frontage along 146 and there are existing, there are 2 existing homes that are on this lot, that are on the existing lot and we're going to be eliminating one of the driveways and installing a new driveway at this particular location. There are sanitary sewer and water facilities that already exist along the frontage and we're going to be proposing to connect to the sanitary sewer and the water that's necessary for the facility. The total green-space for the site is about 52%, the site has a large wetland complex that's in this area and we're staying completely out of the wetlands and the development is being done on existing fields, former agricultural fields where the homes were developed. The stormwater is being handled by bio-retention methods and dry-detention with bio-retention treatment, the topography generally slopes from here towards the front of the site and towards the wetlands which is how the wetlands were created and there is a large culvert that crosses 146 at this location, so as this plan shows it also shows some landscaping that is being proposed and also landscaping that is being proposed around the building, There is another slide here that shows the, this is the elevation of the climate controlled building this is the front of the building, as you can see there is a mixture of materials with masonry and siding and then this would be at the rear of the building and there is also one for the retail

Lyn Murphy: Is you plan to phase this?

Nick Costa: Yes it is, and I'll go back and show the phasing.

Don Roberts: This is just phase 1 you're doing right now, you want phase 1 tonight thats what you want tonight?

Nick Costa: That's correct, the storage facility and its broken up into 2

Don Roberts: Let's just concentrate on phase 1 for tonight

Nick Costa: Ok so the phase 1 would be the climate control building and then the rest of the storage facility and even this is broken into 2 phases, it's a phase 1A and a 1B and the phase 1A would be the climate control and these buildings and phase 2 would be the rest of the building, Im sorry phase 1B would be the rest of the buildings phase 2 would be the retail space.

Don Roberts: So again we are only dealing with phase 1 tonight?

Nick Costa: Yes

John Higgins: That culvert under 146 they had a problem with that a few years ago and I know they were concerned with the size of it they are not going to be increasing the run off, off site at all correct?

Joe Romano: No in order to meet the NYS DEC regulations they have to mitigate the 1, 10 and 100 year event to pre-existing conditions

John Higgins: Ok I just wanted to go on record about the problem that they had had with that culvert a few years ago because it ended up flooding that whole intersection there.

Marcel Nadeau: In your phase 2 you're stating commercial, what's going to be in there?

Nick Costa: We're not , at this time we dont have tenants its a 9000 sq ft retail building and it will be broken up into maybe 4 or 5 or 6 different tenants.

Don Roberts: Once again we are only worried about phase 1 for tonight.

Richard Harris: The applicant is aware that if they were to move forward at some point with the phase 2 they would have to come back to the Board, they designed the stormwater to accommodate it but from day 1 we were talking and they weren't sure what they were doing in phase 2 but they're showing something for information purposes so it would just be for phase 1A and B approval tonight.

Nick Costa: Thank Rich, that's correct.

Rich Berkowitz: Now on that wetland area to the west, the large one thats all trees and thats going to stay that way or are you going to...

Nick Costa: Which area I'm sorry?

Rich Berkowitz: To the west yea right there

Nick Costa: This area right in here?

Rich Berkowitz: Yea that's all trees right now isn't it?

Nick Costa: Yea the majority of that is going to stay trees there is a little area here that we are utilizing to do a little bit of some treatment for stormwater as a the water is running through a ditch we are opening it up and doing a little bit of treatment

Rich Berkowitz: Sorry are you putting any of the stormwater run off into that wetland area?

Nick Costa: Only what discharges out of this right here is going into the wetland area

Rich Berkowitz: So that wetland area is going to be used for storm run off?

Nick Costa: Its going to be discharged after its treated and its only going to discharge to the amount that it is pre-development.

Rich Berkowitz: Ultimately it is going to go there?

Nick Costa: Yes it will discharge into here and then that goes out to the culvert that goes underneath 146.

Rich Berkowitz: So it's not going to put out any more thats already going out?

Nick Costa: That's correct

Rich Berkowitz: In the current state

Nick Costa: That's right

Rich Berkowitz: Are there going to be holding areas behind retail?

Nick Costa: Yes there's a treatment a bio-retention treatment that is done right here and then there is dry detention basin that is right here and then there is a bio- retention system

Rich Berkowitz: Ok behind the retail ok that's what I wanted to know

Don Roberts: Now there will be no outside storage on this site right?

Nick Costa: No, no outside storage

Don Roberts: No campers, no trailers, boats anything like that

Nick Costa: This is all internal storage facilities and there is another access road that we are providing I believe that was one of the suggestions from the review there is an access

Rich Berkowitz: From the rear

Nick Costa: Yes

Rich Berkowitz: And fire trucks and ambulances will have no problem getting in the 146 turn there that little hairpin turn?

Nick Costa: No we have shown and I think that Joe has seen a truck maneuvering plan that shows the way they could get in and out

Rich Berkowitz: Ok

Don Roberts: Anyone else?

Rich Berkowitz: I believe there is one across, not across I think there is one right here right along the on the same side of the road, I believe that its right in this area, your welcome.

Don Roberts: Now Rich we had correspondence from neighbors?

Richard Harris: Yes we did have a neighbor to the rear of the site on Crew road request landscape buffering along the rear of the property and also had concerns regarding how late site lighting was going to be on , dont know if you've had a chance to review or consider addressing those comments?

Nick Costa: Yea we did Rich and thank you for sharing those comments with us as far as site lighting there will be timers to turn off the lights in the storage area and all the lighting will have downcast lighting so shoebox style that casts the light down and if there is a problem cut off shields will be able to be installed we dont , our lighting plan shows there is no spillage of lighting onto the neighbors properties with regards to landscaping I think that there is a substantial amount of landscaping thats being done in this area and then all around the perimeter there are trees that are being preserved so we didnt think there was a need to do any additional plantings of trees , hose are mature trees I think if you drive down Crew road you dont see any of this field unless your looking down that access road

Richard Harris: Yes I would suggest the Board then include that if you are going to consider approving the project treating what he is showing in green maybe you want to delineate it a little bit more, its almost like a no cut buffer if thats going to be your buffering I would maybe as part of the final submittal for signature, denote like a no cut buffer

Nick Costa: Rich we have modified this a little bit since the last submittal there is a I think its a 100 foot buffer that line right there delineates so we can pull our disturbance to be just on this side

Richard Harris: That would be great that would work, so basically all of the green area you're not going to touch?

Nick Costa: That's correct

Richard Harris: But that's right where you've got to build the detention area

Nick Costa: The detention areas right

Don Roberts: That would satisfy the neighbors concern about the screening?

Richard Harris: Are you the neighbors? Are you the Smiths?

Don Roberts: Where is their parcel actually located?

Richard Harris: On the corner of Crew Road

Mike Satterly: My name is Mike Satterly, so the neighbors up in that right hand corner, we did go around, well I didnt but the realtor went around to the neighbors in the front and on the side and we did turn in letters of support for the project Rich so he has those including Mr. Smith he signed as well.

Rich Berkowitz: Joe do you know if this site would have the same trouble that Stewarts had with water retention pond how that one became a real pond? Its directly across the street.

Joe Romano: In support of Nick design he's done tests , some percolation tests on site in the actual locations of the where the storm water ponds would be and thats one of the reasons why he is going with the bio-retention because it has a shallower deck to stay out of the ground water

Rich Berkowitz: Ok so that shouldn't be a pond then it should just function as it does now?

Joe Romano: The bio-retention will have, during a storm event it would have 6 inches of ponding on it which would then release

Rich Berkowitz: It won't be there during dry times like there is at Stewarts

Joe Romano: Right

Rich Berkowitz: ok

Nick Costa: The other thing that we have that's shown on the detail sheets is that all of the bio-retention areas are also planted so they'll be plants in there so the water isn't an open visual open water it actually has plants

Rich Berkowitz: I understand that but they just had trouble probably 200 yards down the street from you when they did Stewarts and they finally got it solved but it took a while to solve that

Don Roberts: Anyone else? Rich we are all set with the County and the fire and Joe you have any concerns?

Richard Harris: Yes

Joe Romano: No

Rich Berkowitz made a motion to declare a Negative Declaration pursuant to SEQR. John Higgins seconded. Motion Carried.

Rich Berkowitz made a motion to Approve Secure-It Self Storage Site Plan for Phase I including the buffers on the northwest side of the property, and no outside storage, and lighting not encroaching onto neighbors property. John Higgins seconded. Motion Carried

17.181 413 Rt. 146 Office Building, 413 Rt. 146 Site Plan

Jason Dell: Good evening Jason Dell engineer with Lansing Engineering, here on behalf of the applicant for the 413 Route 146 office building. The project site is located 413 route 146 immediately west of the applicants new building located out there right now that was an 18,000 sq ft building this one that we are before you with this evening is a 15,000 sq ft building the new building will share access with the existing site that's out there, we will also share 21 parking stalls with that existing facility, the new building requires 75 stalls as part of the new construction for the project we will be constructing 54 stalls and sharing 21 with the adjacent building. Our water and sewer will be supplied to the new building via connections to the systems located in 146 and stormwater will be managed onsite in accordance with all requirements. For this project we were before the ZBA early on we did receive both variances for the front yard set back as well as the parking stall size in the rear of the building and at this point we have addressed all of CHA's technical comments for the project so we are here tonight to request an approval for the project.

Don Roberts: Thank you Jason, questions from the Board? (no comments) Rich we are all set as far as County, fire and Joe you have any concerns? No, now the one thing we are going to want the cross easement in our hands before.

Jason Dell: Yes that was part of Joes comment letter that we needed to provide those easements and have them filed and evidence of the filing

Don Roberts: Before the plans are signed

Jason Dell: Correct

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

Rich Berkowitz made a motion to Approve 413 Rte 146 Professional Office Site Plan application contingent on getting the cross easement. Marcel Nadeau seconded. Motion Carried

17.175 **207 Route 146 Professional Office, 207 Rt. 146- Site Plan*****Tom Ruchlicki recused himself***

Jeff Williams: Good evening, Jeff Williams, Bruce Tanski Construction. We were here before the board in January to discuss the site plan at 207 Route 146. It's a 2.17 acre parcel, its zoned C-1. We're proposing a 6,000 – 2 story office building with 45 parking spaces public water and sewer will be provided and I believe back in January, we have addressed all the previous comments and concerns from the Board and from Clough Harbor there is one outstanding item that was dealing with the mitigation fee that was needed for the 146-236 corridor that the Town's involved with we met with the Town since then and have come to an agreement with the mitigation fees so basically, I'm here for a final approval.

Don Roberts: Now that mitigation fee at \$15,000 must be in the Town's hands before the C/O is issued.

Jeff Williams: That's fine, yup

Don Roberts: Questions by the Board?

John Higgins: Jeff, could you on your other drawings just show where the nearest fire hydrant is? I've been told its right, there but it's just not shown on the drawings anywhere.

Jeff Williams: Yea and I'm not 100% sure. I know there's a water line that comes down through here It actually pierces into, ya know, it goes down this way so we're gonna tie right into the water at this area.

Lyn Murphy: And Clifton Park/Halfmoon fire was ok with it. Correct? And the location of the hydrants.

Richard Harris: Yes.

Lyn Murphy: Ok

John Higgins: They saw where the hydrant was, correct?

Richard Harris: I would assume so

John Higgins: Well, it's not on the plan, that's why I'm asking

Lyn Murphy: It's not on the small plan.

John Higgins: Oh, it is on the big one. OK.

Rich Harris: We will have them identified on the final plan

John Higgins: That's, that's fine.

Jeff Williams: Yeah, the water line is adjacent to the property I know there's a hydrant on that water line somewhere, I just don't know where exactly where on site.

Don Roberts: Anyone else?

Jeff Williams: We'll put it on final.

Don Roberts: Rich, we're all set otherwise, right?

Rich Harris: Yes.

Don Roberts: Joe, we're all set?

Joe Romano: Yes

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

Rich Berkowitz made a motion to Approve 207 Route 146 Professional Office Site Plan contingent on the fire hydrant being put in and the mitigation fee being paid prior to the C/O being issued. John Higgins seconded. Motion Carried

Jeff Williams: Thank you.

Don Roberts: And last, but not least

17.170 Halfmoon Self Storage, Rt. 146 & Farm to Market Road- PDD Recommendation

Tom Ruchlicki recused himself

Jeff Williams: Hello, Jeff Williams, Bruce Tanski Construction. We were before the board last August 2017 to introduce the concept of the Halfmoon Self Storage Center PDD. We appeared before the Town Board in August 2, 2017 we referred to this Board for recommendation since that time we have received a comment review letter from Clough Harbor we have done some preliminary investigations to the site and with, basically wet land delineation and some grading along with some storm water investigations, so what you saw in August the layout is a little bit different the buildings are a little bit spread out in a different orientation to all the buildings, but none of the square footage, original square footage or the number of units have changed since then, again, the proposed site consists of 2 parcels with a total acreage of 16.68 acres it's located between Route 146 and Farm to Market Road it's a vacant parcel it's currently zoned AR. The two existing parcels would need to, when we get the site plan, go through a lot line adjustment this is the new line that we're showing the old line is somewhere in this basic area, or the existing line, so that would actually, once we perform the lot line adjustment, one parcel, the one furthest to the east will be 9.94 acres that will be used for self-storage units there will be a total 8 self storage buildings they vary in size they range between 3,600 sq. ft. to 8,800 sq. ft. and that's a total of 48,000 sq. ft. of self storage buildings. There will be a total of 312 self storage units along with one office in order to manage the unit rentals. The other parcel, the parcel to the west will be 6.93 acres and that will be utilized for existing businesses and maybe some startup businesses that need some larger bay areas for storage or other uses that are similar to ones permitted in the light industrial commercial zone there will be a total of 9 buildings. Each one of the buildings has a total area of 6,000 sq. ft. In that, each 6,000 sq ft building would be broken down to 4 bay areas, each bay area would be 25x60 or 1,500 sq. ft. for each bay. There'd be a total of 36 bays for that use. All proposed uses, again inside these units would conform to the permitted uses in the light industrial commercial zone of the Town. The current site plan is proposed two access points off the Farm to Market Road one primary is here and a secondary would be over in here off of Farm to Market Road. There would be public water provided, that also is on Farm to Market Road and there would be public sewer the buildings, the office building would be connected to the private sewer and the offices are here, I think and each one of these would be on a grinder pump and also connected to the sewer. Storm water would be treated on site following the latest State guidelines, we responded to the initial comment letter from Clough Harbor that we received January 25, 2018 where they stated that their conceptual comments have been adequately addressed with that we're here tonight for recommendation back to the Town Board for the creation of the PDD. Thank you.

Don Roberts: Now, Jeff as the other application, there would be nothing stored outside here, right?

Jeff Williams: No, we're not proposing any storage outside.

Don Roberts: Ok, questions by the Board.

Marcel Nadeau: Yea, Jeff, on the east driveway, or entrance as you say, did you look at the residents across the street there, because it looks like you got that right adjacent to this, somebody's driveway.

Jeff Williams: So, that's a secondary access we can, we could entertain maybe doing it as a possible just a fire access for secondary and use this as the primary, which is kind of across from one of the PAAR Estate roads.

Marcel Nadeau: Ok. I just wondered with the public hearing, you might get that question.

Jeff Williams: Yep, ok.

Mike Ziobrowski: Are the barns to remain?

Jeff Williams: The one barn is to remain and the other barn is slated to be, I think the larger barn is to remain and the smaller barn is to be slated to be taken down and dedicated to the Town.

Mike Ziobrowski: Ok.

Jeff Williams: I think they have some desire to utilize them.

Mike Ziobrowski: You should probably just note that on your future drawings.

Jeff Williams: Say that again.

Lyn Murphy: Yeah, I'm not sure that that has been determined I believe there was an inspection of the barns and it was determined that that might not be the best interest of the Town so that's something we can continue to talk about during this process.

Jeff Williams: Alright that's news to me but that's fine.

John Higgins: Jeff, got a couple quick questions, (1) wasn't there an easement across this property for a sewer line or something?

Jeff Williams: The original PARR Estates PDD, we were going to bring the sewer from the existing 146 trunk and bringing it across that way that's been, that's been null and void and we're taking the sewer all the way down Farm to Market into 146.

John Higgins: Ok, I remembered something about an easement, that's why...

Jeff Williams: The County didn't want the easement that

John Higgins: Now, you are also have previously confirmed that there's not going to be any outside storage on either of these sites.

Jeff Williams: Yes.

John Higgins: Now, I'm a little confused on the western section, the warehouses, you're only showing a couple of parking spots if these are gonna be upscale or upstart businesses, where are those people gonna park?

Jeff Williams: We possibly would have to put some more parking in as I looked at this concept, but each one's a bay, I think that would include a parking spot for each one and then you have four parking spaces, I'm not sure where the total parking is right now, but I think it would be, if I remember correctly,

John Higgins: Well, I'm thinking this is similar to what Bruce has down at the end of down by Meyer Road and those; he has those little businesses up in the top. You familiar with what I'm talking about?

Jeff Williams: The Kennedy Lane

John Higgins: Kennedy Lane, correct. If you drive up in Kennedy Lane, there's cars parked all over up there. That's why I'm just wondering if you're gonna have enough parking and still be able to maneuver around these buildings.

Jeff Williams: Right, right now we are showing certain little parking pockets

John Higgins: Yeah, but I mean if you go up Kennedy Lane right now there's cars parked all over up there.

Jeff Williams: Yup, and I see we can, we can increase parking along this side. We can find more parking spaces.

John Higgins: Ok, that was the only observation that I had. If they're gonna be used for upstart businesses or actually running businesses out of them, you're gonna require more parking.

Jeff Williams: I understand John.

John Higgins: Ok, thank you.

Jeff Williams: Ok, thanks.

Rich Berkowitz: I just have a question. When...there's gonna be a lot line adjustment here also? So is that part of the PDD or is that separate that we have to deal with?

Lyn Murphy: It's like with the 421 and it'll be separate so their PDD will describe an area, but to actually move the lot line, you guys will have to do a public hearing.

Rich Berkowitz: So we do ok. Now, can we combine that with the public information hearing or are we not ready for that?

Lyn Murphy: You don't wanna do that because

Rich Berkowitz: No, ok

Lyn Murphy: Because, well, because if you move that lot line as part of the public informational and then the Town Board doesn't give them a PDD

Rich Berkowitz: Ok, I didn't know the progression of that, Ok.

Don Roberts: Ok, then Rich, this has to go to the fire?

Rich Harris: Yes, we have not sent to fire yet.

Don Roberts: Saratoga County?

Rich Harris: Yea the County actually hasn't heard by the time the Town Board acts, usually we wait until we set info meetings and we send to other agencies so it is somewhat refined so we will do that now.

Don Roberts: Ok, and what about you Joe? Wanna look at this? You all set, you all set with it?

Joe Romano: from a central standpoint we're all set?

Don Roberts: You don't need any more?

Joe Romano: No, we don't need to see anything.

Rich Berkowitz: And prior to the public information hearing, are we gonna have the benefits of this project?

John Higgins: Is that a Town Board decision or this is it a

Lyn Murphy: It's a Town Board decision, but they modified the legislation so that this Board is usually aware of it, but there's at least two weeks until the next meeting.

Rich Harris: Yep, two weeks might, I don't know what the applicant wants to do but you could always put it out to four weeks if you wanna do that, we usually ask for four weeks as staff if you're gonna do expanded notice so I don't know if you're planning to do that two weeks is fine with us. Yeah.. If you're not

Don Roberts: Two weeks is good? March 12.

Rich Harris: Yeah. Yeah, I mean I normally particularly last, since Supervisor Tollisen came in, generally we, you have preferred to have the public benefit better defined by the time you have the public info meeting. I mean they have one defined, but we don't think it's going far.

Mike Ziobrowski: I mean I think that the minimal, ya know public benefits, I think that one of the things with the secure itself storage was that they had some tree row between the 146 corridor and here it's gonna look, personally, I think it's gonna look like a bunch of sheds right adjacent to the highway. So, I mean, I don't know what the public benefits of this really are but ya know, aside from the self storage but I think that would be a minimal item to ask for. It'd be part of the site plan as well. So, I don't know Jeff if you've put in any thoughts to having some trees in between the corridor

Jeff Williams: Well, the one thing is I was gonna say is 146, there's a good hedge row in here it's a good buffer I guess but it's also, we're 100' off of the 146 side. We have shown, we have given some advance notice to Clough on a pretty good landscape package that goes along Farm to Market Road. We kind of advanced the site plan because we want to do some due diligence to make sure we could fit all these buildings onto the site. With mostly with regards to grading and storm water and such, but we did also provide a landscape package to it, but I think we're getting to the point .that the site plan actually, so

Mike Ziobrowski: Yes, Yes

Jeff Williams: But we have looked into that providing the extra landscaping around the

Mike Ziobrowski: Right, I mean I understand that you're not gonna do anything into the wetlands, but just adjacent to the wetlands the buildings themselves. Ok

John Higgins: Jeff, when you're on the highway, you're looking right down into that. I mean, you can look all the way over to Farm to Market so, yeah,

Rich Berkowitz: Unless you may want to dress these up a little.

John Higgins: Yeah, unless you're gonna put some good size pines or something, you're gonna be looking right into these buildings.

Jeff Williams: We certainly will, ya know, enhance with landscaping that's needed.

Rich Harris: Town Board wouldn't, the Town Attorney could speak this but there's usually a language in the PDD's leaving the individual layout of buildings and site plan issues for the Planning Board when this will come back for site plan review if the PDD's approved so will have another bite at the apple to get into some of that, meaning you're talking about burms and some landscaping features along 146. Yeah I don't think there's much of a significant hedge row to block much of these buildings.

Jeff Williams: And again, I'm just saying that in the package that we gave you there's a landscaping plan in that package so we could work off of that.

Rich Harris: Yeah

Mike Ziobrowski: And we're just saying it, yeah, it's a recommendation at this time.

Rich Harris: Yeah.

Mike Ziobrowski: Ok. Good.

Marcel Nadeau made a motion to set a public hearing for Halfmoon Self Storage on March 12, 2018. Rich Berkowitz seconded. Public Hearing set.

Jeff Williams: March 12.

Don Roberts: Yup.

John Higgins made a Motion to Adjourn the Planning Board Meeting at 7:52 pm. Rich Berkowitz seconded. Meeting Adjourned