

MINUTES MEETING
Town of Halfmoon Planning Board, 2018
March 12, 2018

Those present at the March 12, 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-absent

Planning Board Alternates:

Mike Ziobrowski- absent

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 February 26, 2018 Planning Board Minutes. Tom Ruchlicki seconded.

Minutes Approved.

Tom Koval recused himself.

Public Hearing

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

Tom Ruchlicki recused himself

Don Roberts: Would anyone like the notice read? (no comments)

Jeff Williams: Good evening Jeff Williams, Bruce Tanski Construction, I'm here with Mr. Eric Tanski he is one of the principals for the project, I'm also here with Mr. Nick Costa from Advanced Engineering he's our design engineer for the Halfmoon Self Storage Center PDD. We appeared before the Town Board in August of 2017 and last before the Planning Board two weeks ago to introduce and talk about this PDD , we have been in front of the Planning Board , we've done a

couple of reviews through their engineering and we are in front of the Board for recommendation for the creation of the PDD. The site consists of two parcels with a total acreage of 16.68 acres, its located between route 146 and Farm to Market road , its toward the eastern end of Farm to Market Road , the property is currently zoned Agricultural- Residential or AR , the two existing parcels will need to be reconfigured at some point, at this time the existing property line is basically here we had to reconfigure a property line that would split the two up a little bit better , we will get into that in a little bit, so that would be a future lot line adjustment if we get through the PDD process , one of the parcels will be 9.94 acres that will be on the east side of the property that will be used for self storage units , Mr. Tanski will be the principal behind the proposed development. There will be a total of 8 self storage buildings that vary in size; they range from 3,600 sq ft to 8,800 sq ft for a total of 48,000 sq ft of buildings. There is 312 self storage units contained in all the buildings and there will be one office to manage the unit rentals. The other parcel on the western side will be 6.93 acres this will be utilized for flex space for existing and or start up businesses. Mr. Bruce Tanski will be principle behind this development. There will be a total of 9 flex buildings, each one of these buildings will have a total area of 6,000 sq ft or 60 x 100 ft each, each building will have 4 25' x 60' bays that add up to 1,500 sq ft , there will be 4 units per building for a total of 36 units. Our proposed use is inside these units will conform to permitted uses in the Towns light industrial commercial zone. The applicants wish to construct both a self storage use and a business flex space use in phases. They wish to build two buildings at a time for each of the two types of storage uses. The site has been designed to minimize wet land disturbance, we are under a /10 of an acre, the site plan is showing two access points off of Farm to Market , we have discussed with the Planning Board possibly making one of those access points an emergency access only. The site has a landscape design that has an extensive row of white pine and dogwoods running along Farm to Market road, and also along 146 there is an existing hedge row that is there, there's a 100 ft set back that we have and then additional rows of white pine in front of all of the storage units that face 146 for additional buffer. There will be public water provided as well as public sewer for each of the units and storm water will be treated on site following the latest guidelines by the state, we discussed the public benefit, it seems that the Town is working on mitigating or trying to redesign route 146 and route 236, we agreed to maybe add additional monies to that following the EDU process we come up with the uses , an EDU is the Town is charging \$1,500.00 per EDU for the 146 -236 mitigation , these uses come up to 11 EDU's which will be \$ 16,500 dollars towards public benefit, that will be in addition to the GEIS mitigation fees that we will be required to pay. We responded to Clough Harbor when we received a January 25, 2018 letter from them where they stated our conceptual comments have been adequately addressed, with that we are here tonight to answer any questions from the public or the Board and we are seeking recommendation back to the Town Board for creation of a PDD, thank you.

Don Roberts: Thank you Jeff, would anyone from the public like to speak? Please come up and state your name and address for the record please.

James Bryan: First James Bryan 15 Farm to Market road, I need some clarification because what I'm seeing up here is not what I imagined from the text of the notice of this meeting that I was sent to, now am I correct that just east of that rectangle there is the place that is now an auction barn or something like that? Yup ok, see the way I read the thing is that this whole thing was for the field to the east of my house going down toward Raloid Tool, you cant describe this as at the corner of 146 and Farm to Market thats an inaccurate description, its no where near the corner, I'm a little bit relieved that this is the piece, this is old pastoral land from the old Leggett Farm right?

Jeff Williams: Yes this is the existing farm

James Bryan: Yea so that clarifies and makes things a little easier on me , because I thought it was going to be the fields east of me which at the moment is a swamp or whatever and its , well you gentleman know the lower end of the PAAR Estates thing is protected wet-land and the drainage for that goes along the east border of my property and I was concerned about things , now that I know the exact spot that you are talking about I am less concerned and I'm willing to listen to more.

Don Roberts: Thank you, and we are glad you feel better you know, anyone else?

Joe Maiello: Good evening my name is Joe Maiello , I live at 60 route 146 , which would be south across the road from 146 from this location, I own 17 acres and two homes on that lot, and a lot of this drainage comes through my front yard and my side lots so just curious at what we had here , I did come over Thursday and speak with Mr. Harris and I did provide some questions to the board I dont know if those came by email , did those get received by the Board? Ok, I did send 5 questions, I do have them tonight, ok, yup, the building sq footage has been noted but what would be the height of the various buildings?

Don Roberts: Go ahead Jeff

Jeff Williams: They will be less than 20 ft. tall I believe

Joe Maiello: At this point in time are there any specifics about what can be stored in the warehouses?

Jeff Williams: Not that I know of other than we would have to follow any applicable licenses for any types of stuff that had to be licensed or certified.

Don Roberts: And our Board would have to approve any uses that went in there

Jeff Williams: Yes

Joe Maiello: Will the storage of motor homes trailers etc. be allowed to be stored outside the building?

Jeff Williams: No we are proposing no outdoor storage what so ever

Don Roberts: For either use?

Jeff Williams: Right, yep

Joe Maiello: Has a project lighting plan been conceptually developed? If so what is the plan?

Jeff Williams: We have a preliminary lighting plan with our package it shows no spillage off site, we will go through site plan review with the Town engineers they will make sure that that doesnt happen down line.

Joe Maiello: And my last question, The PAAR Estate PPD noted that a sewer line connection for the development would run between Farm to Market road and 146 at the eastern end of this self storage site, yet that sewage line connection is not noted on the proposed self storage plan, will this connection be made as originally approved or is there an alternative plan? If so what is that plan?

Jeff Williams: During PAAR Estates review with the County they did not want to take an easement through this property, we first proposed it right here and he did not want to take an easement through the farm land so the proposal now is changed , and been approved to run all the way the length down to 146, Farm to Market.

Joe Maiello: Will that go to the top of the hill or will it end at the end of Farm to Market and cross at 146 that location?

Jeff Williams: There is an existing sewer main on then I guess the east, south east side of 146 so it will mole under 146 and connect to that sewer line.

Joe Maiello: Ok but is it at the intersection of Farm to Market and 146 right there?

Jeff Williams: Yes it is

Joe Maiello: Ok, thank you Mr. Chairman

Don Roberts: Your welcome, thank you, would anyone else like to speak? (no comments) seeing no one else wants to speak I will close the public information meeting, Jeff just to reiterate there will be no outside storage for either the self storage facility or the warehouses, correct?

Jeff Williams: Yes, no outside.

Don Roberts: Board members any questions?

Marcel Nadeau: Jeff can you give us an idea of what may be in the second phase of it as far as your retail?

Jeff Williams: Retail?

Marcel Nadeau: The warehousing

Jeff Williams: Ok, the other use other than self storage with Bruce's use , ok its a flex building and we are looking for possibly , for , they all have large garage bay and door to each unit , each unit will have a bathroom in it , and probably a desk area in it so thats kind of the set up there and then it allows for what we were thinking of what is allowed in a light industrial commercial zone that could be your storage your warehousing and assembly and fabrication of a product , auto repair fabrication , it will also be for like micro businesses that are just trying to start up and they have a project they need to store and sell at their own way.

Marcel Nadeau: Ok thank you.

Rich Berkowitz: Did you say auto repair?

Marcel Nadeau: Auto Assembly

Jeff Williams: It allows it but I think it is more like auto fabrication maybe

Rich Berkowitz: I know this is just a preliminary plan and this isn't for site plan but there is not parking anywhere

Jeff Williams: We talked about that at the last meeting and I understand , I think we have 10 spaces there I think we need at least I think its 6 space per building , but we have area where we can put additional outside parking so we are going to work on that.

Rich Berkowitz: On both sides of the project?

Jeff Williams: I mean self storage units are really , there is an office , we have a couple , we have 4 parking spaces for people that are coming in to the office but really they just pull up to their unit they put in or take out whatever they need and then they are off again so they dont really

Rich Berkowitz: Now what is somebody is running a business out of one of these self storage units? No I'm talking about Eric's part, say they have a contractor.

Jeff Williams: Yea Mr. Tanski is saying that you know the way they manage it they dont allow businesses to run out of self storage

Rich Berkowitz: Well say you have a contractor who stores his stuff there and they have multiple cars coming in and out , where are they going to park? I mean because contractors do use these.

Jeff Williams: I think yea anyone who wants to store something but its not to be utilized, I think that would be more to Bruces side of things to do that kind of business

Rich Berkowitz: I just think to be proactive both sides should have some storage on there, I mean not storage parking, you have the green space for it.

Jeff Williams: Yes we have the area to put additional parking there.

Rich Berkowitz: I just dont see why you dont want to

Jeff Williams: I mean Eric is running this

Eric Tanski: Eric Tanski I built Capital Storage and I owned it for 15 years and that never really was an issue once in a great while someone would park a car on the side of the building but it very rarely happened, not too often. We could add more spots we have the room.

Rich Berkowitz: All we are talking about is a few spots.

Eric Tanski: Absolutely no problem

Tom Koval: I think my biggest concern is not the self storage unit its the warehouse area and the lack of parking for whatever goes in there, I realize we can address that later but we would rather address it right now, some mention was made of the Kennedy lane property and how there seems to be a parking issue up there now that the buildings are being utilized a little differently, and we are trying to get an idea ,if you could show us where you would put additional parking for those units and how many spaces you could fit in there.

Don Roberts: And also any parking issues that are going to restrict what is going to be used there also, you are aware of that.

Nick Costa: Nick Costa with Advanced Engineering, there is areas right in here we could probably fit in a dozen parking spaces at least and then there is other areas that could accommodate some additional and so as a matter of adding parking we dont feel that is something that cannot be accomplished, there is quite bit of area along these sides that could be extended to have additional parking.

Tom Koval: So you are not anticipating any retail operations that would bring in more people?

Nick Costa: No not retail

Tom Koval: Just strictly small light industrial

Nick Costa: Light industrial, that's correct

Tom Koval: So one or two vehicles parked

Nick Costa: That's right, if it...

Tom Koval: We are just trying to get a lead on later on if anyone comes in and we have to deny it because there is not enough parking for their vehicles

Nick Costa: No I understand, we could bank, what we could do is we could bank that parking and if there was a need to install it we could install it when the time arises but it could be designed so that the storm water management areas is sized to take care of that

Tom Koval: That would be preferable to me

Nick Costa: Yea, I mean the stormwater regulations try to discourage creating a lot more impervious area this both sides have over 60% green-space so it's not an issue as far as accommodating the additional parking but its just a matter of when you want us to do it and it can be done

Don Roberts: Ok, thank you, now Jeff earlier you mentioned about possible use being auto fabrication, I'm concerned about that can you explain what you meant by that?

Jeff Williams: I think there was a previous use up on Kennedy Ln where the guy was a he basically took old cars and worked them back up into sport cars it was metal work done on them

Marcel Nadeau: It was fabrication Jeff but I think it was also a body shop as well.

Jeff Williams: And you might know more than I do.

Tom Koval: It was a body shop I know someone that had a vehicle stored there

Marcel Nadeau: It was a fabrication shop and they were doing body work as well.

John Higgins: Then the problems you run into is having vehicles stored outside while they are waiting to be worked on , you know so thats why I mentioned last time Jeff about the parking I personally think it should be shown on the drawings now at this point before it goes to the Town Board so at least everyone has an idea of exactly what's available in the way of parking, because you are talking about a lot of square footage there and no parking.

Jeff Williams: Its true and 6,000 sq ft I think with warehousing is 6 is one space for every thousand sq ft , we would have to discuss whether we are going to allow each bay to be counted as a parking space or not , each building has 4 but we certainly can bring back , I think Nick can turn this around real quick and bring back conforming parking for the warehouse side

John Higgins: You dont want to do a design and have you know Clough take a look at it and make sure it fits into the requirements of the Town

Jeff Williams: Ok

Don Roberts: Anyone else?

James Bryan: Can I make an additional comment?

Don Roberts: If you keep it brief, sure come on up, I will re-open the Public Information meeting for this gentleman

James Bryan: James Bryan , 15 Farm to Market sort of kiddy corner from the east end of that is where my house is and I would A, somebody else mentioned lighting and keeping the lighting, I would urge you to look at the lighting being used by Sansones at the chip warehouse just down there, its out there but it is not offensive at all its aimed mostly down and it doesnt bother me so thats a good example, the other point, how late at night is there going to be illumination on storage spaces what they're at?

Nick Costa: With regards to the illumination all of the lighting will be down lighting it will be , its not going to be one of those the heads the lighting heads that can be tilted it will be fixed and only throw the light down and then with regards to the lighting the storage may have lighting on until maybe 11 o'clock at night and then they'll go off

James Bryan: Ok, as long as its not on all night I can probably live with it

Nick Costa: No, you know the site will be secure so you know there won't be anybody going in there after hours

James Bryan: You know it's the light pollution and whatever, when I first bought my house back in 77' there wasn't any light pollution you couldnt even see lights from downtown Mechanicville and its a lot different now that ends what I have to say to the Board.

Don Roberts: Ok, while the Public Information meeting is still open would anyone else like to speak, ok come on up please sir.

Dave Leggett: Dave Leggett 39 Farm to Market road, I just would like to say I am thinking along the same lines as John about the term auto fabrication , I'm sitting here I'm quite taken back by that term , thinking about auto body repair shop and this kind of stuff , your mention of ya know where are they going to park cars that are going to be fixed and things like that so I just would like to say to you folks as a Planning Board that as a neighbor of the property , I'm across on the north side , I didnt picture something like that as far as storage and warehousing , the storage and warehousing I just sort of had the feeling ok here's a fairly quiet type of exposure but auto fabrication just takes me completely back as far as what the level of activity might be in there and noise and all that kind of thing , and parking ,and dust and so on and so forth, so I just wanted to relate that to you folks.

Don Roberts: Thank you, and the applicants already stated on the record there would be no outside storage at either facility for use so at least we got that out there and if they come back in with any application it has to go before us for approval anyway so they cant just open things up in there they have to come back before us.

Dave Leggett: Thank you very much.

John Higgins: But with the light industrial their hours can be later, I know up on Kennedy Lane they were working up there till almost midnight a lot of nights

Don Robert: But we can work with the applicant on hours of operation though.

Richard Harris: You can, Lyn and the town attorneys have clarified set limits on hours with that concern, maybe it wasn't done with Kennedy Lane.

Don Roberts: Ok would anyone else like to speak? (no comments) ok once again I will close the Public Information meeting , Board members any more questions ?

Marcel Nadeau: I think they are understanding our concerns with the parking.

Don Roberts: Right and should we Joe you want to look at this now or do you want them to work up the site plan and get back to you with it?

Joe Romano: Yea I think if they take a look at the parking with the proposed associated uses we can take a look at that

Don Roberts: Ok so you guys work up a parking plan and get it to Joe and we will take it from there, alright we will take no action tonight fair enough?

Jeff Williams: Fair enough

Don Roberts: Ok , thank you

Jeff Williams: Thank you

Don Roberts: Before we move on I would just like to announce that the applicant for the last item on the agenda Crescent Gateway Properties (Adirondack Basement Systems) has requested that we table his application he will not be appearing tonight just so everyone knows.

The PDD Recommendation application for Halfmoon Self Storage was table for the applicant to be able to re-submit plans to show additional future parking plans and for Clough review.

New Business:

18.029 Paulie's Pizza, 1603 Route 9, Suite 8 (Town Center Plaza) - Sign

Tom Englert: Hi, Tom Eglert, Paulies Pizza. We just took over for Cusato's just looking to change our signs to say Paulie's Pizza.

Don Roberts: Just replacing in kind? Just what was there before you are switching out?

Tom Englert: Right, the signage was already there we are just changing what's inside

Don Roberts: Just changing to your...

Rich Berkowitz: Does he need a Change of Tenant?

Don Roberts: Same use, no change of tenant required.

Richard Harris: This is a swap out we have done that before.

Don Roberts: Yea we have done that yea.

Rich Berkowitz made a motion to Approve Paulie's Pizza Sign application. John Higgins seconded. Motion Carried

Don Roberts: Dont forget you are in Halfmoon when you advertise, thank you.

Tom Englert: Ok, thanks

18.020 Head Games Hair & Nail, 215 Guideboard Road (Country Dollar/Salty's Plaza) -Change of Use/Tenant

Tanya Lubis: Hi, Tanya Lubis for Headgames we are a change of occupancy it's the same use

Don Roberts: how many employees?

Tanya Lubis: I have area renters they are not totally employees but there will be 12 total.

Don Roberts: 12 total and hours of operation?

Tanya Lubis: They vary per day , Tuesdays we're open from 12 to 8 but they could come in a little bit earlier, Wednesdays 11 till 7, Thursdays 12 - 8 , Fridays 9 until 2 or 3 , Saturdays 8 until 3 , well they may vary they may change we may open on Mondays.

Don Roberts: Questions by the Board?

John Higgins: How does this compare to what the previous facility is same number of employees?

Tanya Lubis: She had more hair, we have an esthetician so its pretty much a wash on the number of employees and same use we are still an appearance enhancement.

John Higgins: Ok thank you.

Rich Berkowitz made a motion to Approve Head Games Hair and Nail Change of Use/Tenant application. Marcel Nadeau seconded. Motion Carried.

Don Roberts: Do you have a sign?

Tanya Lubas: Not at this time.

Don Roberts: You will have to come back you know that right?

Tanya Lubas: Yes.

Don Roberts: Ok, thank you.

Tanya Lubas: Thank you.

18.022 Lincoln Mattress & Rug Company, 1683 Route 9 (St. John Plaza) - Change of Use/Tenant

Tom Pratico: Hi I'm Tom Pratico with The Rexford Group and Bast Hatfield we are proposing a Change in tenancy for The St. John Plaza its 1683 route 9, where the Sheron Uniform used to be to a Lincoln Rug Company which is an Oriental rug organization its a retail use ,similar use, two employees which is much like Sheron Uniforms so basically there is no change to the space its just going to be some paint and a little bit of flooring material.

Don Roberts: Is there a sign?

Tom Pratico: Later on I dont have the sign, they haven't gotten the sign designed yet.

Don Roberts: Any questions by the Board?

Tom Koval made a Motion to Approve Lincoln Mattress's Change of Use/Tenant application. Rich Berkowitz seconded. Motion Carried.

18.025 Nick Cerone Fitness, LLC. 1471 Route 9 (Crescent Commons)- Change of Use/Tenant

Tom Koval recused himself

Nick Cerone: How are you guys doing, Nick Cerone just here for a change in tenant what I do is pretty straight forward I do one on one fitness appointments clients ranging anywhere from 25 to 75 , just a small office space that I'm trying to take over, not a gym or anything like I said , parking would probably only take up two space because like I said I only work with one person at a time ,so like I said the person that is there and then obviously the person that is coming in for the next appointment so thats about it.

Don Roberts: Questions?

Rich Berkowitz made a motion to Approve Nick Cerones Change of Use/Tenant. Tom Ruchlicki seconded. Motion Carried.

Don Roberts: No sign yet?

Nick Cerone: No sign.

Don Roberts: Are you going to have one eventually?

Nick Cerone: There won't be any sign, nope its office space upstairs

Don Roberts: Oh ok, good luck .

Nick Cerone: Thank you guys.

Rich Berkowitz made a motion to Approve Nick Cerone Fitness Change of Use/Tenant application. Tom Ruchlicki seconded.

18.027/ 18.028 **American Promotional LLC, 1549 Route 9 (Wal-Mart) - Change of Use/Tenant & Sign (Fireworks)**

Don Roberts: And they're not here, well we will try them at the end.

18.031 **Wal-Mart Seasonal Outside Storage, 1549 Route 9 - Change of Use/Tenant (Seasonal)**

Don Roberts: Are they here?

18.030 **McBride Subdivision, 173 Pruyn Hill Road - Minor Subdivision**

Joe McBride: Hi , I'm Joe McBride 173 Pruyn Hill Road , we are looking for a minor subdivision for my daughter , these guys are perfectly aware of what's going on , we have an easement , she will wind up having a 20 ft easement up to 3/4 of an acre, we are thinking it is too close to the house

Richard Harris: Yes it end up triggering a variance for a lot width on the new lot, and also an accessory structure on the existing home that they reside at ends up being in the front yard which is the way their existing house is oriented its their side yard , but the way we would view it from Pruyn Hill Road its the front yard so thats a pre-existing situation and on the other hand they would meet the zoning if they had both water and public sewer on the lot but they only have one utility so they are short on that so they dont meet the zoning ordinance on two factors so we need a denial.

Don Roberts: So we need to deny because they need an area variance

Richard Harris: Yes for both those items, correct.

Richard Berkowitz made a motion to Deny McBride Subdivision application for a Minor Subdivision because of the need for area variances from the Zoning Dept. Marcel Nadeau seconded. Motion Carried.

18.026 **ValuSpace Personal Storage, 1607 Route 9 - Site Plan**

Joe Dannible: Good Evening Joe Dannible with Environmental Design partnership here on behalf of Rosenblume Development and their application for self a storage facility located at 1607 US route 9 known as Value Space Storage. Here

tonight with Jeff Morrell with Rosenblum Development. The property itself is located at 1607 route 9 as we look at the map here just to orient everybody , north is up , exit 9 inter-change, 146 , route 9, Sitterly road, this yellow dot on the east side of route 9 is the property location. A quick blow up of the property. The property itself is currently occupied by a single family house, a couple small outbuildings various trees planted around the property, much of the property is mowed, lawn landscaped area mowed for the residents themselves. The property itself is 3.3 acres of land gently sloping from route 9 to the east, DeVoe's Orchard would be immediately to the east of our property, to the north on the front by route 9 is the Halfmoon Sub Shop, this is Grecian Gardens located here. Quickly over-laid the proposed site plan so that you could see the orientation of the buildings and the land development associated with the adjacent properties, again to the north the Halfmoon Sub Shop across the road Grecian Gardens , we'll have the front of the building facing route 9, 50 ft of green-space in we propose the absorption field as well as a rain garden that would receive water from the roof brought down into that, that rain garden would be landscaped it will also have landscaping in front of the building. the proposed site plan itself what we are looking at is roughly a 115,000 sq ft of self storage space , its divided into four buildings , we are looking at a 98,000 plus or minus sq ft multi- story three story building in which we would have roughly 750 to 800 storage units , the remainder of the site would have three conventional self storage buildings , the two buildings in the center of the site would be accessed both by the east and west sides , the building to the far east of the building would only be accessed from the west side of the property, there would be no doors on the rear of that building facing the Lands of DeVoe. That would equate to about 17,000 sq ft. Also associated with the property immediately we will call it the south west corner of the site in this area, we will have a small 900 sq ft retail space that is an ancillary use to the facility, it will be where the prospective tenants would come in and lease the facility, they would also have things for sale such as storage boxes, wrapping paper, tapes, things of that nature, again everything ancillary to the storage use itself. We'll have storm water managed on site in multiple stormwater infiltration or rain garden basins; we're also investigating the need to have some underground chambers to store additional stormwater as needed. The site will have security fencing wrapped around from the building around to the back of this unit tying to the building coming off of the building again, wrapping out and coming across tying it back into the building here, each of those access points would be controlled with a gated access key code or a key fob entrance into the facilities, the only way to access the property. There will be site lighting with in the parcel we will be using new LED fixtures, downward directional so there is very little or no light spilled from the property itself. We are proposing a septic system and absorption field for the minimal amount of office use or retail use that will be occurring as part of the facility in the development plan; we will also be connecting to municipal water which is available immediately in front of the property on US Rt. 9. Currently the property as it exists has two non restricted curb cuts for the existing residents coming out onto route 9, we're proposing modifications of those curb cuts , we're proposing a single full access curb cut on the southern property line , that's where you 'd come in , pull into your parking space to access the retail store or pull up to our gate here to enter the rest of the stores facility, on the north side of the building we are proposing a exit only lane again with a key or a gated area here and one way access leaving the site, we understand that all of these curb cuts are subject to NYS DOT review an approval. We have completed test pits on the site, we confirm the onsite soils will support infiltration basins as well as adequate separation to support a septic system on the property. Lastly we have a rendering a street side rendering of the building as viewed from us route 9 as you can see we've got a three story building we've incorporated a good amount of glass, some brick facade also some metal siding , again we are going to try and dress up this building make this the marquee for the value of space storage facilities, we think it will be a great look on route 9 and really be appealing to drivers on the road. If you have any questions we are here to answer them. thank you

Don Roberts: Nice job on toning down the building Colors, thanks, what will the security fence look like?

Joe Dannible: The security fence we were looking is a eight foot high vinyl coated on the front side aluminum or galvanized fencing on the rest of it, chain link.

Marcel Nadeau: You are not doing barbed wire?

Jeff Miral: No, typically what we would do is anywhere that's really within the public site line we use an ornamental fencing and then we make that up in the rear, with as Joe said fencing using vinyl privacy slats so it's a cleaner look.

Don Roberts: So it's proper screening?

John Higgins: No barbed wire no razor wire?

Jeff Miral: No

John Higgins: Joe do you really think you need two curb cuts that close together on the north?

Joe Dannible: We are only proposing one , oh you mean for this piece up here, you know its something we are looking at with DOT if DOT does not permit one way access we would be willing to eliminate that access and have only a single means of ingress and egress throughout the site , however we believe having a second access is more appropriate for fire apparatus access in and out of the site, so that would be the main reason we would want to keep that on the property , we can still meet fire code with out it but we think its more appropriate to have that hooked up.

John Higgins: Now is this going to be a three story building and is it going to be sprinklered?

Joe Dannible: Yes

John Higgins: Thank you.

Marcel Nadeau: Can you explain the retail part again?

Joe Dannible: Yea, retail part in my understanding, its a small sq footage 8or900 sq ft, there will be one staff member working there so when people com into the building to secure their leases to secure their fees and they will also sell some products in there that are ancillary to storage, packing boxes, bubble wrap, tape products things of that nature.

Marcel Nadeau: Ok only pertaining to your business?

Jeff Miral: Only pertaining to our business, yea typically our focus is really on class A operations things that apply to our self storage as well as any of our other asset classes or properties so the retail store would really provide a very welcoming , nicely lit lounge type atmosphere, in which someone can come in and feel comfortable meet with our property manager who will be onsite we will staff this building 6 to 7 days a week and will limit hours in terms of access even after staffing obviously security is a major component for us , providing security in the sense of security for our users , so having the gated access and have an intelligent system that also recognizes when someone has been in the building too long we will be alerted by that so we will know when someone goes in if they dont go out if they do go out.

Marcel Nadeau: Thank you

Rich Berkowitz; It won't be UPS, Fed Ex drop off or pick up?

Jeff Miral: No

Rich Berkowitz: No P.O. Boxes?

Jeff Miral: No P.O. Boxes

John Higgins: No outside storage of any kind?

Jeff Miral: No, no we're not doing any kind of vehicle storage so it's really just what you see in terms of the buildings

John Higgins: Not just vehicles, trailers, boats nothing?

Jeff Miral: No we have made no provision for that and we typically dont.

John Higgins: Thank you.

Rich Berkowitz: Is there going to be any parking inside the facility as far as once you get back to the three buildings? I know there are spots out front but there is no parking in the back

Joe Dannible: What we are proposing in the rear of the building at this location is an overhead canopy that will house 4 cars and be able to load and unload from their units within the building all at one time, the rest of the units which is typical of self storage you pull up in front of your unit and unload at those locations.

Rich Berkowitz: What about U-Hauls?

Joe Dannible: The site has been designed so that circulation of fire vehicles and tractor trailers can circulate the site

Rich Berkowitz; Ok

John Higgins: The rear building shows 23 ' between the other one seems smaller what is the space between the first building and the second building ? I don't know if you can get two cars passing each other in that space.

Joe Dannible: The lane in the rear was widened to 23' to accommodate vehicle parking and make room for fire apparatus to pass around the building. In this area there's no

John Higgins: Now, I'm talking about the next one over.

Joe Dannible: This one here?

John Higgins: Yeah.

Joe Dannible: Yeah, that is a narrow isle; we narrowed that down to 20'. That would allow for two cars to park side by side an unload. If there were two cars to have, be parked...

John Higgins: You gotta be real; I mean 20' is an absolute minimum. Because if somebody has a door open or even a mirror

Joe Dannible: In this size self storage facility I looked at the numbers from various self storage facilities, the busiest ones in the area, this is all related to trip generation for this facility at the busiest time of the day the A.M. and P.M. peak hours as well on Saturday we are looking at 4 maybe 5 vehicles for the entire site indoor and outdoor self storage on the property the probability for any conflict for a vehicle its very very minimal

John Higgins: I just wanted to mention it. Thank you.

Richard Berkowitz: How big is that drainage area in the front of the building?

Joe Dannible: The drainage area in front of the building is gonna be utilized as a rain garden, basically handing some of the roof runoff coming down from the building I'm not sure if it's absolutely necessary we are going to have some more quality practices on the site and if this was to go in there, there would be a rain guard that would be landscaped and have an attractive in front of the building.

Richard Berkowitz: It does not gonna be just a ditch. It's gonna be, if it's there, it's gonna be landscaped and

Joe Dannible: Absolutely, as you can see from building renderings we wanna make this a very attractive building and very attractive facade we not gonna put anything that would be an eyesore

Richard Berkowitz: Generally, right across the street from the restaurant also.

Joe Dannible: Correct.

Tom Ruchlicki: I'm just a little curious. You had mentioned about underground storm water management in the back of the property between your lot and DeVoe's, there's a small creek that's further north does it extend all the way up to in back of that area there?

Joe Dannible: The stream corridor we have here is located in this area. So it's roughly....

Tom Ruchlicki: Ok so there is some distance between the edge of your property and the actual creek itself?

Joe Dannible: It's roughly 100'.

Tom Ruchlicki: Further north on other properties that we've had in front of us, they're closer and I was just wondering if that had anything to do with the underground water situation or just part of the storm water management

Joe Dannible: Just part of the storm water management plan making sure we have enough quantity

Tom Ruchlicki: Alright. Thank you.

Don Roberts: Anyone else? I guess we'll refer this to Clough Harbor, Joe, for your review. Rich, have to refer it to the fire district and Saratoga County. Alright. OK. Thank you.

Joe Dannible: Thank you.

The Planning Board tabled ValuSpace Personal Storage Site Plan application for review by Clough Harbor , Fire district and Saratoga County

Old Business:

14.129 Betts Farm Residential Planned Development District (PDD), Betts Lane & Hayner Road- PDD Recommendation

Gavin Villaume: Good evening everyone, Gavin Villaume with Environmental Design Partnership, I representing Abele Builders Ed's here with me this evening we're here to present Betts Farm as you know the project's been in front of the board for several years it's been about 5-6 years since this project started. Over the years, we've made several changes to the plans I won't go into all the details of every change that we've made since the beginning I just really want to give you a, more of an update as to the plans that we had last presented I think was back in September we made a presentation in front of the public at that meeting we represented some of the changes that we made included things of more traffic related I guess would be some of the improvements, the widening on Betts Lane, we talked about some screening on Hayner Road and obviously the overall, general improvements that will be incorporated along with other developers in the area to help address some of the traffic concerns of the multiple projects in the area so, but for tonight's meeting we do have a couple pretty good updates that we'd like to share with you. I'll just quickly go through them. First one is the cul-de-sac there was a lot of concern over the four-plex's on that cul-de-sac and the additional traffic that it would create towards Hayner Road so I think at that point we were showing 236 total units, we removed all the four-plex's off of there there were 36 of them so those 36 four-plex's have been removed ,we've replaced them with duplexes so we are net reducing about 21 units from the overall project and they're all coming out of that cul-de-sac everything else up in the upper section pretty much stays the same again, this really, it was done as, I guess, in response to some of the concerns the Board had and some of the neighbors as far as traffic on Hayner. So now, I guess, that we've hopefully alleviated some of the concerns on the access out to Hayner I guess the next focus was what could we do along Betts Lane and Betts Lane, as you know, is an older roadway it's fairly narrow and needs a lot of improvements we've committed for years now to improve that road we would widening it, changing some of the grades and improving on it, the only thing that we really were struggling with, unfortunately, was with the barn at the intersection, so I do have some good news, we're actually committed now we've spoken to the Hayners and some of the adjacent landowners in the area and we are now going to be taking down that barn, so that will improve the access tremendously, obviously everyone was concerned with the location of that barn at the end of Betts Lane so that's slated to be relocated or actually removed from that intersection. So, with that I'll just give you a quick breakdown of the total units again, we've got now no more four-plex units we're at a 84 - 2 family unit, 84 - 2 family units, 130 single family and, I think, 1 estate lot down at the corner and that's the unit breakdown. If there's any other questions we're more than happy to answer them but we are hoping that we're at a point now where we could seek some type of recommendation to the Town Board.

Don Roberts: So, what's the total number of units again Gavin?

Gavin Villaume: The total number will now be 215 units.

Don Roberts: Ok, thank you.

Gavin Villaume: That's 21 less than we had before.

Don Roberts: Ok, questions by the Board.

Tom Ruchlicki: I was interested in the single family homes in general are they gonna 2 bedrooms, 3 bedrooms, what's the square footage, the general size of the building.

Gavin Villaume: Most of the homes I believe are probably going to be 2 or 3 mostly 3 bedrooms I would imagine.

Ed Abele: Ed Abele, Abele builders. We don't have the proto-typical designs completely figured out, but my guess would be there'd be a mixture of 2, 3, and maybe a couple of or some 4 bedrooms. But there'll be a mixture.

Tom Ruchlicki: My only concern with that is that we got rid of the duplexes and with the single families if it was a four bedroom structure in a family that size you're gonna have, maybe a couple of kids with a couple of cars and then we would see an increase in volume of, not so much traffic, but in the automobiles in the area. I'm just trying to get a ballpark figure for what we traded off, what we gained, what we lost

Ed Abele: Right and again I think it's a fair question. It's just I don't wanna represent that there wouldn't be any we just happen, we've been frankly, we have our plate full trying to get the site design worked on and what we have we think is very appealing frankly, it took a number of years to do that with the things that had to be worked out but, ya know, when we do the site plans and getting to the engineering and that some of the unit type structures probably will become more clear at that point.

Tom Ruchlicki: Ok, just curious. Thank you.

John Higgins: At the public hearing, we heard from a couple of the neighbors at the top of Betts Lane. I don't see, I know you've worked with the Hayners, but has anything resolved, been resolved with the people that expressed concerns at the top of Betts Lane?

Gavin Villaume: Well, as far as improvements go, there is a hill as you know at the very end of the Betts Lane currently where the old Betts Farm is and we would be improving the grading there and making sure that the access to any driveways or properties in that area would be maintained as they are today.

John Higgins: Have you guys met with those people

Ed Abele: I know my brother has met with, a couple, I forget the gentleman's name at the top of the hill but when we re-graded the roads and obtained a new profile the re-grading of Betts Lane and obviously Betts Lane is in pretty tough shape but what was very helpful is last fall a number of us met out there with the Town and, I think, Clough Harbor was there and came up with the grading on the road that kinda was a sweet spot to improve the road and come up with grading to minimize the impacts of the road. A lot of our focus has been at the end of the road with the Hayner barn. I don't know of all of the details are figured out, up on top quite frankly, but we're pretty confident that what we've come up with will work when we get into the detailed engineering and finalization of the road system.

John Higgins: Well, I think as a courtesy you guys might want to at least meet with those people because they did come to the public hearing, they did express concerns and I know you spent a lot of time with the Hayners but you know, they are also residents of the Town.

Ed Abele: It's a fair comment. And it's something that, ya know, my expectation is we will be coordinating closely when Betts Lane does get reconstructed to make sure we satisfy and address the needs as good as we can.

John Higgins: And I, for one, have been saying all along that I think that it's too dense I think you're trying to put too much on that spot with, based on the accessibility from the two roads and, you know, based on looking what you could do as a conventional subdivision versus this subdivision I for one still feel that 215 is way more than what should go on that site.

Don Roberts: Anyone else?

Richard Berkowitz: Back in October you were at 222 and then you went down to 206 then to 236 and now you're at 215. Besides just reconfiguring some of the numbers of the homes and the four-plexes, why the difference in the numbers?

Gavin Villaume: Well, again the main reason is it all went back to traffic and where we stood with traffic. Once we knew that we had a good solution to mitigate some of the traffic and where we stood with the Memo of Understanding that was entered upon by all of the developers, we felt that we would be ok to use, to propose a project within the rough range of 200 units. So we've always kinda been around that 200 units so we have always kind of been around that 215 certainly we feel is safe we thought 236 would be fine. But again.

Richard Berkowitz: But then you went out at 206. How 'bout not going back to the July 15, 2015

Gavin Villaume: Yeah, well we had 206 at one point. I can't remember...yeah, again like you said it's gone back and forth many times, so

Richard Berkowitz: I don't know if it's a density, but I just think it's the number of units, not the density.

Ed Abele: Well, there were a couple of occasions where we were tweaking the plan and there may have been one submitted to the Town but there was not a hearing perhaps on one of the density's but, ya know, many of the improvements that are related to this project and, frankly, related to the surrounding area suggests you need a certain density to pay for these things so, we certainly respect all the differing opinions that may come out with respect to density but what we think we have is appropriate.

Don Roberts: Anyone else?

Marcel Nadeau: Gavin, a convention subdivision was how many units?

Gavin Villaume: I think back then it was around 125, 130 I wanna remember that was the conventional layout that we did very early on.

Marcel Nadeau: It sounds a lot better than 215.

Richard Harris: 132 I have in my notes

Gavin Villaume: 132

Don Roberts: Tom, anything else to say?

Tom Koval: I still feel it's too dense for this site just, I'm not happy with it, I don't want to set precedent and at this time, I'm not happy with that number.

Don Roberts: Well, we've been asked to make a recommendation to the Town Board on this application.

John Higgins: One second Tom. I'm sorry but we wanna give the applicant another opportunity

Don Roberts: Ya wanna vote tonight either way?

Ed Abele: We've been at this a long time.

Don Roberts: We talked about this before.

John Higgins: I just wanted to give the applicant an opportunity

Ed Abele: Many of the things that we're working on traffic, Memorandum of Understanding dealing with obstacles at the road, it's very complicated and I think we've shown a lot of good faith and effort trying to do things that are difficult and time-consuming and it's taken years so at this point, we would like to have a recommendation or a vote one way or another we're certainly hoping the Town Planning Board would recommend it, but we would like to try to move forward.

Tom Koval: I do sincerely appreciate the amount of work you've put into this and the amount of money you've invested in it, it's nothing personal, I do feel that it's too dense.

Ed Abele: I do want to point out some of the other projects that, if you're looking for some level of understanding or you know what we're capable of doing you can look to Sheldon Hills, you can look to our Lower Newtown project, very attractive, very popular we're proud of it we feel we've done a good job and we think this site obviously is a very attractive site too.

Gavin Villaume: And I believe the overall density for the Glen Meadows Project was very similar to this one.

Tom Koval: I was not on board at that time, I understand that and I do understand, I do know your projects and have said many a times that you do a quality project, I just don't care for the density on it.

John Higgins: And I think you're comparing density on totally different projects. Upper Newtown, Sheldon Hills have a lot better access ability for the residents going in and out Betts Lane and Hayner are, I would not consider the same quality of roads as Upper Newtown and Sheldon Hills goes out to the light. I don't think anyone is questioning that you guys do a great job. What we're saying is we're concerned and that seemed to be one of the biggest concerns of all the residents that spoke at the public hearings that was traffic and the traffic where these roads come out onto the main roads it's gonna be extremely difficult traffic wise and people are concerned about danger. So that's what this board has to look at also.

Ed Abele: Well, one of the things that the Board has requested for our project is an extensive review of the traffic and it's not something that, ya know, we want to be flippant on. We hire professionals who are very skilled in that area it's very expensive to do that, but it's an appropriate request for the Board so, ya know, we rely on what the professionals come up with and my understanding, and Gavin, correct me if I'm wrong, that our traffic and Engineers were comfortable with the analysis and the and the Memorandum of Understanding that took place set a very solid framework for traffic improvements that are related to this but also other, other folks would benefit from frankly on Route 236 so we rely on our professionals, the requests are reasonable we didn't shy away from that and I believe they're.....

Gavin Villaume: Yeah, all the analysis was being done on the 236 units that they did not see the issues with the traffic based on that number. So, we're below that.

John Higgins: But the Hayner Road intersection was a D. It's still gonna be a D. So, I mean, you can't say that if they said there was no problem that's, I don't consider a D as no problem.

Gavin Villaume: I think we've also demonstrated a majority of our traffic is really gonna be used at Betts Lane. Over 75% I believe of this traffic would go out to Betts Lane as opposed to coming here.

John Higgins: Ok, again, we've seen traffic reports over the years that have subsequently not proven to be 100% accurate. Thank you.

Ed Abele: The other thing we will mention is in the traffic analysis, I'm not sure if the barn was raised to be an obstacle or not, but we've chosen based on some feedback that we got from the Board to try to work that out because it seemed like a common sense thing to do so.

Gavin Villaume: The only issue with the barn was that the site distance. The only issues that we had with the barn was when there was an actual vehicle loading and unloading in front of the barn. The site distance was always ok as long as nobody was in front of it. But now that we're taking down the barn that's no longer an issue.

Marcel Nadeau: Do we have a motion on the table or not?

Don Roberts: Not yet. Again, we've been asked to make a recommendation to the Town Board. What's the Board's pleasure?

Tom Koval: As the project is presently in front of us, I vote to make a negative.

Don Roberts: So you're making a motion to a negative recommendation?

Tom Koval made a Motion to give a Negative Recommendation to the Town Board regarding Betts Farm Residential PDD. John Higgins seconded. Negative Motion Carried.

16.167 Mott Orchard Residential Planned Development District, 165 Farm to Market Road - PDD Recommendation

Cathy Drobny recused herself.

Joel Bianchi: Good evening, Joel Bianchi with MJ Engineering, I'm here this evening with Jeff Gabriel from Beacon Homes here to discuss the Mott Orchard proposed Planned Development District located along Farm to Market Road, the project is west of Pruyn Hill Road and this evening we're looking for a recommendation from the Planning Board. Just to recap some of the project details, the proposal calls for 91 lots on 97 acres the project was developed using the Town's conservation subdivision approach in the northern GEIS criteria. so the project includes 48 acres of open space which represents approximately 48% of the overall parcel the Town requires a minimum of 20% and we exceed that. Of that open space 17 acres is considered unconstrained or 35% of the open space. The Town requires a minimum of 25%, which we exceed. The public benefit being offered is by the developer is a cash contribution on a per lot basis for traffic improvements of, I believe when we were before the Board last time in the fall, there's potential that the Town may use that to offset or improve traffic at Route 9 and Farm to Market Road, which is west of us. Again, we were last before the Board in the fall of 2017 where we held a public workshop during that meeting we received, I think, two general comments, one was to examine storm water runoff and then also looking at potentially screening two adjacent properties, one was west of us, 184 Farm to Market Road, and then one was north of us at 9 Gorsline Drive, which is part of the subdivision that was recently completed and lots are continually being sold and we are actually connection through to a stub road there. We submitted a drainage study and a visual mitigation plan the mitigation plan is up in front of the Board to the Town

and Clough Harbor, Clough Harbor has reviewed and, we believe, we've put forth adequate information to come back before this Board, again, we're seeking a recommendation from this Planning Board on the proposal. So with that, any questions of the Board?

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

Marcel Nadeau: What's the status on the barns? Are they being removed or not?

Joel Bianchi: Yes, they are, both barns, yup.

John Higgins: And how 'bout the existing house?

Joel Bianchi: The house would be removed as well.

John Higgins: It will be, ok. It's very hard to read

Joel Bianchi: Yeah, it's basically where the two, that's the existing house, putting a road right through there. The barns are right there and there.

John Higgins: Ok, so that's basically gonna be green space?

Joel Bianchi: Yes. We're no less than 100' from both sides so it's gonna be, ya know, wide open green space, in a perfect world, if those barns were back further, we could have saved them. But those barns are right on the road.

John Higgins: Yeah, it's tough, so. We know.

Joel Bianchi: Way back when we first came here, we wanted to save the barns but it just wasn't, it didn't work.

John Higgins: And I have a question regarding the water area on the left, right there.

Joel Bianchi: Yup.

John Higgins: That's fairly high up so what do you envision going into that? Just those couple of houses there.

Joel Bianchi: It's really not that much. It's probably half of this, these, One, Two, Three, Four, Five, Six, Seven.

John Higgins: Are we familiar with the area, that's what I talked to Joe about earlier. I didn't think there was gonna be much going in there.

Joel Bianchi: No, and because there was clear attention from the adjacent land owners about this area, so this is actually probably oversized by a certain factor so we can clearly control runoff that came from side of that location.

John Higgins: Ok. I kind of assumed that from when I talked about it earlier, thank you.

Don Roberts: Anyone else?

Richard Harris: I'm not sure, Joel, you might have mentioned that where you put that storm water area was in direct response to comments at the public hearing from 9 Gorsline Drive, I believe Mr. Phelps regarding a house in his backyard commenting

Joe Bianchi: Yeah, if you look it up there, there's the enlargement and we had actually, we had actually made that change before last meeting just because we started to look at the storm water, but again, as Rich indicated, this

gentleman was the one who had concerns about buffering. The green is all the existing trees that will remain, you can sort of see the hatching where we have to clear to make the road come through, make that connection and then build portions of that storm water basin and we would obviously augment the back side because we're not gonna touch the tree line, we don't have to grade, we're grading up to it but it effectively stays as is.

Don Roberts: Any other comments?

John Higgins: I just would like as a member of the original GEIS Committee, I would like to thank you for following the GEIS recommendations.

Joe Bianchi: Sure, thank you.

John Higgins: and I'll make a recommendation for a positive recommendation to the Town Board.

Tom Ruchlicki: I'll second it.

Don Roberts: All in favor.

Don Roberts: Opposed. Motion Carried

Joel Bianchi: Thank you very much.

John Higgins made a Motion to give a Positive Recommendation to the Town Board regarding Mott Orchard Residential PDD. Tom Ruchlicki seconded. Negative Motion Carried.

Don Roberts: Moving right along here. Gotta go back to the American Promotional – the fireworks company, Wal-Mart's, are they here?

Richard Harris: Anyone from Wal-Mart? TNT fireworks?

Don Roberts: And no one from Wal-Mart's either? Alright.

Tom Ruchlicki made a Motion to Adjourn the Planning Board Meeting at 8:14pm. Rich Berkowitz seconded. Meeting Adjourned.