

**MINUTES MEETING
Town of Halfmoon Planning Board
March 13, 2017**

Those present at the March 13, 2017 Planning Board meeting were:

Planning Board Members: Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
John Ouimet-absent
Tom Ruchlicki
John Higgins
Tom Koval
Richard Berkowitz-absent

Planning Board Alternates: Cory Custer-absent
Mike Ziobrowski
Thomas Werner-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 7:00 pm

Tom Koval made a motion to Approve the Minutes from the February 27, 2017 meeting. Marcel Nadeau seconded. Motion Carried.

Tom Ruchlicki recused himself.

Public Information Meeting:

17.029/17.030 Pole Barn- Fairways of Halfmoon, Raylinsky Lane Site Plan & Special Use Permit

Don Roberts: Would anyone like the notice read? (no comments) Ok, go ahead

Jeff Williams: Good evening Jeff Williams , Bruce Tanski Construction and Development. We are here tonight to propose a pole barn for the Fairways of Halfmoon the 18 Hole Golf Course we are proposing to construct a 30 foot by 100 foot pole barn it will be in an area that is behind the existing maintenance yard which this is the existing maintenance yard this is the main body of the golf course , the total height of the pole barn is about 25 to 26 feet tall. The proposed pole barn which is three sided and open on one side will be located in the back of the maintenance yard facing the main body of the golf course so the poles are basically right in here. The proposed pole barn is to house various pieces of equipment that are used by the golf course , they are currently being stored in a row outside on the

southern side of the maintenance area . This will allow us to house our equipment and get it out of inclement weather and in return it should improve the appearance to the site itself and thats our proposal.

Don Roberts: Ok thank you I would like to open a public hearing at this time, anyone from the public like to speak, ok would you please come up and state your name and address for the record, you have to come up to the microphone please cause this is recorded .

Lyn Pratt: My name is Lyn Pratt I live at 33 Raylinsky Lane which is , yea we live right there , the existence of where he was showing the pole barn is not actually behind the existing equipment its behind my yard, and the concerns that I have for this is that aside from it being kind of an eyesore from my view and the yards there's , on the three sides of my house, on two sides right now there's construction equipment on both sides this will add additional construction equipment behind my house which gives me like three sides of all construction equipment. We entertain in the summer sometimes and this is going to be an eyesore to look at from our deck , which is as you can see where the round part of our pool is , we have a 16 x 20 deck right there that looks out over this. From the original plans I saw it seems to me there could possibly be room behind the existing yard thats there for them , that possibly they could put this back there , I mean this is a 30 foot high building there's not a lot that landscaping or fencing can do to hide this from our view, it devalues the cost of my house, the value of it will come down based on this to have to, that is what your looking at from the back view , thats one of my main concerns , but the biggest concern is having this there which seems to be there is much more room in that lot of land that he has there where the other buildings are that it could possibly put right behind that buildings that he has there's like a tree line but there's a bunch of trees in there that could be cleared out , they were cleared out in numerous places throughout the golf course to make room for stuff , that he could possibly put that back there where its not right behind my house , there's trees , I dont know if you can really see them on that line but there's one clump of trees on the corner of the property and then its an open space to one tree and that pole, that barn , yea right from the corner on its gonna be almost that whole existence in there, from that tree , its a very large building I feel to be sitting on the block thats gonna obstruct our view and our ,you know being that there's so much on the one side it just seems to be hopefully a possibility of putting it somewhere else. Thank you.

Don Roberts: Thank you, would anyone else like to speak? Ok Mr. Tanski wants to speak.

Bruce Tanski: Bruce Tanski, Clifton Park , I've looked at numerous places to put this pole barn, ok just so that everybody is aware there's a water path that goes down through there a stream there's like a stream that runs , that drains off all of this property all the way down through there , I looked at putting it here and then there's also an easement for New York State Electric and Gas that runs down here and in order to be a good neighbor I would consider running it along this way here so its not in her back yard , if thats something that she could live with its something that I could do. Right now we are proposing to run it along here right? Im sorry , I would be willing , I think I could make it work along here and then that opens up her view there , I tried there's not enough room to put it here because of the easement on the road because this is not really a road its a right of way going down to the back to a dead end and there's no other place that I could put it , I really would like to put it along there but there's just not enough room. So you know I would put it along here if they are ok with that and then that frees up that whole back.

Don Roberts: Would that satisfy your concerns? Your going to have to come up and , cause its for the record for a public hearing I'm sorry we have to do this.

Tom Thompson: Tom Thompson 29 Raylinsky Lane, I think where they are talking about putting it now I was thinking the same thing but I'm just wondering is it going to be butted up close enough to that water spillway and then build towards 16 from there, that way it wont be sticking way out into the , past that red line your not going to be building as far past.

Bruce Tanski: We would start as close as we could to the stream which is back in here some place and then go out this way.

Tom Thompson: Ok

Bruce Tanski: And then it would open up, the opening would be this way here.

Tom Thompson: It would be right into your car path then , to turn around.

Bruce Tanski: Correct , is that something that you guys could live with ?

Lyn Pratt: The opening would be facing towards the like 15?

Bruce Tanski: Correct, away from you, and I would go a step farther I will put a berm along the back put some 10 , 12 foot arborvitae along the back.

Don Roberts: Is that alright? Ok , would anyone else like to speak? Seeing no one does I will close the public hearing at this time , board members any comments?

Marcel Nadeau: Bruce what's the building on? Im not sure where your north arrow is there but straight up , what's that building there?

Bruce Tanski: That's the New York State Electric and Gas complex , or whatever they've got all kinds of heavy transformers and stuff in there.

Marcel Nadeau: So that's not your property?

Bruce Tanski: It is my property but it , there was an easement there that was there before I bought it. so I can't do anything about that.

Marcel Nadeau: Ok so come to the left with the laser , what's in that area there's nothing there? cause it looks like there's no houses in there.

Bruce Tanski: There's a house right there, Ed Fusco lives right there.

Marcel Nadeau: Ok , ok

Jeff Williams: He owns all the way out to Raylinsky Lane's right there.

Bruce Tanski: He has a section of this road that comes all the way out to here so he could put that house there and Vinnie Russell lives down here and has a section of this road that comes all the way out to give them frontage on that road.

Marcel Nadeau: Ok

John Higgins: Bruce the other building there how tall is that ?

Bruce Tanski: None of these buildings are more than 15 , 18 feet tall

John Higgins: Why does this one have to be 30 feet tall?

Bruce Tanski: It's not really 30 feet tall its gonna be the doors are gonna be , the openings are going to be 10 x 10 Eric show it to them its the same exact building that DNN had put up, so its really not that tall.

John Higgins: Cause I thought in the, yea 25 feet in height is what it says in the application.

Bruce Tanski: Yea but its really, oh the top of the peak correct.

John Higgins: Does it need to be that tall?

Bruce Tanski: Well we want to put you know excavators in there a dump truck we use on the golf course all of the time and just want it high enough to fit everything in , I mean I want to keep it as low as I can but we put that in there to cover ourselves.

Tom Koval: So it will probably be 14 foot doors to get an excavator in, with the standard 6/12 pitch

Bruce Tanski: Correct and we're not going to put doors on it, the front is opened up, but see my goal is to clean up, when you drive down there now you see all the stuff sitting outside, my hydro seeder's sitting out there, ya know and all different things my goal is to put it all inside so A its protected from the elements and B so that neighbors dont see it.

Tom Koval: Is there currently any wind screen between where you have your stuff now and the neighbor's house?

Bruce Tanski: I have a 6 foot fence that I have put in along there.

Tom Koval: There is something blocking it.

Bruce Tanski: Right. Right.

Don Roberts: Anyone else? Oh the public hearing is closed but if you keep it brief come on up, just keep it brief if you would.

Lyn Pratt: I just wanted to check I was concerned on the , before approving it if I have a right to get a survey myself because I think when we did the fence , when you put the fence up for us cause we didnt do one for that and I'm from some of the plans I saw I'm kind of concerned that the fence is quite a bit a ways on my property now so I'd like to be able to get a survey from , even from some of the plans that we had the overlay I know that they are not a 100% accurate but its quite a difference from where the fence is to where the property line , where this shows this is, do you see what I'm saying , I'm just concerned that I just want to be sure that I have the right to be able to get another survey because the stakes are gone.

Don Roberts: Ok, correct me if I'm wrong but this is a boundary dispute between neighbors and we can't get involved in that right?

Lyn Murphy: Right, If there is a dispute as to where the boundary line is obviously get your properties surveyed and mark it out , he's not allowed to put a building on property that is not his so but that would be a distinction between the two of you as to where that line is supposed to be.

Bruce Tanski: Hey we've had the golf course surveyed so I can have him put a point there so that you can see it, both points, one at the beginning I'll have him put a point up here and a point in the back so you will know exactly where your property line is.

Lyn Murphy: And you can get your own person as well this is why we dont deal with this.

Lyn Pratt: Right, ok.

Don Roberts: But overall you're pleased with the alterations?

Lyn Pratt: With turning it yes, that's much better than being right behind the house, thank you.

Tom Ruchlicki: What color is that going to be Bruce?

Bruce Tanski: Its going to be an earth tone color probably a brown roof , beige sides and I'll go on record as putting a burm up with arborvitaes at least 8 to 10 ft tall about 5 feet apart, I'll do what I can to make it look good.

Tom Ruchlicki: Thank you.

Don Roberts: Anyone else?

Tom Koval made a motion to approve Fairways of Halfmoon Pole Barn on the condition that the building is moved to the rear of the property where it was originally proposed with the condition that there is a burm with Arborvitaes put on it. Marcel Nadeau seconded. Motion Carried.

Bruce Tanski: Thank you very much folks.

Don Roberts: Thank you for moving that, thank you.

Bruce Tanski: Ok.

New Business:

17.038 Halfmoon Car Wash , 327 Rt 146 - Sign

Jeff Williams: Thank you, Jeff Williams Bruce Tanski Construction and Development. We're proposing to place an identification sign for the newly constructed Halfmoon Carwash which is located off of Route 146 next to the Halfmoon Sunoco Station. We had one change from what my narrative states that we were going to put it off premises now we are asking to place this sign on the car wash site, it would basically be in front of the vacuum station and the route 146 right of way its highlighted in yellow right there, thats per the approved site plan and the other thing I'd like to ask for is to increase the height. I proposed a 6 ft tall sign I'd like to ask for an 8 ft tall sign now that we are on site, I believe it's still within the minimum or below the maximum sign allowed, but the sign itself is a 4 foot x 8 foot sign it is double sided, total area is 64 sq ft and thats what we are proposing.

Don Roberts: Ok, thank you, any comments from the board? And it is on the premise now it is on the car wash property?

Jeff Williams: Yes

Tom Koval made a motion to Approve Halfmoon Car Washes Sign application with changes. John Higgins seconded. Motion Carried.

Jeff Williams: Thank you.

Don Roberts: Thank you.

17.039/17.040

Evia Auto Sales Inc., 1514 Rt. 9 - Change of Use/Tenant & Sign

Patrick Wright: Patrick Wright with Evia Auto Sales, I'm requesting permission to operate a used car lot at 1514 Crescent Road, its on the agenda as Vischer Ferry road I think you guys know that, we're not going to be making any changes to the previous use of the property its going to be strictly auto use sales, we know the property has been approved for 25 vehicles, we are just requesting permission for 8 additional vehicles to accommodate sold units and trade ins. As far as a sign goes it's going to be strictly moving out the plastic pieces that say Anthony Motor Car and putting in two that say Evia Auto Sales Inc. with our phone number, that's the sign for my Glens Falls lot.

Don Roerts: But you are just replacing what's there now as far as signage goes?

Patrick Wright: Well just the plastic lenses are going to be, with what you see up there is going to replace what says Anthony Motor Car.

Don Roberts: Ok, any comments from the board?

Tom Koval: we've had multiple issues over the years with the amount of cars there and I'm looking at your site plan and I'm counting the cars that are in the picture, where would you put 8 more cars?

Patrick Wright: Well we could put them behind the building and the two driveways in and out go with the property according to Mike Sala who owns the property. So you could line cars on one side of each driveway from the back road.

Tom Koval: The detail shop that exists there the brown roof facility doesn't uses that driveway or that area?

Patrick Wright: Not to my knowledge.

John Higgins: I believe that's on their approved site plan as storage on your side of the building.

Richard Harris: John, they had gotten approval for there and to park here and some up in here , on an unpaved area , I do know Anthony Motor Cars when they got pretty crowded would park mostly the larger pick up trucks that they were selling along here usually in the 5 to I'd say 8 range along here, this is all DOT property up in here and they did usually stay away from there , but when it got tight it got tight usually back in here with new inventory, I can tell you that.

John Higgins: Yea I was talking about the other driveway

Richard Harris: No the approved site plan for these guys is parking in here and then there was, I can't remember if there was 4 or 5 spots up in this dirt area, but it wasn't along here, it was actually, I think I recall you guys saying you didnt want that completely blocked, I'm sorry that you didnt want that completely blocked off, cause they were doing u-hauls here too remember?

John Higgins: Yep

Lyn Murphy: Is it pre-existing non-conforming, with regard to size?

Marcel Nadeau: Yes

Richard Harris: The buildings the shape and everything yea

Lyn Murphy: Ok so, so they can't expand a pre-existing non-conforming?

Richard Harris: I'm not aware of the research of what they were on their max of used car sales cause this board set that limit at 25 but I cant say that thats never been exceeded and all of that.

Marcel Nadeau: Going way back we have always had trouble with this lot because they were always putting more vehicles in so I believe the board decided what 25 would be a fair amount and so that's why we left it that way.

Lyn Murphy: And that was in the past 2 years?

Marcel Nadeau: Probably even further than that.

Richard Harris: 2013.

Tom Koval: They are zoning 19 cars there right now and you figure for ingress /egress, to add another 14 vehicles to that site, I dont see it working for getting in and out of there very well, I mean I'm comfortable with the 25 even thats gonna chuck that lot full, I drive by it constantly I wouldnt be comfortable with another 8.

Richard Harris: I know I go by that a lot and when they were; when Anthony Motor cars was exceeding the 25 they were usually stacked in this middle area here.

Tom Koval: Right

Richard Harris: Im not saying its safe but

Tom Koval: But you've got to pull in and leave that site somehow and that's already a dangerous enough little section of road as we know from the intersection right down the road.

Richard Harris: I think then we looked at the 25 it was pretty, I can't say overly comfortable 25 but it was lined up and we kind of scaled it out here with here. You know you could squeeze this and fit in probably three or four more

Tom Koval: Right, there's only nineteen shown now.

Richard Harris: Right, yea

Tom Koval: That's what I'm saying you tucked another 6 cars in there now your getting pretty tight with your space.

Marcel Nadeau: And now you're going to add 8 more.

Tom Koval: And this is what's on the lot and this is not counting what he is driving to work every day, the customer's cars.

Patrick Wright: The customer cars won't be there cause there won't be any service or anything like that, just somebody that pulls in.

Tom Koval: No, I'm saying somebody pulling in , somebody actually looking at cars, then snow removal your going to be shuffling everything around all over the place which I'm fine with 25 I dont think in good conscience I couldnt allow another 8 on there.

Marcel Nadeau: I would agree with Tom on that.

Don Roberts: Ok, thank you, anyone else?

Marcel Nadeau: I think what our previous approval was a long time back was that we worked with the applicant at that time saying the lot really is too small for what you're looking for, we will settle with 25.

Don Roberts: And from my experience when ever they had 25 cars there it was very unsightly also, it really was.

Marcel Nadeau: They were putting them right out on the road almost right on it.

Richard Harris: I went out there a couple times there were over 30 and it was tight then, 25 was what you guys felt comfortable with , I think the applicant was trying to get 27 or 29 at the time , we were looking at it when it had around 30 ish and that was pretty tight.

Don Roberts: Yea, John you were going to say something?

John Higgins: Yea what do you, as far as delivering, car deliveries do you use a transport or?

Patrick Wright: No when I buy vehicles from the auction the auction actually drives them to the store so there won't be a tractor trailer with loads of cars on it.

John Higgins: Because that apparently happened recently where there was a tractor trailer out on the road loading cars so.

Patrick Wright: No I would make sure that, that wouldnt happen.

John Higgins: Ok

Don Roberts: So you would do all you're loading and unloading on your own property not on the highway?

Patrick Wright: Correct, yep absolutely.

Don Roberts: Anyone else? What's the board's pleasure here?

Tom Koval: I make a motion to Approve with only 25 cars not with the additional 8.

Don Roberts: Do you want to amend your application for that?

Patrick Wright: Yea that's fine, now my question would be if after I get moved in if I could show that I could fit more cars not be an eye sore have it done right can I apply for that down the road?

Tom Koval: A revised site plan?

Patrick Wright: Yes.

Don Roberts: You can apply but there are no guarantees that would happen though

Patrick Wright: No, absolutely.

Don Roberts: Ok, a motion

Richard Harris: Can I just advise? If you were planning to do that , before you come in maybe we grab a couple board members and go visit it and it might save some time or if you guys

Patrick Wright: Sure absolutely

Richard Harris: Before you are ready to do that just give me a call.

Patrick Wright: Fantastic.

Tom Koval made a Motion to Approve Evia Auto Sales application for Change of Use/Tenant and Sign with a revised allotted number of cars on the lot to 25. Marcel Nadeau seconded. Motion Carried

Patrick Wright: Thank you.

17.048 **Hometown Healthcare, 26 Corporate Drive - Change of Use/Tenant**

Mike Biddle: Hi good evening Michael Biddle with Hometown Healthcare, just we are very excited at the opportunity to become part of the community in Halfmoon. Emerson which is has been the business that has been there for years, moved out built another site somewhere else and we're moving in as just a change of tenant, sign application to come in the near future and we plan on moving in after your approval.

Don Roberts: How many employees?

Mike Biddle: 26, 38 parking spots, 26 employees

Don Roberts: Do you have customers coming in and out?

Mike Biddle: Patients, at the most at any one time 4.

Don Roberts: 4 at the most?

Mike Biddle: Which would be unusual, usually there is 2 or 3.

Don Roberts: Ok, any questions?

John Higgins: Do you do overnight sleep testing?

Mike Biddle: We do not.

John Higgins: Ok

Mike Biddle: We do not, the sleep labs throughout the Capital District do that and then give us the scripts and then we fulfill those through respiratory therapy and then we deliver throughout the region.

John Higgins: Ok, yea it said 7 pm that's why I was wondering.

Mike Biddle: That would be just for respiratory therapy with the patients that I afore mentioned.

John Higgins: Thank you.

Mike Biddle: My pleasure.

Marcel Nadeau made a motion to approve Hometown Healthcare's Change of Use/Tenant. Mike Ziobrowski seconded. Motion Carried.

Mike Biddle: Thank you very much.

17.007/17.009

Stewarts Shops # 305 1859 Rt. 9 - Site Plan & Sign

Steve Kinley: Good evening my name is Steve Kinley I'm a real estate representative with Stewarts Shops. Just to give you a quick summary Stewarts bought a dairy in 1921 our first store opened in 1945 we now have 337 stores and do about 1.6 billion in sales a year we employ 4500 employees. We have been at this location at 1859 rte 9 since September of 1990. Its about a 2.2 acre site , in August of 2005 we bought the entire piece , right now our existing store is about 2300 sq ft with an additional commercial rental property on there for about 3000 sq ft so total site right now is about 5400 sq ft. What we are proposing to do is demo the rental property and construct a new store there about 3675sq ft. Currently we also have 2 gas pumps there , dispensers with 4 pumps all together under a 720 sq ft canopy. What we are looking to do is put 4 dispensers there with 8 pumps total, under a 2600 sq ft canopy. We have to go to the Zoning Board for a front set back variance which we achieved, the property zoned light industrial commercial, thats about it.

Don Roberts: Thank you, questions?

Mike Ziobrowski: So last time you presented before us some of the questions that we had, one of them was the as far as the unloading of the gasoline fuel trucks and the main entrance coming right off of 9, so it looks like the radius has somewhat changed in the roadway just coming off so you can take a harder right to get around the fuel trucks is that correct?

Steve Kinley: Yes, as you can see what we have provided is a plan that shows our fuel truck routing through out the site and even a step back the nice thing with having 2.2 acres in a much larger site it gives us the opportunity to improve the traffic flow , the existing today its a tight site we know there's trucks that aren't getting on the site and we feel that this site plan really improves that, but as far as the trucks go for the gas the way our gas fueling trucks are set up the dispensing off the truck is on the passenger side of the truck so here we have the truck coming down south on rte 9 turning in coming around here, unloading the gas and then swinging back out onto rte 9. Here's the tanks right here so they want to unload from the passenger side.

John Higgins: I said this from day one, you have problems right now, when you have gas being delivered it ties up the whole site, so even coming in the way your talking about them coming in and parking across when cars coming in from the bottom how are they going to get around the gas truck if he is parked this way or is he going to be parked north and south?

Steve Kinley: This way right here.

John Higgins: Ok he is 53 feet long they are gonna have to go around him.

Steve Kinley: Correct, correct you can enter right here and flow right through that lot

Rich Berkowitz: So in other words you dont want to move the underground tanks?

Steve Kinley: Correct.

John Higgins: Are you going to have Diesel also at this site? Or is it just gasoline?

Steve Kinley: Let me check on that. We won't have high flow diesel we will just have diesel off the regular pump with a handle.

John Higgins: Im familiar with the new store that you put in down here and I've been by there several times getting gas and stuff and even though your saying its not , it's diesel is diesel so a full size truck can pull in there to get diesel if he wants , thats what happens down there im just not comfortable with the way the site is laid out because right now you'll have 2 or 3 Sysco trucks in there you'll have a couple of county highway trucks , I just I dont see the site flowing the way you feel its going to , especially since when your trying to get deliveries or trying to get fuel delivery.

Don Roberts: Yea John we are going to refer this to our town attorney and he can take care of all of that thanks for bringing it up. Anyone else? At this point I guess refer it to the town engineer Joe, alright, and fire and the County.

Marcel Nadeau: I have just one question and I dont know how we'll enforce this I know lots of times now at this store currently they will park right on rte 9 some of the bigger trucks .

Don Roberts: They can't stop that, and I see it happen too by the way.

Marcel Nadeau: I understand that but is there any signage that we could

Steve Kinley: There is signage there now that says so standing and they stop anyway

Marcel Nadeau: Ok, again just tossing it out there.

Steve Kinley: One thing we are trying to do though is I mean if you do look and I apologize I dont have the direct measurements in front of me but this space here is a lot larger than what you think it is and I mean there's room here, the trucks come in and if they line up they can line up here, you wouldn't want to stripe it that way but you could have trucks lined up here parking, to get them off route 9.

Don Roberts: I think it's just convenient for them they dont want to pull in they just want to, and you can't control that.

Marcel Nadeau: I know you can't control that I just brought it up that's all.

Steve Kinley: No but we are very pleased with how thats opened up right there in front I mean if you , you dont have the original site plan do you? The existing site plan? This right here this storage is right here on the existing site plan

Mike Ziobrowski: But your almost driving right through the store, where the existing store is now so I could tell from the overlay that we looked at last time you've brought out that first turn in almost all the way as far back as you could.

Steve Kinley: Exactly to try to increase the room for people to pull in from here , get around as well as to pull trucks down here if they want to park here and then they could come in this way , but yea I mean could we fit 10 tractor trailers in there at a time no , and we dont encourage that, yes we do offer diesel but its not high flow diesel which would encourage that and yes we do offer diesel but its not high flow diesel which is what you would need to fill in a timely manner a tractor trailer or something like that.

Don Roberts: Ok so we are going to refer this to our town engineer, fire and Saratoga County alright, thank you very much.

Steve Kinley: Do we want to discuss the sign tonight?

Lyn Murphy: It doesn't make much sense.

Don Roberts: No it can wait.

Steve Kinley: Ok, thank you.

The board is referring Stewarts Site Plan and Sign application to Clough Harbor, Fire Depts. and Saratoga County for further review.

17.036

Grace Fellowship Church Expansion, 1 Enterprise Ave. Site Plan

Mike Ziobrowski recused himself

Jason Dell: Good evening my name is Jason Dell I'm an engineer with Lansing Engineering here on behalf of Grace Fellowship Church for the Grace Fellowship Expansion. The last time we were before this board with this site we were discussing the temporary class rooms in the back that was a few years ago and at that time we had hoped or we had mentioned to you that we hoped to be back before you in the future with a permanent expansion of the building and we are here this evening for that. So the site is , everybody's familiar with is located along route 146 Warner road and Enterprise Drive its a little over 6 acres in size and the parcel is zoned as part of the NYSEG PDD. For our proposal we are looking to expand along the northwestern side of the building , the total expansion is a little over 8,000 sq ft , the footprint of that expansion is a little over 4,000 sq ft as indicated in the brown and these gray areas here are some sidewalk areas as well as additional parking areas in the back, we'll have a new vestibule entrance for the back area here that will be located in this area and over in this area right here that will be a loading area with an overhead door as well as an area for some dumpsters to be located. So the purpose of the expansion is to contain additional classroom space offices and storage areas that are in great need by the church right now so one of the consequences of putting the addition in this area here is that we will be losing about 40 parking stalls that are located along there right now and to offset that difference in parking we are gonna look to expand the parking area along the route 146 frontage so we'll be losing 40 stalls in this area we'll gain those 40 stalls back here as well as with the re-striping in this area here and here we'll pick up and additional 13, so by code we're required to have 113 stalls , excuse me 117 stalls. Currently on the site there is 203 stalls and after the building expansion we will have 216 stalls so there will be adequate parking for the facility. All the access into the church will still be at the same points on Warner as well as Enterprise, the expansion will also utilize the existing utilities that currently service the building now, the existing and current hours of operation will still be in effect and they'll still have the same type of staffing that they have now, so we are here tonight to introduce the expansion to the board answer any questions that you may have and advance the project however the board sees fit.

Don Roberts: Thank you Jason, comments, questions?

John Higgins: Is there anywhere else that you could put the new parking to try and keep some of that green space along , I mean it just looks nice now and I just hate to see it all go away.

Jason Dell: No we agree it certainly does look nice , now we did look over here if you've been on this parking lot it slopes down right away at the edge of , the back edge of the parking lot down to the wetlands through here and I believe that this was designed at one point in time for the original site as storm water management feature, so due to the topography and the wetlands we really can't use this area in the back here and then we were trying and not to push any further to the west over here due to the slopes and getting down into the wetlands here, so with the current rounding of

the parking you can see when your out there its a very in-efficient use of that parking area so what we are looking to do is square that off and make some straight lines in order to get those parking stalls lined up to be in the most efficient manner possible so we John , Mr. Higgins we did look at these areas over here however we just cant get them to work because of the slopes and wetlands.

John Higgins: How about if the green area right there by the building

Jason Dell: This area right here?

John Higgins: Yea

Jason Dell: The goal for that in the future is gonna be a small little play area for kids and a little park area.

John Higgins: I kind of figured that but I figured I'd ask, and there's no where along Enterprise way up in that corner?

Jason Dell: No, you can see the parking stalls back right up and they're almost to the property line there, we couldnt double side the parking there because then they would be accessing it directly from Enterprise Drive.

John Higgins: Ok, I just thought I'd ask.

Don Roberts: Anyone else? Ok I guess we will refer this to our town engineer Clough Harbor , the Fire Commissioner, and Saratoga County alright thank you Jason.

The Board referred this to the town engineer Clough Harbor , the Fire Commissioner, and Saratoga County for further review.

17.056 Beeche Light Industrial Outside Storage Enclosure, 356 Hudson River Rd, - Site Plan

Robert Jarvis: Hello my name is Robert Jarvis I'm here on behalf of Greg Beeche , this proposed site plan amendment is really very limited in scope, the currently approved site plan already includes buildings 1 and 3 and a concrete pad which extends between those buildings. This area is used currently for outside storage for the products that the company makes and refurbishes, the site owner would now like to add a roof and some end walls to enclose this area and protect it from the weather. Since the concrete floor required for this addition has already been installed no soil disturbance activities will be needed, furthermore the proposed roof structure includes provisions for collecting the rainwater which will land on the roof and then carrying this rain water into the existing catch basins which were previously constructed as part of the stormwater management system, as a result no changes to that system are necessary either. There will be no changes to the sites water or sewer services or to any of the companies' operational activities. The business, the number of employees, the parking and the hours of operation will all remain the same, this proposed change will not add any additional deliveries, truck traffic or noise and for all of these reasons it is respectfully submitted that applicant's site plan amendment application should be approved.

Don Roberts: Thank you now this enclosure is going to be the same building materials as the existing structure right?

Robert Jarvis: That is correct.

Don Roberts: Ok, thank you, any questions?

John Higgins: So the equipment that is being stored there now is just going to be covered basically?

Robert Jarvis: Yes

John Higgins: Don I dont remember just seeing this picture, I dont remember all that outside storage was that, was that approved on the original?

Don Roberts: I believe so

Lyn Murphy: I dont want to say that it's approved, to answer your question directly its always been there I dont know what the original site plan shows I dont know if you guys pulled it but they've always, thats not a new circumstance.

John Higgins: No, I understand that I just I remember when we approved the second building and everything else I just it struck me as I didnt realize there was as much outside storage there because you can't see it from the road.

Lyn Murphy: That's why it's a perfect situation.

Tom Koval: We approved preliminary approval for Paris Landscaping right down the road with the condition that they stored their material behind the building , they are doing exactly what we would have asked of them.

John Higgins: Im not arguing that I just it just struck me that I didnt remember approving the whole back end as outside storage but ya know as Don mentioned the building materials are going to be the same building materials that the other two buildings are going to be built out of.

Robert Jarvis: That is correct.

Lyn Murphy: Did you hear from the County? And what did they say?

Paul Marlow: The County did look at it they had no issues with it.

Don Roberts: Ok, Joe you don't see a reason to look at this? No, ok.

Tom Koval made a motion to Approve Beeche Light Industrials Site Plan application. Tom Ruchlicki seconded. Motion Carried.

Robert Jarvis: Thank you.

Old Business:

16.153

Lot D. Improvements - Rexford Group Associates, 5 Rexford Way - Site Plan

Tom Pratico: Hi my name is Tom Pratico with Bast Hatfield and the Rexford Group, I represent the Rexford Group, we are applying for a new building a 10,000 sq ft building to be built on what we call lot D 5 Rexford Way which is adjacent to 3 Rexford Way where HT Lyons presently resides their corporate office and a shop area where they have outgrown their shop area and we'd like to expand them, keep them in the town and move them over to lot D. Since this map has been developed I think we've answered all of Clough Harbors questions and responses with the exception of an archeological letter which we are about a week to two weeks away from receiving and we have illustrated a small outside storage area to the rear of the building for raw material when it does come in from shipment before it comes into the building for processing.

Richard Harris: Tom can you point it out there's a little, right on top there yea, that came up at the pre-meet

Tom Pratico: The storage area is right here it goes like that just right there it's about 4,000 sq ft.

Kit Bast: I'm Kit Bast I'm also from the Rexford Group and Tom that's actually and that will be our final Phase II right now we are in Phase I which would be that darker half of the building and the storage area would basically be in that area where Tom is

Tom Pratico: There is another map in the package that shows that area there for Phase I, the same area that goes from here to there.

Kit Bast: So if we ever get to Phase II we will do that but Phase I is the darker, you can see the building the two halves of the building the darker half would be Phase I and when we are ready to go forward with Phase II which is basically the same size storage area out to the end of the building.

Don Roberts: Joe any outstanding comments from you or concerns?

Joe Romano: No we had been through a couple of rounds of revisions and the last remaining was just so the board was aware of the outside storage areas they were proposing, a lot of our other issues have been addressed.

Don Roberts: Any questions by the board members?

Mike Ziobrowski: As far as the operations that go on inside the building I guess with HT Lines there you might be doing some pipe cutting so forth do you have like a , how are you going to collect the waste that's created from the outside operations?

Tom Pratico: The waste?

Mike Ziobrowski: Yea is it going to be dumped on the sanitary or the storm or is it going to be collected?

Kit Bast: Yea I would imagine it would be collected.

Tom Pratico: There is no

Mike Ziobrowski: So pipe cutting doesn't create oils and so forth.

Tom Pratico: That's all a self contained operation there is no debris from that at all, it's all reclaimed and taken away

Mike Ziobrowski: Ok, that is our concern is the water.

Kit Bast: We are, there will be a trench drain inside the building with an oil water separator container.

Mike Ziobrowski: Ok, that's what I'm looking for more than anything thank you.

Don Roberts: Anyone else, unfortunately we can't act on this because we haven't heard from Saratoga County and we hope to hear from the county by our next meeting hopefully alright, ok

Tom Pratico: So we will get on the agenda for the next meeting?

Richard Harris: That's our plan provided we hear from the county back.

Don Roberts: And the archeological letter, ok thank you.

Tom Pratico: Thank you.

Kit Bast: Thank you very much.

The Board tabled The Rexford Groups Site Plan Application until they receive Saratoga County's review and the Archeological letter.

17.014

Mattress Firm, 1694 Rt. 9 (The Crossings) - Signs

Tony Mishoe: Hello I'm Tony Mishoe with Landmark Signs. We are here to get approval for some signs that have already been installed for Mattress Firm, there's a little problem with communication, we understood we had approval to do this job and we installed it we did 20 locations for these guys and we would have never installed this sign without getting an ok, I think there was a miscommunication somewhere.

Don Roberts: So in affect a replacement was there before right.

Richard Harris: Yea, basically it was a swap out, well because of the name its a range

Don Roberts: The dimensions are all the same

Richard Harris: Yea it's very consistent with the other prior signs

Don Roberts: Any questions by the board?

Mike Ziobrowski: Is it a back lit sign?

Tony Mishoe: Their internally illuminated the building signs LED's the sign out front is the, this sign is entirely illuminated I think there's LED's we didn't build that cabinet but we just replaced the faces so I think it's illuminated with LED's or fluorescent. LED's that's what's in there.

Mike Ziobrowski: So you're just replacing what's there?

Tony Mishoe: Yes we are just replacing the faces

Don Roberts: Anyone else?(No comments)

Mike Ziobrowski made a motion to Approve Mattress Firms Sign application. John Higgins seconded. Motion Carried.

Tony Mishoe: I just want to apologize to the Board, like I said we never would have installed it.

Don Roberts: We understand, thank you, thank you.

Tom Ruchlicki made a motion to Adjourn the Planning Board Meeting at 7:50 pm. John Higgins seconded. Meeting Adjourned.