

4/23/18

MINUTES MEETING
Town of Halfmoon Planning Board, 2018
April 23, 2018

Those present at the April 23, 2018 Planning Board meeting were:

Planning Board Members:

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

Richard Berkowitz
Thomas Werner-absent

Planning Board Alternates:

Mike Ziobrowski

Director of Planning:

Richard Harris

Planner:

Paul Marlow

Town Attorney:

Lyn Murphy- absent

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 April 9, 2018 Planning Board Minutes. Tom Koval seconded. Minutes Approved.

New Business:

18.065 O'Brien/Aflac NY Teleworking, 605 Schooner Court - Home Occupation

Don Roberts: You've got to use the microphone, say your name and address, I'm disappointed I thought you were going to bring the duck here tonight you know.

Erica O'Brien: Its Erica O'Brien and it 605 Schooner Ct not 695.

Don Roberts: I'm sorry

4/23/18

Erica O'Brien: That's ok

Don Roberts: Go ahead what do you plan on doing?

Erica O'Brien: Im planning on sitting at a desk in my den and just working on my computer all day for Aflac. There is going to be no one coming or going, there will be no one knowing that I'm actually working there.

Don Roberts: You are the only employee?

Erica O'Brien: I'm the only person, yea

Don Roberts: So it really is an in home occupation.

Erica O'Brien: Yea it's just me.

Don Roberts: Questions by the Board?

Rich Berkowitz made a motion to set a public hearing for the next meeting on May 14, 2018. Tom Koval seconded. Motion Carried , meeting set.

Don Roberts: You know the routine, next meeting you've got to come back there will be a public hearing if all goes well ok thank you.

Eric Roberts: Ok, I'm all set.

18.052 & 18.053 Dirad, 5 Corporate Drive - Change of Use/Tenant & Sign

Joe Abele: Hi guys, Joe Abele, for Dirad, 5 Corporate drive. We are just putting a small plaquered on an already existing monument sign outside of our building for a tenant that is already a tenant of ours they are just moving a building over. It is going to be about 6 inches x 60 inches long, just like that up there.

Don Roberts: What do they do?

Joe Abele: It is going to be like a call center, they get contracts for the government to outsource the calls things that would normally be done at the state where they call people regarding various issues and its kind of just like a mobile call center.

Don Roberts: Ok thank you, Questions

Rich Berkowitz made a motion to Approve Dirads Change of Use/ Tenant & Sign application. Tom Werner seconded. Motion Carried.

Joe Abele: thank you very much.

Don Roberts: You're welcome.

18.061 & 18.062 Plumbing Today, Inc., 860 Hudson River Road - Change of Use/Tenant & Sign

The applicant failed to appear before the Board.

18.063 & 18.064 Builders First Source, 1675 Rt.9 (St. John's Plaza) - Change of Use/Tenant & Sign

4/23/18

John Eseg: Good evening my name is John Eseg, I represent Builders First Source, I'm a General Manager of their Johnstown Branch in Johnstown NY and what we are doing here is we would like to put in a building products showroom and we are going to equip that with many product lines and we will have 4 full time sales people working at that location. Along with that we will ship all material out of our Johnstown branch, nothing will be shipped out of this location it's just going to be strictly a showroom.

Don Roberts: Your hours of operation are going to be?

John Eseg: Right now we're Saturday, Monday through Friday and Saturday it will be closed on Sunday

Don Roberts: Any questions?

Mike Ziobrowski: Where would the employees typically park? That is a very congested parking lot as it is.

John Eseg: Yup it is, there is I believe 15 spots out front for customers and behind the building there is a parking lot for employees

Mike Ziobrowski: For four full time employees to park in the back?

John Eseg: Yea that is not a problem.

Rich Berkowitz: You mean the front there is nothing in the back.

John Eseg: What's that?

Rich Berkowitz: There is nothing in the back, you mean over on in the front by the road?

John Eseg: That's where, the employee parking would be behind that building, and there is space behind that building.

Rich Berkowitz: There is space?

John Eseg: Yes there is

Tom Koval: There is a few spots behind Watkins

Rich Berkowitz: Oh you are talking about the other side, out behind Caputos?

John Eseg: Yes

Rich Berkowitz: Ok, yes there is

Rich Berkowitz made a motion to Approve Builders First Choice Change of Tenant/Use & Sign application. Tom Koval seconded. Motion Carried.

John Eseg: Thank you very much.

18.066 Deets Catering, 423 Rt. 146 - Change of Use/Tenant

Mike Deets: Hello my name is Mike Deets, 423 Route 146 Clifton Park NY. I'm here tonight I'd like to see if I could put a three bay sink in my garage , I'd like to take a portion of my home, my garage area and convert it into like a prep station small kitchen for when I return from doing my catering from my chicken barbecues and outside catering that I do. This would result in me putting in a 3 bay sink so when I return I can wash the pots and pans; I'd like to take

4/23/18

inside my garage and redo the floor possibly in a nice white tile and possibly put some fluorescent lighting inside my garage as well. I'm here tonight to ask if that's possible that I can do that for my catering business.

Tom Koval: Are you also going to be prepping and cooking food in this , I see you have a stove on your layout, Yea I do have a stove I usually use a stove for keeping things that I purchase warm i keep them in the oven, my business is strictly off premises catering. I barbecue at the peoples homes, steam corn, steamed clams what's happening is im having people blast me for certain salads, can you bring me a pasta salad, can you bring me a macaroni salad, I don't want to tell them no so I like to be able to at least make that at home and bring it when I go.

Tom Koval; Is there going to be food deliveries to your residents?

Mike Deets: Food deliveries from my

Tom Koval: The trucks of the suppliers Ginsburgs or whoever you buy from

Mike Deets: Absolutely not, absolutely not, this is my home as well, I dont want no deliveries, Im going to pick everything up as I need it, I'm not real big so I probably go to the restaurant supply company once every ten days, I buy everything per party there is no walk in freezers, walk in coolers, anything like that.

Tom Koval: No signs or anything?

Mike Deets: No, no sign at all, nope no sign, I know you are probably wondering I do have 5 as I had mentioned part time employees, when I say part time I mean part time, they work only if I have a party, If I have a party like this Saturday Im catering they are going to meet me at the event at Washington Fairground. No one comes to my house , parks their car gets in with me because I only have a van with two seats so I cant I just as soon tell them I give them the address and they meet me there .

Rich Berkowitz: Do you have to meet any inspections by the Health Department or be approved for this?

Mike Deets: I will need to be approved to meet , yes I will absolutely, this is why I want to get the three bay sink put in and why I want to , and if I have a stove and the health department says you've got to have a

Rich Berkowitz: Yea do you need vents and

Mike Deets: Vents and then I'll do that again with your permission and if they say you need a fire extinguisher by each door then Ill do that Im very familiar with being in the restaurant business my entire life with the Health Dept. wants and that they are going to need.

Rich Berkowitz: So you can't open up without there approval?

Mike Deets: Correct yes

Don Roberts: So there will be no parking issues since no one is going to be coming to your house

Mike Deets: No one at all, no deliveries, I dont have any deliveries, I think the last delivery I had I ordered a charcoal grill, and they left it off down by my mailbox, they couldnt even pull in because there is so much traffic on the road, no I pick up the things as I need them at Sysco or I go down to Albany Restaurant Supply and get what I need.

Tom Koval made a Motion to Approve Deets Catering Change of Tenant/Use application. Rich Berkowitz seconded. Motion Carried.

Mike Deets: Thank you.

4/23/18

Don Roberts: You're welcome

18.060 **Accord Automotive , LLC, 1514 Crescent- Vischer Ferry Road - Addition to Site Plan**

The applicant failed to appear before the Board.

18.067 **Kohler Lot Line Adjustment, 324 Grooms Road - Minor Subdivision (Lot Line Adjustment)**

Gavin Vuillaume: Good evening everyone Gavin Vuillaume with Environmental Design representing Eric Kohler. Mr. Kohler is here this evening with me if you do have any questions regarding the project, its a fairly simple request , Mr. Kohler owns approximately 2.2 acres on Grooms road he would like to purchase some property adjacent to his so its really considered as a lot line adjustment between the two neighbors , Mr. Sweeney is the owner of the second parcel in which Mr. Kohler is purchasing 20 feet of width by about 390 feet in length and thats the area thats shaded there on the site plan , the purpose of the additional land is really just to gain some additional green space and a buffer between the two properties there's really no interference with the property line with regards to any set backs. You can see Mr. Kohler's septic systems shown in the rear of the house and I believe the other one's quite a ways away from their house so there is no set back issues with the application. The property is zoned BO-residential, I think the two lots will still be plus or minus 2 acres in size after the lot line adjustment so we feel that it is a reasonable request and I guess we are going to hopefully request a public hearing for the next meeting.

Don Roberts: Thank you Gavin, any questions?

Tom Koval: I make a motion to set a Public Hearing at the...

Don Roberts: May 29th, since this needs County approval we've gotta wait for them so it's going to be stepped out to May 29th a Tuesday

Gavin Vuillaume: Yea we are looking at an additional couple of weeks

Richard Harris: Yea we are looking at May 29 so we can consult them

Don Roberts: That will be on a Tuesday also because of the Holiday.

Gavin Vuillaume: Oh boy ok so May 29 and that's a Tuesday

Tom Koval made a Motion to set a Public Hearing for the Kohler lot line adjustment. Mike Ziobrowski seconded. Motion Carried, Public Hearing set.

Don Roberts: We will see you on the 29th

Gavin Vuillaume: Great thanks.

18.049 **Head Games Sign, 215 Guideboard Road (Country Dollar Plaza) - Sign**

Tanya Lubas: Hi Tanya Lubas for Head Games I am looking to re- vinyl the sign.

Don Roberts: You are just replacing what was there before just putting your touch on it?

Tonya Lubas: A new panel the panel was just kind of shot , with new vinyl on it, but same sign

Tom Koval made a Motion to Approve Head Games Sign application. Tom Werner seconded. Motion Carried.

Tonya Lubas: Thank you.

4/23/18

18.035 Sprint/DO Macro Upgrade, 47 Clamsteam Road - Site Plan (Co-Location)

Will Stone: Hi I'm Will Stone I'm with Crown Castle, 3 Corporate Dr. in Clifton Park , what we are looking to do is to upgrade this existing 145' monopole for Sprint. The purpose of the upgrade is a density overlay project their trying to increase in-building coverage and automotive coverage and increase capacity in the area of the Northway adjacent to the site as well as the residential neighborhoods right off of Crescent road there. The scope of what Sprints looking to do is to add three new panel antennas, one per sector or side and six remote radio units, two per side that would be mounted behind the new antennae as well as a hand rail kit for safety purposes for the climbers that are climbing on top of that tower as well as a 1/78 inch hybrid power fiber cable from the ground equipment up to their antennas. Currently with this instillation, this proposed installation the capacity for the tower is at 44.7 percent or 55.3 percent will be used up after this installation is completed. There is no other ground changes no equipment changes no expansion of the compound no increase to the height the antennas I believe are oriented so that they are not increasing past the top of the tower so they are set down a little farther, and then there is no other additional equipment that is gonna be proposed to make any additional noise or disturbance to the area around it.

Don Roberts: You said no increase in height, no increase in the pad size?

Will Stone: Correct.

Don Roberts: Anyone else?

Tom Koval made a Motion to Approve Sprint /DO Macro Site Plan application with out a Public Hearing based on our recent policy of Telecommunication without any change to the site. Rich Berkowitz seconded. Motion Carried.

Will Stone: Thank you

Don Roberts: You're welcome

Old Business:

18.068 Church of Christ, Pruy Hill Road & Route 146 - Minor Subdivision, Site Plan & Special Use Permit

Gavin Vuillaume: Good evening Gavin Vuillaume again with Environmental Design representing The Church of Christ, John Ruge representing the applicants is here also with me this evening if you have any questions. This project was presented back in January as a conceptual site plan, the church is proposing to purchase some property from a farmer, a local farmer in the area who owns approximately 286 acres and this is one of the corners of the property that he would like to sell to the church and then following the sale of the property the church is proposing a new building approximately I think it is 4,000 or 6,790 sq ft. You can see the location of the church on the property, this layout is very similar to the one that we presented back in January, we are only proposing one single access on the property off of Pruy Hill Road, it does have however a lot of frontage and is fairly visible from route 146 , you can see along route 146, we're not proposing any improvements other than those two storm water areas, most of the improvements as you can see would be coming off of Pruy Hill road. The single access would have a turn around in order to have drop off areas for people maybe perhaps in wheelchairs or people that would like quicker access to the church. There's an exterior canopy at the front of the church for people to be dropped off, the two fields of parking, there is one smaller one thats about 25 parking spaces and the I guess it would be the south end of the property and then a larger field of parking of approximately almost 30 spaces would be proposed over on the other section of the property. There are some wetlands that kind of go through the center of the property here so we do have a small wetland crossing at that location. There is a small little portion of the wetlands that are also being disturbed as part of the entrance, if you remember at the last meeting, the Board was concerned with the entrance to make sure that it wasn't located adjacent to any of the homes on the opposite street and we were successful in proposing the driveway in between these two homes so as far as any kind of head lights it wouldnt be affecting the property. Speaking of headlights there really

4/23/18

wouldnt be many instances where headlights would be an issue because obviously the church is the most busiest on a Sunday morning, I think within our application we have stated that they do have a school for children like a bible school which would be in here where there are some small classrooms, that would be on I think its Wednesday nights from 7 to 8:30?

John Ruge: Bible classes for children is Sunday morning, Wednesday night from 7:00 o'clock to 8:00 o'clock is our adult one

Gavin Vuillaume: Ok , adult bible class on Wednesday night so but yea they are not going to be doing a lot of lighting, we are proposing minimal lights on the site those will be on timers so they wont even be operating 6 days out of the week , they just dont need any lighting on the site so, we don't feel as that it will have any kind of a strong impact, again keeping in mind this is right now a pretty desolate area , not desolate but its a pretty quiet area so we obviously dont want to have a big lighting affect on the adjacent land owners so thats pretty much the application, we also as part of our project are also going to be proposing underneath route 146 a sanitary sewer connection and thats probably the largest utility that needs to be installed for the church, the water connection is fairly simple that would be on the Pruyn Hill road side so those are the two utilities that are being proposed.

Don Roberts: Thank you for locating the driveway where it won't impact the neighbors, that helps. Questions by the Board? Now if we need a public hearing this also has to be on May 29th because of County review

Gavin Vuillaume: Right again I can only ask is there a way you would want to do site plan first before the special use and the subdivision?

Don Roberts: I dont think so, I dont think so.

Gavin Vuillaume: Just to get it over with or would you rather do it all at once.

Don Roberts: I think we should wait

Gavin Vuillaume: That's ok

Don Roberts: Questions by the Board?

Rich Berkowitz made a Motion to set a Public Hearing for May 29, 2018. Tom Koval seconded. Motion Carried. Public Hearing set.

Don Roberts: May 29th again

Gavin Vuillaume: That's fine, yup thank you.

Don Roberts: Going back is anyone here from Plumbing Today Inc. 860 Hudson River rd Change of Use/Tenant & Sign, I guess not, anyone here from Accord automotive, LLC.1514 Crescent Vischer Ferry road addition to Site Plan? I guess not. ok that being said.

Rich Berkowitz made a Motion to Adjourn the meeting at 7:20 pm. Tom Koval Seconded. Motion Carried. Meeting Adjourned.