

**MINUTES MEETING  
Town of Halfmoon Planning Board  
May 8, 2017**

Those present at the May 8, 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

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

Director of Planning: Richard Harris  
Planner: Paul Marlow

Town Attorney: Lyn Murphy  
Deputy Town Attorney: Cathy Drobny

Town Board Liaison: John Wasielewski  
Jeremy Connors

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*Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm*

*Rich Berkowitz made a motion to Approve the April 10th Planning Board Summary Minutes. Tom Koval seconded. Summary Minutes Approved.*

*Marcel Nadeau abstained from voting to approve the April 24th Minutes.*

*Rich Berkowitz made a motion to Approve the April 24th Planning Board Minutes. Tom Koval seconded. Minutes Approved.*

**Public Hearing(s):**

*Mike Ziobrowski recused himself.*

**17.080                    Alexander's Bakery, 30 Outlook Drive South - In -Home Occupation**

**Don Roberts:** Would anyone like the notice read? (no comments) Please come up and explain what you would like to do, we need your name and address.

**Vicki Brignati:** Hi my name is Vicky Brignati, I live at 30 Outlook Drive South in Mechanicville, Halfmoon of course, and I'm here tonight to seek zoning approval for an In-Home Occupation, it's a bakery called Alexander's Bakery.

**Don Roberts:** Can you explain what you will be doing there a little bit?

**Vicki Brignati:** We are a small allergy friendly bakery , we will be , we have applied for and received a home processors exemption from the state of New York, which means that we can sell , we are approved to sell , create the baked goods in my home and sell them to farmers markets and just places like that, very small venues.

**Don Roberts;** Ok, thank you, would anyone from the public like to speak? Ok, Rich we've got a letter I believe, can you read that for the record please, or Paul?

**Paul Marlow:** Yes, we have a letter from Mr. Richard Simmons, who wrote " *Mr. Harris I'm writing in regard to the proposed In-Home business Alexander's Bakery at 30 Outlook Drive South, I as one of the homeowners most likely to be affected by any business activity at 30 Outlook Drive South, I would like to voice my full support of Alexander's Bakery. I have no concern that this will significantly impact our neighborhood in a negative way , and I trust that the Brignati family will be fully responsive to any concerns that may arise. I ask that you grant permission for this business with out reservation as I think they have a quality product and an admiral company goal. Small Businesses are what makes a community unique, and I believe support of Alexander's Bakery would reflect positively on the Town of Halfmoon. Sincerely, Richard Simmons, 31 Outlook Drive South.*"

**Don Roberts:** Ok, thank you Paul, would anyone else from the public like to speak? Ok, since no one wants to speak I'll close the public hearing, comments by the board members? (no comments)

**Tom Koval made a motion to Approve Alexander's Bakerys In -Home Occupation application. Tom Ruchlicki seconded. Motion Carried.**

**Vicki Brignati:** Thank you.

**17.027 Dustin Grant Duplex, 11 Firehouse Road - Special Use Permit**

**Fred Metzger:** Fred Metzger here this evening for Mr. Grant regarding the #11 Firehouse Road parcel. We are here to answer any final questions from the Board or the public regarding the special use permit to allow for the Duplex in the POR district. Mr. Grant has already received the two variance needed for the parcel regarding lot size and setback and again I guess mentioned I'm here this evening to answer any further questions regarding any concerns for the project.

**Don Roberts:** Thank you.

**Fred Metzger:** You're welcome

**Don Roberts:** Ok anyone from the public like to speak? Seeing no one wants to speak I will close the public hearing, any comments by the board members? (No comments)

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

**Rich Berkowitz made a motion to Approve Dustin Grant Duplex's Special Use permit. Tom Werner seconded. Motion Carried.**

**Fred Metzger:** Thank you very much.

**Don Roberts:** You're welcome.

**New Business:**

**17.062**                    **The Kensington, 1 Kensington Court - Sign**

**Bill Hoblock:** Hi, good evening, Bill Hoblock with Capital District Properties and Respell Capital. This is just the sign that is on the route 9 side of the sign, it originally was there temporarily to allow for the lease up the property which still actually always happens so its compliant the project really isn't that visible on 9 we just have that small part of 9 so the route 9 sign is important for project identification.

**Don Roberts:** Now this sign is on property owned by Kensington?

**Bill Hoblock:** You are correct, our property, it's an onsite sign.

**Don Roberts:** Ok, thank you, questions from the board? (No comments)

**Rich Berkowitz made a Motion to Approve the Kensington's Sign application. Marcel Nadeau seconded, Motion Carried.**

**Bill Hoblock:** Thank you.

**17.066**                    **Warren Tire Sign, 159 Stone Quarry Road - Sign**

*Tom Koval recused himself.*

**Robert Kellogg:** Good evening I'm Robert Kellogg, address 4 Highland Avenue in Queensbury and this is in regards to the Warren Tire project that we're building a store right now on 159 Stone Quarry road. We currently have a sign permit and we are requesting an additional sign on the Stone Quarry side of the road because that would make our business more visible , thats not the correct picture of it , but I do have one here but it was submitted with the package I dont know why that one came up but , what it is, is its our name Warren Tire Service so it would be on the northern side of the building facing Stone Quarry road they are 18" tall letters , similar to like you see on the Warren Tire there those are 18" letters and it says Warren Tire Service, the total additional sq ft of it would be 34 and 1/2 sq ft which keeps us within specifications , we are not over the limit.

**Don Roberts:** Thank you, questions by the board? (No comments)

*Rich Berkowitz made a motion to Approve Warren Tire Sign application. Tom Ruchlicki seconded. Motion Carried.*

**17.090**                    **Alliance World Wide Investigative Group, 23 Executive Park Drive - Sign**

**Mario Pecoraro:** Good evening, I made this motion in support of this business I just set up in Halfmoon that we just purchased this building; this is the sign for our business to operate our company.

**Don Roberts:** Ok, any questions?

**Rich Berkowitz:** These other two businesses are just subsidiaries of your current business?

**Mario Pecoraro:** They are, that's correct.

*Rich Berkowitz made a Motion to Approve Alliance World Wide investigative Group's Sign application. John Higgins seconded. Motion Carried.*

**Mario Pecoraro:** Thank you very much.

**17.095**                    **Devoes Rainbow Orchard, 1569 Route 9 - Change of Use/Tenant**

**The applicant failed to appear.**

**17.074**                    **Verizon Wireless Microcell (Wal-Mart), 1549 Route 9 - Amendment to Site Plan**

**Dave Brennan:** Good evening ladies and gentleman my name is Dave Brennan with the law firm of Young , Sommer out of Albany tonight I'm here representing Verizon Wireless for what's listed as a proposed ammended site plan at the Wal-Mart location on route 9. We are proposing to add a single small cell antennae to the rear of the north easterly corner by the loading bay it would be a single antennae 50 inches tall 12 inches in width, elevated 2 feet above the existing para pit at the rear of the building with the base station and equipment behind the building. In discussing this previously with staff its been indicated that a public hearing is necessary so while I do have the presentation boards with me in the interest of saving time for the board, I know you've looked at this previously and I would ask that we schedule the public hearing and if you want a further elaboration I can do it now or I can save it for the next meeting Sir.

**Don Roberts:** Very good idea, any questions by the board at this point.

**John Higgins:** I do have one question, thats a main access two way traffic back there if you could before the public hearing if you could just give the dimensions I just want to make sure that two trucks can pass each other when your equipments sticking out 4 feet.

**Dave Brennan:** Sure I'll take a closer look and be ready to answer that in more detail at the public hearing, when I was looking at the plans before I believe there is an existing set of bollards going right next to so that we're not impinging on the existing exits.

**John Higgins:** You just showed that I just want to make sure that you're not infringing on the traffic.

**Dave Brennan:** I will pull that page out and show it to the board specifically, but again my recollection is we are right next to existing bollards that we're not sticking out any further but I will clarify that and present it in more detail.

**John Higgins:** Yes, cause there is two way traffic for truck back there, thank you.

**Dave Brennan:** Certainly, I'll be prepared for that.

**Don Roberts:** Ok, we have a motion made for a public hearing on May 22, 2017.

*John Higgins made a motion to set a Public Hearing for May 22, for Verizon Wireless Microcell. Tom Ruchlicki seconded. Public Hearing set.*

**17.086/17.087**                    **Phantom Fireworks, 1542 Route 9 - Change of Use/ Tenant & Sign**

**Dennis Szabo:** I'm Dennis M. Saba representing Tandem Fireworks, we are looking to put up a temporary tent during firework season, looking for a change in tenancy and a sign permit.

**Don Roberts:** And what would the time frame be?

**Dennis Szabo:** The 22nd through the 4th.

**Don Roberts:** Questions by the board?

**Rich Berkowitz:** How far off does that sit from route 9?

**Dennis Szabo:** It's about 10 1/2, 11 feet its kinda hard to measure because of the slope.

**Rich Berkowitz:** Are you in any State right of way?

**Dennis Szabo:** no.

**Rich Berkowitz:** I would like to move it back closer to the parking just so

**Dennis Szabo:** That is not an issue.

**Lyn Murphy:** It's not an issue to move it or?

**Dennis Saba:** Not an issue to move it, no.

**Don Roberts:** Thank you.

**Rich Berkowitz:** How far back would you move it?

**Dennis Szabo:** As far back as you want, normally it's within 10 feet but we have gone as far as 15 feet from the road.

**Rich Berkowitz:** How far is the parking from the road?

**Dennis Szabo:** parking is if I remember correctly about 45 feet back.

**Rich Berkowitz:** Why is there such a distance between the tent and the parking lot?

**Dennis Szabo:** We wanted to make sure that we were off the road and there was a natural break, if you look at that cut in there there's kind of a paved surface they have towards the front of the driveway, I wanted to make sure we had the parking off on the grass itself.

**Tom Koval:** Is it past the turning lane?

**Dennis Szabo:** Yes it is.

**Tom Koval:** If you're willing to set the tent back. 15 feet the from the right way

**Dennis Szabo:** Sure

**Rich Berkowitz:** From the right of way or from the road? I would prefer the right of way.

**Tom Koval:** I would say the right of way.

**Rich Berkowitz:** That's what I prefer. cause there is really nothing blocking your view

**Dennis Szabo:** Yea that's not a problem,

**John Higgins:** Yea we dont want people parking on route 9 and walking to the tent.

**Dennis Szabo:** It's such an open site I have no issue with it at all.

**John Higgins:** And the entrance into the tent is going to be on the north side of the tent?

**Dennis Szabo:** Yes. Actually there is actually going to be a north side and there is going to be a separate opening as it is used as a fire exit on the south side.

**John Higgins:** Ok, thank you.

**Rich Berkowitz,** You've reviewed the recommendations by the fire chief?

**Dennis Szabo:** Yes I have.

**Rich Berkowitz:** About the generators, the fuel lines and the storage containers?

**Dennis Szabo:** It's nothing unusual for us.

**Rich Berkowitz:** Ok, great.

**Mike Ziobrowski:** Are you going to provide general liability insurance as well?

**Dennis Szabo:** Yes we have general liability and we also have work-mans comp and disability.

**Mike Ziobrowski:** Ok.

**Marcel Nadeau:** So again the entrance to your tent is on the back side?

**Dennis Szabo:** It's on the north side, the driveway actually.

**Marcel Nadeau:** There is so much comment about the traffic parking on route 9 is there any portable signs we can put there?

**Dennis Szabo:** I mean there is going to be cones on all three , all four sides of the tent so thats not a problem to move those cones further out so we make sure they dont. We could put no parking signs up there? When we have had issues with other areas we've don't that as well, that is not an issue.

**Rich Berkowitz;** That might be a good idea because people just driving up and down route 9 might just park on the side of the road and try to walk in.

**Dennis Szabo:** Not an issue. Not an issue.

***Rich Berkowitz made a Motion to Approve Phantom Fireworks Change of Use/Tenants & the Sign application, on the condition that the tent be 20 feet off of the right of way and there be no parking signs on route 9. Marcel Nadeau seconded. Motion Carried.***

**Dennis Szabo:** Thank you.

**17.088/17.089      Keystone Novelties (Fireworks) , 1516 Route 9 - Change of Use/Tenant & Sign**

**Neil Shaw:** Good evening Neil Shaw from Attleboro Massachusetts, here to speak for Keystone ,we have 2 locations , thats 1516 , proposed 30 x 40 ft tent at that location, and we have 24 hour security so someone's there after hours and the dates July 27th to July 5 (correction on dates of operation are June 27- July 5, 2017) and thats at both locations.

**Don Roberts:** Any questions?

**Rich Berkowitz:** Are we doing both locations?

**Tom Werner:** Are we going to do both?

**Don Roberts:** We are going to do one at a time, because one may have different concerns than the other.

**Rich Berkowitz:** I have the same questions about the right of way and how many feet off of route 9 are you?

**Neil Shaw:** Well, pretty much when we have it set up we usually go about 10 feet off but then when the fire inspection or building inspector or whatever they have each town has a different person inspect it , might be the fire dept. doing it for both or it might be the building inspector doing it for the town as well as the fire but they might come by and say move it so its 15 feet but , a rule of thumb were pretty much 10 feet off.

**Rich Berkowitz:** Would you mind going 20 like the other?

**Neil Shaw:** No, Ill just mark it down, you know what happens is we use a local tent company and if you want it 20 that's in the instructions for them to make sure its 20 off.

**Tom Koval:** On your tents are you getting exit signs?

**Mike Ziobrowski:** Exit signs and inside your tents, will you have exit signs also?

**Neil Shaw:** What was the question?

**Mike Ziobrowski:** Exit signs, typically when it rains and this is what we've asked for in the past but when it rains we want to make sure there are exit signs.

**Neil Shaw:** Yes pretty much they go in and out that one but there is also an exit on the back corner.

**Mike Ziobrowski:** Ok, so what we ask for though is that exit signs inside, inside the tents

**Neil Shaw:** And also there is also a fire extinguisher near that one, there's one up front near where the cash register is going to be.

**Mike Ziobrowski:** Ok, Very good

**John Higgins:** And the 20 feet is off of the property line its not off the road surface, 20 feet off of the right of way.

**Neil Shaw:** Ok I'm gonna mark that down

**Rich Berkowitz:** And you have security 24 hours a day in addition to the locked storage container?

**Neil Shaw:** Yes, what happens is it is open pretty much from 9 to 9 except the 2nd, 3rd and 4th they will be open till 10, but then there is some people are nosey so we have security to stay overnight when we are closed.

**Rich Berkowitz made a motion to Approve Keystone Novelties Change of Use/Tenant & Sign with the condition that the tent be 20 feet off of the right of way and there be no parking signs on route 9. Marcel Nadeau seconded. Motion Carried.**

**Don Roberts:** Now your second one?

**Neil Shaw:** The second one is also on route 9, 1707 Shops at Halfmoon is the spot.

**Don Roberts:** And you've had it there before right?

**Neil Shaw:** I think that's where last years was.

**Rich Berkowitz:** Now that site has changed dramatically since you've been there last year, well Auto Zone is up there.

**Neil Shaw:** I only venture up here once a year so I dont know.

**Rich Berkowitz:** There is a new store occupying where you used to be and I dont know on that site plan where the new store is, I think its right where that dirt is.

**Paul Marlow:** Auto Zone is right here so if they are going to be over here they will probably be alright, but they will see when they get out there, they will just have to be conscience of where auto zone is and where their parking lot is and make sure they are far out of the way.

**Neil Shaw:** Ok.

**Don Roberts:** Any questions?

**Neil Shaw:** And again that's the same main entrance emergency exit, a couple of fire extinguishers

**Don Roberts:** Same set up.

**Neil Shaw:** Yep, pretty much, and the 24 hour security.

**Rich Berkowitz:** *made a Motion to Approve Keystone Novelties Change of Use/Tenant & Sign application. Tom Koval seconded. Motion Carried.*

**Neil Shaw:** Thank you.

**17.075/17.037      Wal-Mart Online Pick Up, 1549 Route 9 - Amendment to Site Plan & Sign**

**Dan Backstrom:** Thank you, my name is Dan Backstrom I am with SGA Design Group, we're architects located in Tulsa Oklahoma. I would like to thank the Board for the opportunity to present the amendment to the site plan to modify their parking area and add a canopy over a section of the parking area as well as add a pick up sign on the store front and to add signage on the canopy. Last Monday we received a variance allowing the pick up sign on the building and also the signage on the canopy. If you are not familiar with the online grocery program , Wal-Mart instituted that around a year and a half or so ago if your familiar with other grocery retail chains they are starting to do that as well, what you do is you order your groceries online you pay for them online you set a time and a date when you want to pick up your groceries , you drive to the store, you will follow the directional signs to the assigned parking area which in this case is going to be located on the left side of the building and the parking stalls adjacent to the building where we're replacing 9 existing spaces with 6 spaces and then right across that same drive aisle will be an additional 4 spaces replacing 6 original spaces. Again the canopy is going to be located only over those spaces that are adjacent to the building. In front of each space will be a sign that will have a space number and when you arrive at the store and you park in the space you will call a number that is located on the sign to let the employee know that your there and what space number your in , the employee will bring the groceries out to you and place them in your vehicle so you never have to get out or go into the store, this is a good convenience for the handicapped the elderly , families with small children that dont want to have to bring them into the store so we are finding that its a very nice convenience for the customers and like I said they dont have to go into the store. It also helps them, we are hearing that it also helps them



save some money because when they go into the store they inevitably buy more than what they were planning on buying so that's sort of an overall summary of what Wal-Mart is looking to do at the site, any questions?

**Marcel Nadeau:** Yea I have a question, what is the stacking length if you have 3 or 4 cars ahead what is that length of stacking?

**Dan Backstrom:** There is a total of 10 spaces currently for the parking so they are not anticipating any stacking, where you would drive through like a pharmacy drive through where you are placing your order at a window and picking it up this is your actually pulling into parking spaces as you can see on that rendering right there.

**Marcel Nadeau:** Ok, I misunderstood that.

**Mike Ziobrowski:** I see you have an architectural stamp will this also have a structural engineering stamp for.

**Dan Backstrom:** Yes, yes there will, there will be a full set of construction drawings will go along with this.

**Mike Ziobrowski:** Ok.

**Rich Berkowitz:** Obviously this isn't going to be an orange color, what color would it be?

**Dan Backstrom:** It will be orange, the canopy is orange that sign that you see pick up that's what will be painted on the pavement. The orange color on the building that's shown on this rendering because what they called a prototypical will not occur on the building.

**Rich Berkowitz:** Just the canopy's going to be orange?

**Dan Backstrom:** Just the canopy yes, and that color that they assign, and designated as their pick up color their using that on all their stores through out the country as they slowly actually they are going to a new process where they are changing the color of their buildings from brown tones to gray tones and as part of that also as part of that color scheme they are doing a blue color behind their sign and this orange color on the corner but for this store right now they are not planning to do any painting on the building so all the colors on the building so all the colors that are on the building will remain.

**John Higgins:** I was on the committee when we approved this building and that building is not typical Wal-Mart colors at that time we specifically tried to tone it down and make it a little more appealing I for one dont think the orange is gonna fit in with the colors that we had chosen for that building when we originally approved it.

**Dan Backstrom:** Ok, right now that is Wal-Mart's standard for all their stores with a pick up canopies to use the orange color you'll see it on the inside of the store at their regular merchandise pick up area they'll have it designated in the orange color, if there is another color that the board feels strongly about then I can always present that back to Wal-Mart to see if they would like to go with an alternate color.

**John Higgins:** Where is all the groceries going to be stored? Inside the building I assume?

**Dan Backstrom:** Yes

**John Higgins:** Is it going to be another entrance way on the building?

**Dan Backstrom:** There is an existing door on the side of the building currently that door would be the door that would be used by the employees to bring out the groceries, thats sort of one of the reasons why they've designated the side of the building to where they want the grocery pick up to be located, also groceries section of the store is on the left side

of the building as well, so there will be modifications inside the store to accommodate this new grocery pick up area where they will have some freezers to hold frozen goods until their order is ready to be brought out to the vehicle.

**John Higgins:** Nothing will come out of the building until the person purchasing the material is physically there?

**Dan Backstrom:** That's correct, once they get to that space like I said there is a number designation, they will call in on a number that's on the identification sign that will go to the employee inside the store and then they will tell them what space they are in, they'll process their order and bring it out and place it in their vehicle.

**Rich Berkowitz:** Are they given a time to show up?

**Dan Backstrom:** The customer picks the time and the date so when they go on to order their groceries they are going to select a time, let's say they want to get there at 6:30 on a Wednesday so they would put place that time so the employee knows to fill the order and have it ready around that time so when the customer does get there they call in and say I'm in space 3, they'll bring out their order and place it in the car.

**Rich Berkowitz:** Now is there a limit on how many orders can be done at one time?

**Dan Backstrom:** No, I believe that they will have and this is something that they will work through as they see how well the process starts to work where they may start limiting the number of orders that can be placed for a specific time slot so there may be like, cause we have 10 spaces they may say that there are 10 spaces available for a 5:30 pick up and then there might be another 10 spaces available at 5:45 so that you don't have too many orders all occurring at one time.

**Rich Berkowitz:** So if you see that there is a problem you will

**Dan Backstrom:** Yes that will occur on their website so that they can limit so if they start to see they are processing more than 10 orders at one time.

**Rich Berkowitz:** Now what happens if it's busy during Thanksgiving time, Christmas time and people start parking there who aren't supposed to park there?

**Dan Backstrom:** That's going to be a Wal-Mart manager enforcement issue, the signage is there to say you know, grocery pick up only so you know until they start to see that that's being an issue then they will probably have somebody out there monitoring it or a camera that will be placed to monitor it to see that people aren't just parking there and just walking around and going in the front of the store.

**Rich Berkowitz:** Will there be cameras out there?

**Dan Backstrom:** Not at this time, not at this time, but I could see that maybe being a possibility down the road if they find that enforcement is going to be an issue.

**Rich Berkowitz:** Ok and I would prefer a different color other than orange.

**Dan Backstrom:** Again if the board overall has an objection to that color I can go back to Wal-Mart and indicate that to them and there may be an optional color that they are using, again the lettering on the canopy's white so you know if there's a brown tone that matches the building that you want to go with that would still allow the signage on the canopy to be legible then they may be open to that.

**Don Roberts:** So we are going to leave it up to Wal-Mart's to choose what color they are going to put up there right?

**Rich Berkowitz:** I guess we have to there's

**Don Roberts:** Ok, if they are willing to do that, thank you.

**Dan Backstrom:** Do we have another meeting, will we be on another meeting after this or is this the only meeting?

**Don Roberts:** If all goes well you'll get contingent approval tonight if all goes well so.

**Dan Backstrom:** Well I guess it can be contingent on the, I dont know whether the planner would, could accept the color or how we can do that?

**Don Roberts:** I say we do a contingent on Wal-Mart reviewing the color scheme.

**Richard Harris:** They'll probably say no.

**Don Roberts:** Again, reviewing that's why I said review.

**Dan Backstrom:** But then is the board, are they going to indicate in the ruling that they object to the orange and not another color?

**Don Roberts:** To be quite honest with you we can not direct you what color to use cause we have no architectural standards here but we can request it and Wal-Mart's is nice enough to go along , fine , if not , you dont have to change color, you dont have to

**Rich Berkowitz:** But during construction of the original building they did change the colors per our request.

**Dan Backstrom:** Ok and I'll note that back on my end you'll probably have it in there , if you put it in there they did work with them on the colors of the building originally then that way it will be in a part of your ruling that will go back to Wal-Mart as well.

**Don Roberts:** Lets put it this way we would rather see a different color if possible.

**Dan Backstrom:** Ok

**Marcel Nadeau:** This Pertains strictly to groceries, no merchandise?

**Dan Backstrom:** That's correct, yea merchandise pick up will be inside the store , like I said there's a designated area where they do have the orange and it says pick up , just like that your seeing on the screen right now and thats for online merchandise ordering.

**Lyn Murphy:** I'm sorry for purposes of clarification is the board requesting a different color?

**Rich Berkowitz:** Personally I would prefer one.

**Lyn Murphy:** Ok, can you give him one idea of what color?

**Rich Berkowitz:** What color, I can't even remember the color of the building. It's a brown building isn't it,

**Marcel Nadeau:** That was our request at the initial approval that it was earth tones

**Lyn Murphy:** It was, the issue was blue vs green, if I remember correctly on the original store.

**John Higgins:** Can we request that the canopy match the trim on the existing store and that way the white would still show up on the letters?

**Lyn Murphy:** You can request what ever you want but you need to give him something to bring back to his client.

**John Higgins:** Ok that's what I am suggesting is that the canopy matches the trim on the existing store.

**Don Roberts:** Is that do-able?

**Dan Backstrom:** I think that yea, I mean if you want to put a request in maybe its to that your request of Wal-Mart match one of the existing colors on the building.

**Don Roberts:** I think that works, that would be fine okay, if they can right?

**Dan Backstrom:** Yes

*Tom Koval made a motion to Approve Wal-Mart Online Pick Up's Amendment to Site Plan application on the condition that they match an existing color on the building. Rich Berkowitz seconded. Motion Carried.*

**Richard Harris:** Can I just clarify that that motion was to match any existing color?

**Tom Koval:** Yes

**Richard Harris:** Ok, I just wanted to make sure.

**Tom Koval:** That gives them plenty of options.

#### **17.101 Rolling Hills PDD Amendment, Liebich Lane - PDD Amendment Recommendation**

**Joe Dannible:** Good evening Joe Dannible at Environmental Design here on behalf of Clifton Park Materials their application to amend the existing Rolling Hills PDD. We presented this application to the board a few weeks ago at which time it was referred to the planning board for consideration and recommendations. The project itself is highlighted with the cross hatching on that screen, the orange area here again cross hatched on the board. Its a 7 acre 7.8 acre parcel landlocked with in the PDD , the only access to this land is through Liebich Lane , the land itself is currently part of the mining activities that exist within this area, that parcel has all appropriate mining permits in place from the NYS DEC. What the applicant is proposing to do is include this 7.8 acre parcel land into the PDD and expand the allowable square footage in the industrial portion of the PDD from 600,000 sq ft to 700,000 sq ft. Liebich lane is completely constructed and dedicated to the Town of Halfmoon, within the right of way Liebich Lane we have municipal water , municipal sewer , storm water infrastructure , within the PDD there are 3 buildings that currently exist one is the RGH building located here , the Danforth mechanical building located here which I recently obtained approval for an addition once its constructed pan immediately to the east , excuse me the west of that building is another 52,000 sq ft building that is currently nearing the final stages of construction so all together right now there is about 225,000 sq ft of the 600,000 allowable that has been built out and again we are looking to expand the PDD to include another 700,000 sq ft. In consideration for this expansion, the amendment, the applicant has offered a donation to the town of 20,000 dollars that would be offered to the town and would go into the general fund for the town. There were various other public benefits that were part of the original PDD various water line extensions and connections that were incorporated with in the industrial portion as well as the residential portions of the PDD. So tonight I'm here to answer any questions you may have and we are looking for a positive recommendation so that we can go back to the town board and continue with the PDD amendment. Thank you.

**Don Roberts:** You do know we would have to have a public information meeting here so?

**Joe Dannible:** Ok

**Don Roberts:** Any questions by the board?

**John Higgins:** You just said an additional 700,000 I believe what you meant to say your gonna go from 600 to 700

**Joe Dannible:** Yes an additional 100,000 and have a total of 700,000

**John Higgins:** Ok you said an additional 700,000 that's why I wanted to clarify. Thank you.

**Joe Dannible:** Yes you are absolutely correct.

**John Higgins:** And even though this portion now is presently a mine its gonna be subject to all of the reclamation regulations that are incurred when a mine is closed correct?

**Joe Dannible:** Correct, the current mine the rest of the PDD is within an active mine the reclamation plan for that mine is for the development of the industrial park.

**Marcel Nadeau:** Joe those are all residential lots to the north of that?

**Joe Dannible:** Correct

**Marcel Nadeau:** All surrounding it basically?

**Joe Dannible:** Yes, yes

**Don Roberts:** Anyone else? Joe you need to review this at this time?

**Joe Romano:** I dont think there is anything technical to review at this time

**Don Roberts:** How about the fire district?

**Richard Harris:** Its still early I mean they are not proposing any road into yet or construction obviously thats the result of construction on that, now we have to go back to the site plan so I think you could certainly send it to fire but I dont know how much that they would review because there isn't any access which is usually what they are concerned with.

**Don Roberts:** Again we dont have to I think we should have a public information meeting on this, my own opinion unless you guys don't think so, ok.

**Rich Berkowitz:** Are we going to do an extended notification?

**Don Roberts:** How far would we go with it?

**Rich Berkowitz:** There are only 4 houses.

**Tom Koval:** Do we need to do that now or when they come back for a site plan for construction?

**Don Roberts:** We should do it right away to let them know we are going to do it.

**Richard Harris:** Clough will want to review the area for approval

**Don Roberts:** But we can still have it in 2 weeks.

**Richard Harris:** Yea we will get it out by Thursday.

**Don Roberts:** Ok

**Rich Berkowitz:** Are you going to do anybody in Rolling Hills cause it backs up to that parcel? The road or that doesnt make a difference?

**Richard Harris:** Yea, that's up to you guys, those most affected obviously are on Tabor theoretically I mean.

**Rich Berkowitz:** Opposite Rolling Hills.

**Joe Dannible:** Yea it will come out onto Liebich which is already established for 600,000 sq ft of industrial uses.

**Don Roberts:** Well we can figure it out so we have a motion and a second for a public information meeting on May 22, with expanded notice.

*Marcel Nadeau made a motion to set a Public Hearing for May 22, 2017 with expanded notice . Tom Ruchlicki seconded. Public Hearing set.*

**Joe Dannible:** Thank you.

**Old Business:**

**17.083                    The Kensington II, Stone Quarry Road - Site Plan**

**Bill Hoblock:** Hi Bill Hoblock again, Richbell Capital, Capital District Properties, Joe Dannible is the engineer from EDP on this project so he is here on behalf also. Kensington Phase II we were last here before this board in July of last year seeking a recommendation back to the town board regarding the proposed PDD, this board issued a negative recommendation at that time , there were three main issues which were discussed with the board the first two being related ,1 density 2 traffic and 3 is blasting associated with the site work ,based o this boards comments at that meeting we made some changes to the proposed PDD as it was sent back to the Town Board for a vote , importantly we reduced the total unit count from 70 to 60 there by decreasing the over all project density and this obviously reduces the related traffic impacts where it gets to about 20 cars total for am -pm peak. We also developed very detailed blasting procedures to protect surrounding structures as well as drinking water wells, the procedures include pre-blast surveys and notifications, post blast surveys, monitoring safety signals, material delivery and storage, blast design and reporting. These procedures are actually part of the approved PDD Legislation as an exhibit, so the detailed procedures that we worked out have to be followed to the letter given some blasting issues associated with phase I. We also agreed at that Town Board public hearing and adoption of the PDD to connect some Stone Quarry residents who had concerns of how the blasting could potentially impact their wells so we agreed at our cost to connect those people to the public water line and that we actually ran down Stone Quarry road in connection with phase I. So those are the three big issues , lastly since we are here and when we went to the town board we also increased the public benefit from one thousand dollars per unit to fifteen hundred dollars per unit cause we understand as density decreases so does a per unit public benefit so we did increase that. So the town board did approve the PDD last fall , we are back here obviously for site plan review and we ask that the application be referred to the town designated engineer for engineering review at this time.

**Don Roberts:** Thank you Bill, any questions by the board?

**Mike Ziobrowski:** Yea I think that, I don't see anywhere in here that we have looked at the traffic pattern as it relates to the fire chief and if we've gotten his approval yet so

**Bill Hoblock:** We can set up a time.

**Richard Harris:** Yea we will send it to him.

**Don Roberts:** That will be dealt with.

**Mike Ziobrowski:** Ok, very good.

**Don Roberts:** Anyone else? Ok I guess at this time Rich will refer to the fire department, refer to Joe at Clough Harbor, ok right, ok Bill?

**Bill Hoblock:** Ok, thank you for your time I appreciate it.

**Don Roberts:** Ok thank you very much.

**17.003 / 17.004      Fairways of Halfmoon Brew Pub, 17 Johnson Road - Site Plan & Special Use Permit**

**Jeff Williams:** Good evening Jeff Williams , Bruce Tanski Construction and Development, since 1999 the Fairways of Halfmoon 18 hole public Golf Course has been operating along with the associated uses of the Club House Bar and Restaurant and the Banquet House , in recent months we have been in discussion with the town planning board regarding the Fairways of Halfmoon Brew Pub where we wish to create an atmosphere for the golfers to enjoy the micro brew experience by expanding the existing club house bar and restaurant. In order to set up the Brew Pub we are proposing to remove a 320 sq ft pro shop on the south east end of the club house facility this will allow us to construct the 1650 sq ft brew pub addition and then on the end of that we wish to actually construct a 638 sq ft new pro shop. The proposed addition will be built over previous disturbed areas , walkways , decks, car-paths and 5 existing parking spaces, there will be new walkways and parking spaces added and along with additional parking. As stated the proposed brew pub is an extension of the club house bar and restaurant use, the existing liquor license that serves the bar at the club house will be an addendum to allow us to open up the brew pub that addendum to the liquor license allows us to craft our own beer or sell the beer on premise to sell growlers to be taken off premise and it prohibits the sale of kegs. The proposed working hours will be 11 am to last call at 11 pm Monday through Sunday. The board asked us to kind of come up with an idea of a maximum number of or maximum amount of beer that could be produced again the real number is demand driven while the maximum number is kind of limited by the facility size and the parameters or the liquor license, an aggressive maximum number would be about 400 kegs per year thats aggressive, as its 1.1 keg per day being consumed. We revised the site plan that shows all seven existing handicapped accessible parking spaces on site , we relocated the proposed parking from the last time you looked at it , it doesnt show over here but parking was lined up here , additional parking here , we put it on this side here it's more flat its more conducive to putting additional parking in , we also added a fortified emergency vehicle access road that meets code that would be , this would be a 20 feet wide 150 feet in the rear of the facility , we met with Steffen Buck your Director of Code and he told us it would be 20 feet by 150 feet. Thats why we are here to hopefully gain final approval I thank you for your time and consideration.

**Don Roberts:** Ok, thank you Jeff, questions by the board? Oh I'm Sorry Rich you have a letter to read? Two letters.

**Richard Harris:** Two letters since the April 10th meeting, Board members received individual letters in envelopes dated April 11

5 Raylinsky Lane  
Mechanicville, NY 12118

Town of Halfmoon Planning Board  
Harris Road  
Halfmoon, NY 12065

April 11, 2017

Chairman Roberts:

This letter is written in response to the Planning Board meeting of April 10, 2017.

Let me take this opportunity to thank you and the Board for giving me unrestricted time to describe my position on the Fairways of Halfmoon Brew Pub issue. I realize it was lengthy, but necessary for clarity.

My understanding is that the Board is waiting for some information from the local fire department. My question is how will I know what the final resolution will be?

The reason for my concern is that I did not receive a copy of the recorded minutes of the Planning Board of March 27, 2017. This was in



spite of my foil request two weeks prior to the meeting. Not having the minutes limited my responses to important facts that would have bolstered my position. Additionally, in my opinion, some comments made by Ms. Murphy and Mr. Nadeau deserve clarification. Not having the prior minutes places one at a severe disadvantage in making a meaningful presentation. This makes the public record incomplete.

Thank you for your concern in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Micklas".

Joseph Micklas

Cc: J Higgins, R Berkowitz, J Nadeau, J Ruchlicki, J Koval, M Zobrowski, L Murphy, Esq.

**Richard Harris:** The second letter we received was dated April 16th.

5/8/2017

18

5 Raylinsky Lane  
Mechanicville ,NY 12118



Town of Halfmoon Planning Board  
Harris Road  
Halfmoon, NY 12065

April 16, 2017

Chairman Roberts:

This letter is written in response to a phone call from a Town of Halfmoon employee, Lynda Bryan, informing me that my FOIL request for the audio recording of a public hearing held at the Planning Board meeting on, April 10, 2017, cannot be granted due to recording failure.

This notice is most disturbing to me and raises many questions in my mind.

As you know, I have followed the request of The Fairways of Halfmoon to petition for a variance to add a "Brew Pub" at several meetings. With that in mind, with all due respect, I ask the following questions:

What will be the solution to this matter?

How will I be informed?

Who is responsible to provide minutes to public hearings?

Has this ever happened before?

How many times, to whom?

What remedy was put in place to insure there would be no reoccurrence?

Finally, this error severely limits any possible action one could consider depending on the results of any Planning Board decision. In my opinion, The Planning Board should make every effort to insure this error never happen again.

Thank you for your interest in this matter.

Sincerely,

Joseph Micklas



CC: R. Berkowitz, J. Ruchilicki, J. Higgins, J. Nadeau, J. Koval, M. Zobrowski, L. Murphy, Esq.

**Don Roberts:** Ok, thank you Rich now any Questions by the Board?

**Tom Koval:** Jeff where is your existing Fire Hydrant right now?

**Jeff Williams:** They are not shown on the site plan up on that screen but they are both, there are two access points that come up Johnson Road, the first one would be here, ok, thank you, well Johnson road runs back in here so there is an access point here so there's a fire hydrant out in front of this one, there is also an access point in front of here on Johnson road so there is a fire hydrant here.

**Tom Koval:** So you have 2 currently?

**Jeff Williams:** Yes at 2 access points.

**John Higgins:** Approximately how far from the building are they?

**Jeff Williams:** I dont even want to take a guess John.

**John Higgins:** I mean they would have to be several hundred feet at least.

**Jeff Williams:** I would say at least three hundred feet I would say, I know that fire trucks usually have a thousand foot of hose they hook up and run in.

**Rich Berkowitz:** What's the legal limit?

**Jeff Williams:** I dont know if there is one?

**Don Roberts:** I have no idea.

**Rich Berkowitz:** What's the standard? No one knows?

**John Higgins:** The thing is you have to put your 8 inch hose between the pumper and thats a long way for a fireman to have to hump a fire hose if your pumper is out at the fire hydrant for them to have to carry the hose all the way up.

**Lyn Murphy:** But the buildings approved

**John Higgins:** I just dont know if there is a legal limit

**Lyn Murphy:** If there is a legal limit I do not know what that is, so I could research that however your fire code enforcement official inspects the building each and every year and it's passed for what ever it is it needs, so I cant tell you the answer specifically but I can tell you they get inspected every year and they pass with that set up.

**Tom Koval:** the original site plan probably I assume would address that?

**Lyn Murphy:** I dont know the direct answer I just know,

**Rich Berkowitz:** It meets fire code.

**Lyn Murphy:** Correct

**Tom Koval:** I'm sure it's not the ideal situation but it does.

**Don Roberts:** Thank you Lyn, anyone else?

**Tom Koval:** I am still concerned about the hours of operation, even though we came to a tentative agreement for 11 o'clock I would , one requirement I would like to have on the record is this does not get advertised as a brew pub separate from a golf course, its no intention of this board, or speaking of myself to allow this as a bar to be operated within your site, its part of the golf course , under no circumstance should it become a destination in and of itself. Its got to be one of my conditions if we approve it is that it does not get advertised as a Brew Pub.

**Rich Berkowitz:** Jeff there won't be any bands, any fundraising, and any charity events run at this part of the club?

**Jeff Williams:** As part of the brew pub I don't believe so I know the banquet house holds different things.

**Rich Berkowitz:** The banquet house is a different situation.

**Tom Koval:** No bands with in the brew pub, no acoustic guitars or anything, no live entertain I would say.

**Rich Berkowitz:** What are your normal hours of operation right now?

**Jeff Williams:** They are 11 am to its either 9 or 10 pm for the restaurant.

**Rich Berkowitz:** For the restaurant, what about for the events, weddings and banquets?

**Jeff Williams:** I don't know if there are limited hours on it. I can't tell you that, and they are basically weddings other than our big social events.

**Rich Berkowitz:** how many golf outings 2 or 3 times a week there or 2 at least twice a week?

**Jeff Williams:** At least yep, I believe Bruce said there was 75,000 rounds last year so.

**Rich Berkowitz:** And how late would they usually stay?

**Jeff Williams:** I think they would stay for your normal dinner times and stuff like that so, whatever time your late night golfer comes in maybe 8, 9 o'clock he's done with his dinner or so.

**Rich Berkowitz:** How late in the year does the course usually stay open till?

**Jeff William:** For the year?

**Rich Berkowitz:** I know it's weather dependent but I mean last year it was probably mid-November, the year before that was November, December?

**Jeff Williams:** Its October, November usually when we shut down, we are planning on if we get the approval to build at that time when it shuts down.

**Rich Berkowitz:** And the course usually opens up mid March early April weather dependent?

**Jeff Williams:** Yep

**Rich Berkowitz:** So it's really closed for 4 months, down time 4 months out of the year except for weekends?

**Jeff Williams:** The restaurant operates so I think on a Thursday, Friday, Saturday basis during the winter months.

**Rich Berkowitz:** And last call would be 11 o'clock?

**Tom Koval:** I think closing time should be 11 o'clock a last call, the brew pub closes at 11, no live entertainment

**Rich Berkowitz:** I have no problem with that

**Don Roberts:** Then that will have to change from last time, that's fine we just have to clarify

**Tom Koval:** I feel that's a better option, that's plenty late.

**Jeff Williams:** Quite honestly we believe it's for the golfers its for the people that visit the area, the facility for the golfing and to enjoy the brew so.

**Tom Koval:** Right so it shouldn't be an issue

**Jeff Williams:** I think we can live with that.

**Don Roberts:** So closing time?

**Jeff Williams:** At 11

**Rich Berkowitz:** Now Jeff, originally this started as a small operation and built up into a banquet hall and other various events is this the last possible...

**Jeff Williams:** I would think so but

**Rich Berkowitz:** It might have to be

**Jeff Williams:** That's fine I can definitely tell Mr. Tanski that

**Lyn Murphy:** If that's how you want to do it I suggest you make that a condition

**Tom Koval:** Yes, let's do that.

*Tom Ruchlicki made a motion to Approve the Addition to the Site Plan for Fairways of Halfmoon Brew Pub with the conditions that the Brew pub is closed by 11pm and is the last addition to their Site Plan, and no live entertainment of any type is allowed within the Brew Pub and no advertising as a sports bar. Tom Ruchlicki seconded. John Higgins opposed. Motion Carried.*

**Jeff Williams:** Thank you.

**17.006      Tabor Road Flex & Truck Terminal Park (County Waste PDD Amendment), Tabor Road - PDD Amendment Recommendation**

**Don Roberts:** We have our traffic expert working on behalf of the Town here first, Mr. Wolfe

**Ben Wolfe:** Good evening my name is Ben Wolf I work for WSB we did the traffic study on behalf of the town for the Tabor road Flex and Truck Terminal Park. We will just go over the data collection that we did, the trip generation, the levels of service that we saw and what our recommendations are. So we did turning movement counts at Ushers road and Tabor road , we did those on March 30th from 7 to 9 am which is the standard morning peak hour and from 4pm to 6pm which is the standard evening peak hour. As you can see so that is what we got for the manual turning counts. We also did a site distance evaluation to see how cars could turn out of the site driveway and also into the site driveway which is along Tabor road, for the most part they met the standards for a 40 mile an hour street, turning left out of the driveway we did have a limited condition there's a railway to the left of the driveway so it limited to about 300 ft by limited its not critically limited and we can appease that with an intersection ahead sign. Trip generation we looked at what was being proposed its 5 total buildings totaling 46,000 sq ft we looked at a couple different land use codes that might have applied this was the most conservative with the largest peak hour generation and as you can see it had less than 50 cars per each of the peak hours. So we took our trip generated trips, we broke those out we figured out which way they would be going most of them we had 90 percent of them going towards ushers road and then to route 9 or to the thruway and 10 % going the opposite way, so as you can see all of them topped at level service A for both the existing the no build and the build so we really dont see any decrease in the current levels of service. So for recommendations like I said there is limited site distance due to the vertical curve of the railroad so we recommend

having an intersection ahead warning sign about 300 ft from the site driveway in that site direction, in terms of level of service there is no recommendations for any intersection improvements that we could see. That's all I have for today, are there any questions?

**Don Roberts:** Any questions by the board on the traffic study? I guess you're off the hook, thank you sir. Mike you want to explain a bit of the project?

**Mike Bianchino:** Thank you Mr. Chairman, my name is Mike Bianchino with Lansing Engineering and I'm here representing Scott Earl and Event Beverage Company. The project was before the Town Board on February 1st at which time the Town Board referred the project to the Planning Board for review and recommendation on the proposed PDD Amendment, we appeared before the Planning Board on February 27th at which point the application was referred to CHA and the County, the Fire Dist. and to the Traffic TDE, on April 28th we presented a letter after receiving the comments from CHA to the planning board to address those comments, I'll quickly go through the substantive comments that were raised by CHA and by the board, the first one was regarding the railroad crossing itself and the acceptability of crossing for tractor trailers, we did review that with the Highway department Mr. Earl did go out and take a look at it based on his experience with the tractor trailers and I think both parties and the highway super agreed that the conditions at that railroad crossing are acceptable for tractor trailer use, the other issue regarding traffic which again was raised by your traffic TDE was regarding a intersection ahead sign which we've agreed and have it noted on the plan that that will be shown on the PDD plan, intersection warning sign. A question had arisen about stormwater the site itself is fairly loamy sand, it is in moderately well drained our plan is to use subsurface stormwater management under the parking area and promote infiltration in that location. The wetlands were investigated during the initial field survey by VanGuilder and Associates the wetland limits are basically at the top of the bank of the existing stream which runs along our easterly property line, it is well beyond the top of the slope and beyond the area that we are proposing to disturb, we will confirm that further as we go through the final site design but at this point there are no plans to disturb any of the wetland areas. The request was made for additional screening of the existing residents just to the east of the parcel the plan does note the combination of evergreen and deciduous screening fencing and burning along that northeast property line to screen that residence. With regard to the access, cross access with the land of County Waste to the west and to the south we looked at the strip of property that is immediately to our northwest that parcel was purchased by County Waste several years ago and that parcel is the natural extension of their existing driveway off of route 9, they do use that area for storage etc. as part of that purchase the deed does have several restriction on it in terms of use and so utilizing that area for cross connection was not going to be likely as many on the board know the owner of the project Mr. Earl has an ongoing non compete with the County Waste so there's an issue of cross connection of the two sites until that expires. We haven't spoken to the fire department but I understand from the Planning dept. that the fire marshal or the fire chief has asked for a second point of access onto Tabor road which we have not shown on the plan but we can accommodate that as requested and we'll be able to work through that with him in terms of the details of that as we go through site plan but we will agree to a second point of access on Tabor road if they feel that that is something that the fire dept. wants and that the board, both boards can agree with that request we will be glad to do that.

**Don Roberts:** I think that we would want that yea.

**Mike Bianchino:** And the only other thing is that we had presented previously the public benefit for the project that includes the extension of a water line almost 4600 feet west from where it ends now on Tabor road all the way to our project site, those plans the water plans, preliminary plans and the water extension report have been submitted for review to the town, I've tentatively spoken with the water dept. and with the town engineer and we'll work through some technical details in terms of final engineering design but that process is in the works, we did try to push that along and we will continue to do that so that as soon as the PDD is approved if the PDD is approved we will push for the construction of that line sooner than later. Again we did submit a letter on the 28th going through this, we've gotten a response letter back from the town engineer on May 2nd indicating that there comments have been adequately addressed and that further review of the stormwater review will continue as we go through the final engineering based on that review we would hope the board would be in a position to recommend a positive recommendation back to the Town Board tonight.

**Don Roberts:** Ok, thank you Mike, questions by the board?

**Tom Koval:** We did mention at our pre-meeting that we would like to see at the exits a left turn only sign for trucks so we don't get tractor trailers heading down Tabor road, I know most would like to go the other way but if you're following your gps as John mentioned trying to get to Mechanicville it's going to take you down Tabor, we don't want that, it's too residential, there is too many bad intersections so the truck exit will be only to the left.

**Mike Bianchino:** Ok, we can accommodate that.

**John Higgins:** I have two questions; you don't show locations for buildings 2 and 3?

**Mike Bianchino:** Ok,

**John Higgins:** Ok, And secondly

**Mike Bianchino:** We can handle that John during site plan

**John Higgins:** Ok, well no problem I just thought I would mention it.

**Mike Bianchino:** Thank you

**John Higgins:** And being that this is in the northern Halfmoon GEIS is there anyway we could eliminate that row of parking that's closest to Tabor road leave that as green-space and maybe put some parking behind building 1 instead? Because as you know the GEIS calls for quality green space along side the road frontage as you well aware.

**Mike Bianchino:** We can look at that John, certainly as we get into site plan as is requested by the fire district. We will have a second curb cut on Tabor anyway so we can certainly re arrange the parking in that area to accommodate some additional green space.

**Rich Berkowitz:** Is there anyway to make that the primary entrance so you have more site distance to the road front and just shift that building over a little?

**Mike Bianchino:** We can look at that too, that's a good idea Rich.

**Tom Ruchlicki:** One of the two entrances would only be a secondary entrance for fire?

**Mike Bianchino:** Yea and working through the details on whatever the board and fire dept. want I mean we could make it 2 full accesses we could make it 1 as a temporary emergency access when needed.

**Tom Ruchlicki:** I just want to make sure you went into that.

**Mike Bianchino:** Yea we will work through it as we go through the site plan absolutely.

**Don Roberts:** Anyone else? Joe have all of your comments been addressed to date?

**Joe Romano:** Yea our conceptual comments that is, we will get more detail as we move forward.

**Don Roberts:** And you will protect our interests for the second access also. Rich, Paul? Anything else? No, Lyn?

**Lyn Murphy:** No.



**Don Roberts:** At this time we either make a positive recommendation or negative recommendation to the town board.

*Tom Koval made a Positive Recommendation to the Town of Halfmoon Board. John Higgins seconded. Motion Carried.*

**Mike Bianchino:** Thank you very much.

**Don Roberts:** Did anyone hear from DeVoe's Orchards? (No show)

*Don Roberts made a second call to anyone present from DeVoe's Orchards. No one was present.*

**Tom Ruchlicki made a Motion to Adjourn the Planning Board Meeting at 8:15 pm. John Higgins seconded, meeting Adjourned.**