

**MINUTES MEETING**  
**Town of Halfmoon Planning Board, 2017**  
**August 14, 2017**

Those present at the August 14, 2017 Planning Board meeting were:

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

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

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

*Rich Berkowitz made a motion to Approve the July 24, 2017 Planning Board Minutes. Marcel Nadeau seconded. Minutes Approved.*

**Public Hearing & Public Information Meeting:**

*Tom Koval and Lyn Murphy recused themselves.*

Don Roberts: Now before we get down to business tonight since our last meeting some of you may be aware our previous Chairman of the Planning Board and good friend John Ouimet passed away, John was a very good man a smart man and a great friend he cared a lot about the Town of Halfmoon and he will be sorely missed so at this time please join me in a moment of silence for John Ouimet. Thank you, rest in peace John.

**17.150 Crescent Gardens MHP Expansion, 15 Plank Road- Mobile Home Park Amendment Recommendation**

*Tom Koval recused himself.*

**Don Roberts:** Would anyone like the notice read?

**Joe Dannible:** Good Evening Joe Dannible with the Environmental Design Partnership here on behalf of MRK Real Properties and their application for expansion of the Crescent Mobile Home Park. I'm here tonight with Michael Klimkewicz who is the owner of the mobile home park. A few years back the mobile home park came in for a small expansion and a complete renovation of the current park, since that approval the owner has been working diligently to have installed roads put in, updated the water system made new connections he's also started cleaning up the trailer park significantly in which older mobile homes have been removed, newer ones have been put in and anybody who has been through this mobile home park in the last 3 to 4 years has seen significant upgrades to this area. The applicant is now looking and has purchased an additional piece of land on circle drive which is about .55 acres and in accordance with the code we would like to bring that land back into the PDD under the mobile home park which is currently in an R-1 zone, bring it into the mobile home park and allow for an expansion that would include on this property 3 new double wide mobile home lots and we are also going to re-configure 2 of the existing lots with in the mobile home to allow for a total of 5 mobile home units. All of these units will have service laterals connected to Circle Drive for sewer for water, the impacts associated with this land disturbance will be minimum less than half an acre and therefore we will be doing some onsite stormwater management controls ,and that is something we will work with clough harbor as we finalize these plans , the park itself with one other addition to the park we are adding a 20 x 20 storage shed with a 10 x 20 canopy extended over the front that would house the parks maintenance equipment and any of their needs to help maintain the property , that is located on the lower , say the lower right corner of Circle Drive on basically the center middle of your map if your looking at the one on the screen or this location here , with that we are here for a recommendation back to the Town Board that would allow us to move forward with this approval with the Town Board and Clerk to again bring this land which was formerly within the Rome Mobile Home Park Back into the mobile home park pdd. If you have any questions I look forward to trying to address them, thank you.

**Don Roberts:** Ok, thank you Joe. At this time I Would Like to open the Public Hearing if anyone from the public would like to speak please come up and say your name and address and your comments

**Donna Spellman:** Hi, good evening , my name is Donna Spellman I'm the executress for a trust that owns 3 route 236 which sits directly behind Mr. Klimkewicz trailer park , my questions and concerns would be in terms of drainage , I'm at a disadvantage cause I did not receive this until Saturday so I have not reviewed your proposed plan but I do have concerns about the drainage thats already a very wet area that slopes down on my fathers property so he is number 20 he sits directly behind there is a row of pine trees # 3 Route 236

**Michael Klimkewicz:** Right on the corner?

**Donna Spellman:** No, it would be...

**Michael Klimkewicz:** Right next to the white home.

**Donna Spellman:** Correct, correct

**Michael Klimkewicz:** A lot of people are affected

**Donna Spellman:** Yea I again, I'm at a disadvantage I, received this Saturday

**Don Roberts:** Mike can you talk into the microphone please.

**Michael Klimkewicz:** Michael Klimkewicz the owner of the Mobile Home Park, the land currently slopes to the drainage area we're talking about already so we will just refine that just to make sure its better contained but its all going to end up in that swale, there is a drainage ditch already around the back side of the perimeter, you can actually see it.

**Donna Spellman:** There is a drainage ditch there but my concern is that this development will make that water slope further into my dad's land.

**Michael Klimkewicz:** No we won't, it's actually on the other side we won't affect the other side of the parcel

**Donna Spellman:** Again I'm at a disadvantage I didn't receive this till Saturday so if you could just explain to me where the trailers are

**Michael Klimkewicz:** You can see right there so maybe

**Rich Berkowitz:** I think there is laser pointer over there you can use

**Donna Spellman:** That's better

**Michael Klimkewicz:** So here is the swale over here and this is what I'm doing, this currently slopes this way anyway so essentially we are not going to change the surface area it would be continued down in this area so your talking about this parcel right there, so

**Donna Spellman:** No trees will be taken out?

**Michael Klimkewicz :** No whatever's been removed this is basically going to stay that way and we will move that mobile home because it was not safe, we took that down.

**Don Roberts:** Ok.

**Rich Berkowitz:** Are you satisfied?

**Donna Spellman:** Sure, absolutely

**Don Roberts:** So, is your concern addressed? Ok, thank you, would anyone else like to speak?

**Mike Heard:** Good evening, Mike Heard 9 Plank road, I have the property that's directly in front of the trailer park bounded on three sides by the trailer park so I am probably the one that is most affected by the trailer park and I take no exception to the proposed project here so that's all I needed to say, thank you.

**Don Roberts:** Ok, thank you, anyone else? Rich I believe you have an email to get into the record.

**Richard Harris:** That's correct; we received email and also a letter from Frank Benjamin,



Hi Rich,  
My name is Frank Benjamin  
I live at Rt Circle Land just wanted  
you to know we approve of the  
project AS long as he is willing to  
put up a privacy fence. talking  
about the project for Crescent city nhp  
we own our property here and need some  
privacy if his going to put 3 more  
trailers in right next to us. We need  
it the length of our property if his  
not willing to do that then no we don't  
approve it.

Thanks  
Frank Benjamin

**Don Roberts:** Would you do that for him?

**Michael Klimkewicz:** Yea that's fine its right here so that's no problem.

**Don Roberts:** Ok, would anyone else like to speak? Ok, I'll close the public hearing, Board members? Rich the fire department all set?

**Richard Harris:** Yes we did hear from the Halfmoon /Waterford Fire Chief who reviewed the project and had no objection provided they keep the driveway clear of cars and give all the new lots assigned parking spaces, the driveway as shown right here that means a Stay Clear Zone for access for emergency use.

**Don Roberts:** Ok, Joe any comments from Clough Harbor?

**Joe Romano:** We had some minor comments that as the project is being designed we want to see the plans

**Don Roberts:** Ok, Saratoga County Planning Board?

**Richard Harris:** We dont have that yet but we are expecting by their August meeting of the Town Board will have to see that before they act even the timing you expect the Counties referral to be in August 17th the County has a Town Board review, oh and we did also hear from the Director of Code Enforcement who's charged under the town code with reviewing the project with the Town Board in compliance with the State Building Code and the Director of

Codes did issue a Memo August 10th that he found that the 5 additional mobile homes meets and complies with the New York City Code Book of Laws.

**Don Roberts:** Ok, thank you.

**Marcel Nadeau:** Just a note on the previous existing use, the set back its currently 20 feet, 50 ft is required but its pre existing non conforming, I just want to make that note

**Don Roberts:** Right, ok at this time I guess we are asking for a recommendation to the Town Board and if we make a positive recommendation we should make it contingent on Clough Harbor's final review.

*Rich Berkowitz made a Positive Recommendation for Crescent Gardens MHP Amendment contingent on Clough Harbor signing off. Tom Ruchlicki seconded. Motion Carried.*

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

**Don Roberts:** First of all I would like to have our traffic engineer give a report ok, Dan Rourke from Barton & Lajoudice please give us the traffic report.

**Dan Rourke:** Sure , Hello Dan Rourke , Barton & Lajoudice , we were retained by the town to provide an independent impact study for the Mott Orchard Planned Development District , so up here is the concept plan for the development ,our traffic study the limits extend beyond what is showing up here we actually cover Farm to Market road from Cary road to 146 and also Pruy Hill road with 146, so how a typical traffic study would work we go out and check existing traffic and thats our baseline, we did that in April of this year and then we take the peak hours of traffic we take the proposed developments new traffic and then project that out for the full build year and compare results to if it was not built or if its built and see if there is any impact by the new traffic on the same system. So we evaluated the five intersections in that corridor and when comparing to existing data the new project does not propose any significant changes to how it operates today. For our study we also did a site distance analysis of the two new driveways , the approaches to Farm to Market road , that revealed I guess inadequate site distance of the south side of the development we are recommending that the applicant remove the existing barn structures and re-grade there is an existing burm that kind of sits up high and restricts site distance and the applicant has confirmed that they are going to remove those structures so , that site distance would be up to current standards. As part of this study we also did an accident analysis through out this whole corridor, several of the intersections do have accident patterns that are higher that what the State has as their state wide average, what was revealed I guess reading through all of the accident reports is that the majority of those accidents are caused by animals or related to deer, seems to be a really high percentage, we could not really attribute any of those accidents to poor geometry of the roadway. Now the animal accidents could also be related to the high speeds because the actual speed limit on Farm to Market road is 55 with the operating speed is well over 55, our design study used 60 mph on that road but that's a summary of the traffic report

**Don Roberts:** Ok, thank you Dan, any questions by the Board? Ok, thank you, now the applicant explains the proposal.

**Joe Bianchi:** Joe Bianchi with M.J. Engineering so I'll go over briefly about what the project entails with the exception of traffic. The project is located at 165 Farm to Market road, which is County 109, it's about a 1/2 mile west of Pruy Hill road, the parcel is roughly 97 acres its bisected by Farm to Market Road with about 60 acres on the north side, the north being to the left, around 35 acres to the south piece, again the south is going to the right. In developing this plan we went to the town's process of doing a conservation analysis we look at constrained lands which include flood plains, regulated wet lands, buffers and other less favorable lands on this map that is

predominately the yellow areas which are what we consider constrained lands, once we look at those we look at a preservation map which our areas are opportunities to preserve or set aside lands those that are similar would be wet lands and also the town looks to preserve the view shed from Farm to Market road which is a 100ft corridor, both sides on the north and south sides of Farm to Market road, so knowing where the constrained lands are and the preservation areas are we went into developing the lot layout of the roads. So with the concept subdivision that we have we have 91 lots with a blend of 3 types of housing units that we are trying to go for which is a detached single family home with larger lots and then a step down in lot size for a single family homes and then we have a single family attached which are basically two lots with a party wall so that the blend its roughly a third, a third, a third between the three housing types that we are trying to target. In developing this plan again in accordance with the northern Halfmoon GEIS we set aside both open space and usable open space , we exceed the minimum requirements by the Town standards for that, as far as connectivity we are looking at connecting obviously to Farm to Market road on the north and south side , we are also proposing a connection to the Howland Park PDD which is north of us that project has been built so that stub road to the left which is north would connect to their existing stub road now and then as part of good access management we are showing future stubs that could go to the parcel to the west if there was ever a development there. Roadways and trails, the roads would be built to Town of Halfmoon standards with them being offered to the Town, we do propose some trail networks which are those dash lines that sort of run to the rear of the lots and those would be connected and be available to the public, those would be owned by the HOA and not the Town. As far as utilities , there would be provided public water from the Town of Halfmoon water system , we were going to connect to the Highview subdivision which is to the west , the Town actually asked us to extend it further east to Pruy Hill so we are basically running water main all the way from Highview all the way to Pruy Hill and then we would run it through our development , we would like to connect to the subdivision to the north to have continued redundancy and mooping , the public sewer we would run it to the west to Highview again we would have an onsite pump station sending it west into the County sewer district , storm water , its a closed drainage system throughout , the pipes in the ground would likely be conveyed to the Town but the storm water management areas the HOA probably would want to take those for ownership , traffic we already spoke about and then as far as public benefit what the applicant is offering is \$2,000.00 per lot for transportation improvements that the Town may see fit, so if this subdivision was approved with the PDD that would be upwards of \$ 182,000.00 that the Town could put forth to traffic improvements that they thought were necessary , either related to this project or related to other transportation improvements throughout the Town. Today Rich Harris provided us two sets of comments one from Tom Werner your alternate Planning Board chair I think Barton Lajoudice answered some of those comments but the one we couldnt answer to was also covered he did have questions on the site distance on the southern intersection and just again to confirm the barns would come down and the intersection would be graded so we would meet or exceed the minimum site distance for that road. The fire department, Hillcrest Fire Department provided comments and some of their comments were the same, they did have questions about the site distance, again we have addressed that. There was a request to lower the speed limit however I think that would probably have to go between the Town and the County I dont think the applicant had any objections to lowering that speed limit so with that .

**Don Roberts:** Ok, thank you.

**Marcel Nadeau:** Don we have two different maps here.

**Tom Koval:** That's not what we have in our packet

**Richard Harris:** That's what we just received regarding traffic analysis.

**Joe Bianchi:** This is the one I provided this afternoon; I think there might be a couple like maybe one or two things that might be slightly different.

**Marcel Nadeau:** I'm showing a cull de sac on the south side, I have a single cull de sac this is showing two?

**Joe Bianchi:** This is the plan

**Richard Harris:** Yea that's it, is the other up side down?

**Tom Koval:** No there's on the eastern portion its only showing one cull de sac

**Tom Ruchlicki:** No that's an old one that was the PDD the last time the Board wanted to see it

**Marcel Nadeau:** This is the current layout, so we dont have that map.

**Don Roberts:** Ok, now before I open the Public Information Meeting I am going to make a comment, I have a funny feeling we are going to hear a lot about traffic concerns and this planning board and town board are fully aware of the traffic concerns on Farm to Market road particularly on the intersection of route 9, our Town Supervisor has been in direct communication with the NYS Department of Transportation to try and find a solution to those issues it may take some time but it is being worked on just so you are aware we are fully aware of the traffic problem out there just so you know that ok, at this time I would like to open the Public Information Meeting if anyone wants to speak come up and state your name and address and make a comment.

**Darren Phelps:** Good evening Darren Phelps, 9 Gorsline, my house that I just bought directly bumps right on to that proposed road I guess it's to the north?

**Tom Koval:** There is a laser pointer right there

**Darren Phelps:** What I want to know is Im right here, this should be Gorsline there's a number of us that border right here, what type of buffer are we proposing here? Are you putting property right butt to butt?

**Joe Bianchi:** So the current property as it exists the lot is clear right up to the property line so if there was a desire to put up a buffer there I think we can obviously look into to doing something there.

**Darren Phelps:** Yes I probably speak for my neighbors too and we appreciate that , also the traffic impact coming out this road your coming into another development this size and then your going to zig zag through and out to either Johnson road or I say zig zag through so have you studied this type of impact on Howland Parks Development cause you've got everybody cutting through here to head north or whatever instead of getting in the traffic on Farm to Market or Farm to Market's over here , you know what I mean you guys are pushing a lot of traffic through Howland Park now by accessing this roadway cause your running right between two houses here , there is a house here and a house here one on each side of that proposed road and kids and everything are there, was that looked at is what Im asking?

**Dan Rourke:** The traffic study didnt take not take into account interconnection between the two developments, we considered the projects impact on Farm to Market road network and the assumption areas maybe some of this development is going to go that way but maybe some of this development is going to go this way so this is the new traffic on this network.

**Darren Phelps:** I suggest that gets looked at because im seeing the way I see traffic now people are cutting through Howland Park the existing development, Marini development zig zagging through to cut the corners on Johnson and there is actually a lot of traffic on that Gorsline Drive. I just see things going the opposite way not towards Farm to Market, but we would appreciate a buffer.

**Don Roberts:** Ok, thank you.

**Dan Hoyt:** Good afternoon my name is Dan Hoyt I live at 201 Farm to Market I am to the property I believe to the right heading towards route 9 I just have some concerns we have done a bunch of drainage work on our farm fields to gain more land for crops, we've cleaned out all the ditches I just want to make sure that we dont get anymore run off water from this project onto our property , the other concern is I would like to know how we can put a stub in for a future development when the land is not for sale now and I dont think it will ever be for sale and you know when Prospect Meadows and Summit Hills went in we never got any public benefit for that development the water was ran halfway down our property I cannot hook to it because I'm told I'm out of the water district which is kind of aggravating I just want to make sure that we are getting utilities ran down Farm to Market to connect to this development and my other concern is you know you have a 100 acres there I've hunted that I'm 28 years old I've hunted it since I was 6 or 7 there is a lot of wetlands , I mean a lot of wetlands I dont see how you can put 91 houses on that small of a parcel after you take out all of the wetlands it just seems like your cramming an awful lot into such a small area thats my concerns.

**Don Roberts:** Ok, thank you.

**Joe Bianchine:** So I'll work backwards on the comments, so the wetlands that we have those have all been delineated and you can see them all the yellow it's all Corps. Wetlands we are not impacting those, these are State wetlands up here those have been delineated, DEC has confirmed those, there is also Corps. Wetlands over here so we are aware of the wetlands, not impacting the Corps. wetlands the only impacts is some buffer impacts to install this multi use trail in the back here as far as drainage what we propose to do is there is a clear drainage divide here the road sort of creates it so everything on this part goes this way on State wet land that sort of goes off to the east and this would go down here to this Federal wetland goes under a culvert and continues to drain this is what's has created an enormous wetland even though this was farmed I think up till like 2 years ago but this is still a regulated wetland that we will not be impacting. As far as utilities again we are running water and sewer east and west of our development going east to Pruyn Hill road

**Dan Hoyt:** Will you be going up Farm to Market?

**Joe Bianchi:** Yes, we will be running water from Pruyn Hill road to Highview so it's past our development and sewer will go from here down to high view.

**Dan Hoyt:** My other question was the stub?

**Joe Bianchi:** So we have 2 connections, you know we show 2 connections to the west and whether these are ever exercised that would be governed by futures on that property if there was a desire not to do this one or this one we're completely ok to not do those.

**Dan Hoyt:** Well what's the reason for putting it in the plan now?

**Joe Bianchi:** Its good access management its good forward thinking most towns do , do that now I mean just like when they did Howland Meadows they did this with out this project even out there but they planned for that connectivity to be there so its the same thought process.

**Dan Hoyt:** Now the other question is you got all the houses in the pink the ones in the blue why are the ones in the orange seem like they are so crammed together?

**Joe Bianchi:** Its a , what we went with is a smaller lot size for single family homes its similar to what the abeles did on 146, its a much smaller lot targeting people over the age of 50 that really dont want to deal with a much larger lot to maintain thats really the target market for those small lots.



**Dan Hoyt:** And this will be a maintained, and the road will be maintained through the Halfmoon Highway Department?

**Joe Bianchi:** That is we would be offering it to the Town of Halfmoon correct.

**Lyn Murphy:** Do you know the water district extension agreement which I would have to draft as part of the extension of the water agreement would it include his property?

**Joe Romano:** Because it's a large piece of property, particularly as the water comes along, the first 100-feet would include it, but anything beyond it would not.

**Lyn Murphy:** Ok

**Kathy Geleta:** Hi, Kathy Geleta 212 Farm to Market, I know you addressed the drainage issue now the houses in orange though all that drainage is going to go to the east because that's a contour.

**Joe Bianchi:** That is the only piece of the property where we would not go to the east, this goes to actually a road, some of it will go to the north some of it will go here there's roadside swales over here, understanding what we will not do is no more will go there if this project does occur than what goes there today, that's an obligation that we have under the State regulations and also Town and Federal

**Kathy Geleta:** Because there is tile there now in the middle of that field

**Joe Bianchi:** There is tile I know on this field, and there is tile on this field, all the drainage tile that's here that was put here by the farmer that would actually come out

**Kathy Geleta:** Right but we do not want to continue that to come back

**Joe Bianchi:** Right so we are going to collect it in the roadside put it in some open basing and safely convey it to places that can accept it, which would be likely down the road along the right of way there.

**Kathy Geleta:** Ok, thank you.

**Don Roberts:** Anyone else?

**Louie McBride:** My name is Louie McBride and I live at 184 Farm to Market road, just to the east of the blue section by the last set of arrows there for the projected other road, since I live right here is there going to be some kind of burm or something because my front yard is basically right here am I going to be looking at peoples back yards or without trees or burm or anything?

**Joe Bianchino:** We can certainly, so your house, I know there is a house back here and your back pretty far , we can certainly look at putting some sort of screening along this edge maybe burming it up there I think that there is an opportunity to do that to shield this front yard.

**Louie McBride:** This road here that red line how close is that to the property line?

**Joe Bianchino:** That is right on the property line so from that western property line to match up with what's coming out of Howland Park its 60 ft right of way there.

**Louie McBride:** So that's all none of McBride lands are going to be taken by that road?

**Joe Bianchi:** No we are staying entirely on our property.

**Louie McBride:** Ok I think that's all I got then.

**Don Roberts:** Ok, thank you, anyone else?

**Erin Little:** Hi my name is Erin and I live at 201 Farm to Market road I have a couple comments about the wetlands that you were just talking about, I know that up towards the top you did kind of cover that the yellow part is wetlands but I've been doing a lot of research about the property and most of what the pink and orange is being built on is hydric soil which I know has a high water content and isn't really actually stable for building that much but is that going to be properly drained as well, I know you were kind of concerned about the wetland but you didnt really cover that?

**Joe Bianchine:** As far as the site soil it is a heavy clay soil which we are aware of and where we are showing lots to be developed we dont foresee that to be an issue it might need to be worked a little bit for construction but noting that would hinder the development what so ever .

**Erin Little:** And just another comment I also know that this property was considered for an open space conservation a few years ago because of the benefit that it does serve the town its one of the last farms available, for a Town that kind of promotes agricultural history I think it would be kind of a shame to see one fall away in 2009 there are only 9 farms left so I just kind of think that would be a shame personally.

**Don Roberts:** We have no control over that unfortunately so.

**Dan Hoyt:** One more note, my name is Dan Hoyt , 201 Farm to Market, you know everybody's about these historic sites and historic buildings and everything else like Erin had mentioned your going to wreck a whole farm for 91 more houses that if you ask me the Town really doesnt need anymore population growth , you know we should have , we should be more for the local farms that are trying, give tax breaks , more tax breaks you know its a shame to see all these farms being sold up, sold out for houses, everywhere you go there's houses here there's houses here, I go to my mothers to see her I cant even look out the back window with out seeing somebody else's back window its a shame you know , the Town is growing so rapidly the roads cant take it, I know you said about the speed limit and everything on the road and with the accidents with the deer , there must be 5 or 6 accidents every year in front of my driveway from somebody either speeding losing control, texting, talking on the phone, swerving around a bike rider its just ridiculous on the traffic on Farm to Market now and I see that we dont need any more traffic now. Thank you.

**Darren Phelps:** Darren Phelps 9 Gorsline again, just listening to you talking about this property line when Louie McBride was up here, like I said I live right here I touch McBride's and this property, this house has to go there's no buffer, no buffer that house has to go we need a buffer, you guys are cramming right on top of a brand new development.

**Don Roberts:** Wait your turn and speak in the microphone please.

**Jacqueline Hoyt:** My name is Jacqueline Hoyt, formerly McBride the land directly to the west of this proposal is my mothers and fathers farm that they worked for the last like 70 years and to see this next to it with the road touching my brothers land and my land where's the dirt from that road going to go, the gas the fuel, the diesel the tar the road salt where is it going to go , we slope down thats going to all be in my field and like my daughter in law Erin pointed out thats prime farm land and my land is going to be ruined because of this, not to mention the traffic the deer they have no place to go now thats why they get hit crossing the road they are looking for someplace to hide, so explain that to us where the animals are supposed to go and how people can live in a clean environment with less pollution,

there is going to be more vehicles, more pollution, busses garbage trucks, dump trucks, tractor trailers in and out non stop so those are my comments and from an old time Halfmoon resident if my mother could be here she would tell you exactly what she thinks of it as well, God bless the Krasewski's for working their farm as long as they did but for 91 houses packed into such a little tiny area its not technologically sound, technologically morally correct, so those are my comments and take it for what its worth.

**Don Roberts:** Anyone else?

**Erin Little:** Erin 201 Farm to Market road, I just have something else to add about the taxes for the area , sourced from the Saratoga County website , developments actually raise the taxes for the surrounding areas and since farms pay more in taxes than they use in services keeping the costs lower so I think this would probably raise the taxes a lot more than it would benefit the people in the surrounding areas that have already been living there with these houses being built.

**Don Roberts:** Anyone else.

**Duane Hoyt:** Duane Hoyt 201 Farm to Market road, I've always had a lot of problems with this proposed project because of , I know that we already addressed the traffic situation and we didnt want to further go into it but I dont see physically how the roads can handle 200 more cars every single day cause its like you have almost a 100 houses there, each house has at least 2 vehicles, I don't picture people going back through the other development avoiding Farm to Market road , like my mother addressed I dont know where the animals are supposed to go , they're running out of space as it is , I dont like how it attaches directly to my grandmothers property for proposed development, which it will never be and to reinforce another point that was made in research that we have done the majority of the left side of the road it hydric soil and hydric soil is not stable to build on I dont care what any body has to back that up with, I've done a lot of research about that, its not stable for development, its like my mother and I do roadside cleanup every year on Farm to Market, how much more garbage is going to be along the road? Is anyone going to do anything to crack down on that? I dont think so. Its like I think this whole project is nothing but a disaster and should probably be shut down before it ruins the value of the property next door , its like developing that land having it on the other side of us and behind us , what is that going to do 10 years down the road to the soil content on my grandmothers property are you going to reprimand that down the line when that land isn't farmable anymore, or are we being forced out so that we sell so that you can all bank in on more tax dollars by developing my grandmothers property. I just dont agree with this project and I never will.

**Don Roberts:** Anyone else? Ok at this time I will close the Public Information Meeting, any comments by the Board members?

**Marcel Nadeau:** Don I have a question on the trail, is there any buffering against the McBride side, and how close is the trail to the property line?

**Joe Bianchi:** So the trail its in about a 20 ft wide corridor right along there so its again there is a stone wall tree line there so we are not clearing anything more than what's there so the buffer that would be there is whatever is there today.

**Marcel Nadeau:** And what about the south side?

**Joe Bianchi:** South side same thing, again the south side there's really if you were to look at a google image the tree clearing is basically the property line as it is today so there is virtually no trees that are going to be cleared

**Marcel Nadeau:** No clearing on that side?

**Joe Bianchi:** No, and as far as the north side the tree line is the State wet lands and we are really not clearing any tree line up there again google image you would see except for this area the lot has been cleared of all trees, there is some up near the existing house now, so the buffers that would exist are anything that the Board would want to see or whatever is there today.

**Marcel Nadeau:** The other question and Lyn maybe you can answer this as well, was the County looking at lowering the speed limit?

**Lyn Murphy:** I know we've made repeated requests with regards to lowering the speed limit on that road they've studied it several times I haven't heard that we've gotten a definite yes but I know they are looking at it.

**Don Roberts:** What about that comment about removing that house above the red arrows?

**Joe Bianchi:** Right here?

**Don Roberts:** Yes

**Joe Bianchi:** In all likelihood that would happen because ideally we probably might want to put a storm water management area here , we would move that lot else where maybe down over here or over here someplace but I think we could easily accommodate getting rid of that house right there.

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

**Tom Ruchlicki:** I know it's early on I dont believe we are going to make any decision here tonight.

**Don Roberts:** I had the same thought that we might want to revisit this a little bit and maybe have our town engineer look at it again based on the comments we have received.

**Tom Ruchlicki:** Based on some of the comments and knowing the property myself cause I too have been here for the last 61 years , dont tell anybody I'm that old , based on the way that farm was tiled I'd want you to do a through study on the water situation there as far as what they plan to do and what they plan to do for storm water management based on the way that farm was drained originally and how it all came to be what it is today as we know it, compare that to what they're study is going to show us.

**Joe Bianchi:** And what we have is I know Joe had asked for a concept grading which sort of illustrates that drainage concept

**Rich Berkowitz:** Is it also possible to see what kind of traffic is going to go through that cross street between Howland Park and this development?

**Joe Bianchi:** I dont see why not.

**Rich Berkowitz:** And also if any other developments along Johnson road they would use this as a cut through there is a lot of development up on Johnson road the people could use this as a cut through.

**Joe Bianchi:** Yea, origin destination studies are pretty subjective, yea I could look at it how the value of it or the validity of that analysis may be.

**Rich Berkowitz:** Well the same thing happened on the Ponderosa road people used that as a cut through from Grooms to Vischer Ferry

**Joe Bianchi:** Right, right, I'm sure it can be looked at in some manner.

**Rich Berkowitz:** Ok

**Don Roberts:** Ok, I guess we are going to take a look at it and we will get back to you alright.

**Joe Bianchi:** Alright, thank you

**Don Roberts:** Thank you very much

**New Business:**

**17.160                    Hometown Healthcare Sign, 26 Corporate Drive- Sign**

**Lyn Murphy:** If you were here for the public meeting and want to leave please feel free to leave at this point.

**Michael Biddle:** Hi my name is Michael Biddle Chief Operating Officer at Hometown Healthcare at 26 Corporate, we have been there since May and been very blessed to be a part of Halfmoon we are applying for a dual sided reflective sign it's not lit its reflected from headlights and its currently would be the same size as the sign that was there by Emerson utilizing the same exact poles that were there prior to us coming in as tenants.

**Michael Biddle:** Thank you, have a great evening.

**Don Roberts:** You too.

*Tom Koval Approved Hometown Healthcare's Sign application. Rich Berkowitz seconded. Motion Carried*

**17.161                    Johnson Control Sign (Bast Hatfield), 1399 Crescent Vischer Ferry Road - Sign**

**Wayne Gendron:** Good evening Wayne Gendron of Action Sign company , I believe its going to be simple its just a panel change , simply taking out the Tyco sign and putting in a new Johnson Controls panel , just a tenant change.

**Don Roberts:** Any questions?

*Tom Koval made a motion to Approve Johnson Control's Sign application. Marcel Nadeau seconded. Motion Carried.*

**17.159                    nfrastructure, 3 Liebich Lane- Change of Use/ Tenant**

**Removed per applicant**

**17.165                    DeVoe's Rainbow Orchard UHAUL , 1569 Route 9 - Change of Use/ Tenant**

**Joy DeVoe:** Good evening Joy DeVoe for DeVoe's Rainbow Orchards we are looking to have a U-Haul dealership, you can see from their, right in here we are looking to have up to a max of 6 vehicles it would strictly be for display of the different types of vehicle that would be available to rent and then back here alongside the barn would be there is spaces for up to 30 vehicles for any overflow vehicles that need to be parked in between rentals.

**Don Roberts:** There all different size vehicles right?

**Joy DeVoe:** Yes, yep it will ebb and flow as ones come in and are returned and then ones that go back out again so it will constantly be in flux

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

**Tom Koval made a motion to Approve DeVoe's Rainbow Orchard's Change of Use/Tenant application. Rich Berkowitz seconded. Motion Carried.**

**Don Roberts:** Now one question is there going to be a sign for this or no?

**Joy DeVoe:** No, no signs we will just use our existing sign.

**Don Roberts:** Ok great, your all set thank you very much.

**Joy DeVoe:** Thank you.

**17.164                    JGS Recycling and Hauling, Inc., 392 Hudson River Road - Change of Use/Tenant**

**Mike Bianchino:** Thanks Mr. Chairman my name is Mike Bianchino with Lansing Engineering I'm here tonight for JGS Recycling and Hauling they're proposing a Change of Use to occupy two existing buildings located at 392 Hudson River road at the intersection of Hudson River road 4 & 32 and Myrtle Lane which is a town road, the property was recently purchased by 392 Waterford Holding LLC and its currently Zoned M-1 Manufacturing. JGS Recycling offers removable metal scrap for residential commercial and industrial institutional and governmental clients they provide pick up, removal, drop off services including recycling of appliances they are an EPA certified company for fern recovery so they are a leading provider of refrigerant recovery services in the area. The site contains 2 existing buildings one is a 1250 sq ft building in the front along route 4 that building will be used for office a small conference room a reception counter area and an area that will store and display recyclables that could be re-purposed, an example of that would be they do a lot of recycling at clean up days for businesses and schools and old computer key boards, equipment and things like that that can be re-purposed, those would be stored and displayed in that area. The rear building is a 2,400 sq ft garage; it is equipped with three over head doors it will be used as a collection and working area for the equipment with refrigeration. Once the Freon is removed and collected this equipment will be dismantled for recycling and disposal. During the day the area in front of the overhead doors will have trailers those trailers will be used for sorting of the various recycling materials and the various waste materials and then at the end of the day those trailers will be relocated behind the security fence and out of the way but they want to use them during the day up front because its for ease of operation to be able to get them loaded. The area directly to the north of the building right behind it is an area where they are going to use palette storage they basically they get their refrigeration and air conditioner units and so on and they store them on pallets in the area back here until they are ready to be worked on or to be taken out, that area is approximately 30 ft x 40 ft in size ,there is an existing vegetation wall along the westerly and northerly property line that the existing property line, that existing vegetation will remain , the fencing and the buildings along the southerly side will be used to screen this storage area in the back and there's also a screening security fence located parallel to route 4 along the front of the building. The applicant would like to take the existing fence which is located right along the face of the garage building and he'd like to relocate that fence a little bit further forward to give himself a little bit more room in the back here for storage but again that fence will be used for both screening and for security. All the equipment storage of vehicles will be stored in the back the area of the equipment that he's got right now he's got 6 trailers 2 vans 1 pickup truck 1 box truck a small back hoe , a loader and a small dozer that will all be stored in that area in the back behind the fencing. Proposed hours of operation Monday through Friday 7 to 5:30 with the peak activity really occurring between 9 and 4 the number of employees there are 2 full time employees in the office which includes the owner who by the way I apologize for not introducing Jason Thompson is the owner of the business he is with us tonight, Jason is in and out

of that office on a daily basis so there are 2 full time employees one of whom will be there most of the day the other one will be in and out, there will also be several employees that will be in and out of the site but who work in the back. The area along the front of the two buildings and between the two buildings there's a paved area in front of the garage, there's a paved area in front of the office and then this is an existing gravel area that area between here and here will be utilized for parking of any vehicles, there's room there for 14 vehicles based on a quick analysis of the parking requirements for the site the more conservative analysis is a requirement of 10 parking spaces and again as I said 14 spaces can be equipped in this area which will comply with that. The use is not overly intensive its not a high generator of traffic and I think the applicant has already put some work into the buildings in terms of dressing it up and I think in speaking with the Building Department they are very happy with the upgrades to the building that the applicant has been making. Im here to answer any questions.

**Don Roberts:** The fencing that will be that fabric material to provide screening is that what kind of fencing you're talking about?

**Mike Bianchino:** There are two different types of fencing Jason could correct me if I'm wrong, the fencing along here is a wood stockade fence and the fencing in this side and then along the front I believe is a white stockade fence.

**Jason Thompson:** There is a 10 ft high stockade that will run between the two buildings is a 6 1/2ft high stockade

**Mike Bianchino:** So between the two it's a stockade fence

**Marcel Nadeau:** Ok, so the questions, Mike are we going to be able to see 25 or 50 appliances in the lot from the road?

**Mike Bianchino:** No, they are behind the fencing; everything is stored behind the fencing.

**Marcel Nadeau:** So you really won't see what's happening within the complex, ok, it's a drop off area as well? It says pick up and drop off, so in other words people can come and drop their washing machine or refrigerator?

**Mike Bianchino:** Yes

**Marcel Nadeau:** So where is that staging area to do that?

**Mike Bianchino:** The staging area would be again in the area where the trailers are, back in the rear.

**Marcel Nadeau:** Ok and out to the west that is still a residence?

**Mike Bianchino:** It is correct.

**Marcel Nadeau:** So it there any buffering that is going to take place for those people? Can we get his name down?

**Mike Bianchino:** Jason you want to come up and use the mic?

**Jason Thompson:** Jason Thompson, JGS Recycling, between the garage and the residence which is the Maiello residence there is a 10 foot tall white vinyl fence as well as some vegetation along the side of the building for a buffer

**Marcel Nadeau:** That's there now?

**Jason Thompson:** That's there currently yes.

**Tom Koval:** Are you going to have a retail sales facility in your office, you were saying you were going to re sell some of it?

**Jason Thompson:** Occasionally we have commodities that come in that are re sellable its a re purposed I'm in the recycling business so if we display it, it's not something that we open to the public for retail but if they come in and there is a computer there that they want to buy they are more than welcome to purchase it.

**Marcel Nadeau:** Well that's open to the public, retail is retail.

**Tom Koval:** And so you are going to be stock piling some materials, some waste products out doors?

**Jason Thompson:** The materials stockpiled out doors will be mostly air conditioners and de humidifiers which is what my primary business is obviously stuff comes in throughout the day but it gets directly loaded into the trailer, and at the end of the day the trailers go behind the fence

**Tom Koval:** So it's trailers its not open top dumpsters?

**Jason Thompson:** No absolutely, I have no dumpsters

**Tom Koval:** I imagine you have all your DEC approvals for this?

**Jason Thompson:** Yep, been in business for 9 years so

**Tom Koval:** Thank you

**Don Roberts:** Now are you proposing any signage or no?

**Jason Thompson:** At this time no

**Don Roberts:** Ok, if you do you've got to come back you know that?

**Jason Thompson:** Ok

**Don Roberts:** Anyone else?

**Tom Ruchlicki:** I thought you answered Marcel's question, you will have, like residential people they will be able to come in and drop stuff off because you site commercial residential I thought Marcel asked it, common folk stop in drop an air conditioner off

**Jason Thompson:** Yes they can most of the work that we do is pick-up

**Tom Ruchlicki:** That's why I asked cause I thought you actually go to the site, you pick up the stuff but if a resident stopped by and dropped off an air conditioner

**Jason Thompson:** Absolutely it's a service we offer.

**Tom Ruchlicki:** Ok thank you.

**Marcel Nadeau:** Is anyone dropping off like cars?



**Jason Thompson:** I dont do cars

**Marcel Nadeau:** Ok

**Mike Bianchino:** We would send those up route 4 to somebody else

**Marcel Nadeau:** Just checking

*Rich Berkowitz made a motion to Approve JGS Recycling application for a Change of Use/Tenant. Tom Koval seconded. Motion Carried.*

**17.141                    Subdivision of Lands of Thomas R. Angerami, 26 Lape Road - Min Subdivision**

**Bob Wilkow:** Bob Wilkow from Van Guilder Surveying Im here tonight representing Thomas Angerami for a minor subdivision located at 26 Lape road, the applicant is proposing to do the 4 lot subdivision and have 2 new lots in the back lots, 1 and 2 lot 1 will be 1.17 acres lot 2 will be 1.44 acres we are proposing to tie into public water and sewer the existing lots up front we have already been to the Zoning Board of Appeals and were granted a variance on lot 3 because the existing residence didnt meet the front set back from Lape road and that was granted on August 7th. We are also along the 2 new lots we're going to be proposing an ingress, egress and utility easement with 1 common driveway going out to Lape road to cut down on curb cuts. We're estimating with that configuration that the total disturbance will be about .8 acres of disturbance total. That's it.

**Don Roberts:** That's it?

**Bob Wilkow:** Yep

**Marcel Nadeau:** You've got town water that goes on those lots? Are you doing a well or does town water run on Lape road?

**Bob Wilkow:** It's going to be town water and sewer both.

**Marcel Nadeau:** And are the two houses there now are they tied into the water?

**Bob Wilkow:** They are already hooked up.

**Don Roberts:** Rich do we have to refer this to fire?

**Richard Harris:** Definitely fire, and no county review because of the variance

**Don Roberts:** Ok so just the fire? Ok so we will have to set a public hearing for our next meeting.

*Marcel Nadeau made a motion to set a Public Hearing for the Subdivision of Lands of Thomas R. Angerami on August 28th 2017. Tom Ruchlicki seconded. Motion Carried, public hearing set.*

**17.163                    McLagan Minor Subdivision, Greenbrier Way (11D Manchester Dr.) - Minor Subdivision**

**Ron McLagen:** Good evening I'm Ron McLagen and presenting the two lot subdivision of an original lot that was designated as 11D Manchester Drive now we have a town road through that parcel and both sides of the town road contain the proper specifications for the town zoning and for two building lots.

**Don Roberts:** Any questions from the Board?

*Marcel Nadeau made a motion to set a Public Hearing for McLagan Minor Subdivision on August 28, 2017. Rich Berkowitz seconded. Motion Carried, public hearing set.*

**Don Roberts:** See you August 28th.

**Ron McLagen:** Thank you.

**17.151 / 1.152     Lands of 106 Rt. 236 (Rousseau) - Minor Subdivision & Duplex**

**Steve Russo:** I'm Steve Russo I live at 74 Rte 236 , I've recently purchased 106 route 236 directly across the street from here , my proposal is to split the property into two duplex lots the minimum requirements are 40,000 sq ft I have a 57,000 and a 45,000 there is city water out here , Town of Halfmoon I want to bring into these lots natural gas out there my proposal also is get rid of these redundant shed that are all over the property and clean the property up put a proposed septic area in there an meet all the setbacks required by the Town so my proposal is to give you two duplex lots to clean up this property and bring more revenue in. I meet the setbacks on the driveway coming in so basically I'm creating two flag lots, in that picture I just showed you the stuff I just gave this to you you'll clearly see that the property is outlined here, I'm not asking for anything unusual I dont think there is a duplex here there is a duplex here, here, here and there is like a commercial garage here so I'm kind of keeping everything in perspective.

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

**Tom Ruchlicki:** Basically your duplex really won't be seen is that correct?

**Steve Russo:** that is correct.

**Tom Ruchlicki:** Because bordered with all the vegetation.

**Tom Koval:** Are we going to refer this to fire at all because of the driveway?

**Richard Harris:** I would like to look at it.

**Don Roberts:** Rich you will make the necessary referrals ok Rich, the same as the last ones.

*Marcel Rich Berkowitz made a motion to set a Public Hearing for Lands of Rt. 236 Rousseau Minor Subdivision and Duplex on August 28, 2017. Marcel Nadeau seconded. Motion Carried, public hearing set.*

**Old Business:**

**14.090                     VanWert Subdivision (fmr. Angle Road Subdivision), Angle Road - Major Subdivision**

**Joe Dannible:** Good evening Joe Dannible with Environmental Design here on behalf of Kenneth VanWert, and our application for a 21 lot subdivision located off Ridgewood Dr. in the Town of Halfmoon. This application was last seen by this Board several months ago at which time preliminary approval was given, we've been back and forth with Clough Harbor on their comments several times we have reached out to all the State agencies and have essentially gotten approval from all of those State agencies and we've submitted forms to the Town documenting where we are in the process. We are here tonight for a final approval and to address any additional comments or questions the Board may have thank you.

**Don Roberts:** Thank you Joe any questions by the Board? Joe you all set with this?

**Joe Romano:** Yea generally but we would just want before the plans get stamped and signed a final review just to go over some stuff and things like that but overall we are good.

**Don Roberts:** Rich anything?

*Rich Berkowitz made a motion to Approve the VanWert Subdivision Angle Road Subdivision contingent on Clough Harbors approval. Tom Koval seconded. Motion Carried.*

**Joe Dannible:** Thank you.

**17.065**                    **Dorrough Construction Office & Storage Facility, 77 Ushers Road - Site Plan**

**Jeff Williams:** Hello I'm Jeff Williams Bruce Tanski Construction , I'm here with Zack Dorrough the owner of Dorrough Construction and also the owner for the proposed site, Zack wishes to build a 4800 sq ft office /storage facility at 77 Ushers road in the Town of Halfmoon the northern part of town. The parcel is zoned a light industrial commercial it has a total acreage of 27.37 acres , the storage building will have 7 bays 2 bays are in the front next to the office building the office building itself resembles a residential structure and then there will be 5 additional bays in the rear of the property or in the rear of the structure and it has 6 parking spaces proposed in the front and then there are I think 5 more land banked in the back and also we are showing a little trailer storage area , outside storage area in the back parking area , probably the biggest change since we were here in April we moved the proposed driveway further to the west before we had the driveway coming in this way now the driveway comes in this way sweeping around the back this lets us do a couple of things we can maintain this hedgerow here also there is additional scrub brush that we are going to keep we are also adding additional 6 ft spruces to help buffer the neighbor basically over here , this is a vacant lot I think it is before the board or it has been before the board Im not sure exactly what the status of it and this person has a little landscape business running. The 27 acres continues past the Zim Smith Trail and then this big wetland up in back area , we are not proposing to touch at all. Again he wants to utilize this for Dorrough Construction for his office he also wants to store equipment that is not being used on site it doesnt happen all of the time but when he does want to get a piece of equipment out of the weather and maintain it a little bit he's got an area to do so, it's gonna be a very low key operation I think Zack will be the only one really Zack and his father might be the only ones in and out in the day possibly an employee stops in to pick up or drop off equipment thats about all. I did receive and August 9th comment review letter from Clough Harbor stating that all of their comments had been adequately addressed.

**Don Roberts:** This is not a public hearing but there is a neighbor here who is concerned about the buffering can you just address in a little more detail the buffering, the lady right in the front here.

**Jeff Williams:** Are you across the street neighbors or? Right here ok, and you understand this is the old burned out home was basically back in here, somewhere in here but this is two lots we've split it already so this is the eastern half of the lot of, so once again we've got a driveway coming in here, the building will be facing here there will be 2 overhead doors here and the office buildings here it looks very residential.

**Zack Dorrough:** Currently there is a driveway (Zack Dorrough owner) right about here that was the old driveway if you were to come out that driveway it would probably shine right in your house I would assume previously when somebody lived there so my idea to make it a little more copasetic was this is in between houses there's nothing right here so the way this road comes around you can kind of swoop right in the driveway and out with out lights affecting at night , I dont come at night anyways to work but you know I'm just putting it out there , and also this right here trying to block you from you know really looking at anything other than the front of the building which I

purposefully made a very residential look to it and he called it a storage facility but the only stuff that I'm storing there is my own stuff I'm not leasing out garages or anything like that I currently rent an office in Halfmoon at 147 rt. 9 I'm suite 213 that's about the size of where these guys are sitting right here so I really don't have a lot of employees that will be coming out of the office, I have one guy that works in the office and then we will randomly have a vendor or something come show us a project or something like that but we never have multiple people at once in the office you know my current one is only about 400 sq ft so that's not really the operation that we have.

**Zena Smith:** But you are talking about 7 vacant lots

**Zack Dorrrough:** Yea correct

**Zena Smith:** And more equipment and heavy equipment and more trucks and more of everything

**Zack Dorrrough:** Correct I own 2 trucks well the company owns 5 trucks, they are all pick up trucks first of all I don't own anything over F-450 any equipment that I do own is something that tows behind a regular truck I don't own any excavators I don't own anything like that I own some lulls and man baskets they have never been at my house I don't have anywhere to store them now so I live in Halfmoon also I live at right at 90 Werner road there's no where to put them, I've never had need to store them somewhere they are just on the job site actually I rent 7 or 8 machines at once, the machines that I do own I've never gotten down to a level where I have to store them somewhere. I am not a contractor that comes in and out with machines that's not something you would.

**Don Roberts:** I was doing you a favor by, ok this is not a public hearing I just wanted to appease the lady here because she came to the pre-meeting so....

**Zack Dorrrough:** I will appease them No I am growing I went from a very small business to a decent size business, I've done so without needing a storage facility and to be completely honest with you these two bays right here will probably have my jet skis in them in the winter and my snow mobiles in them in the summer these back bays right here my father rents a storage unit for his classic car he is going to probably put that in there and the other ones are going to be empty if I need to store something in them I don't have a need for 7 bays necessarily all for my equipment but you know im building the building I only want to do it one time.

**Don Roberts:** And as I said this proposal meets the zoning requirements so any comments by the Board?

**Tom Koval:** What type of construction do you do?

**Zack Dorrrough:** We are a framing contractor wood framing

**Tom Koval:** Ok so all your work is offsite?

**Zack Dorrrough:** Correct I own a pre manufacturing facility in Rotterdam that will never be moved here I do pre manufacture and ship out I do that in Rotterdam I own a building there a full shop its not what this is for its because I live up the road and I want to be able to go to my office with out going there.

**Tom Koval:** What are your intended hours of operation at this site?

**Zack Dorrrough:** I get to work I actually get to the office at 9 o'clock so does the guy who works at my office I go to work much earlier but I go to my office at around 9 and work until about 4 maybe 5

**Tom Koval:** Your crews your framing crews report directly to the job site not to your office?

**Zack Dorrough:** Yea, no and they get their checks dropped off at the job site they don't, like I said I rent at, you guys know where I rent at and Crescent Commons and you guys can ask him my employees don't go there other than my foreman and the guy that runs the office and never at the same time

**Tom Koval:** And no materials will be delivered here materials go directly to the job site your not storing extra materials

**Zack Dorrough:** No, right I actually don't even purchase the material for the job they do I am a labor contractor so except for at my manufacturing shop that's nothing to do with this.

**Tom Koval:** Right and that's never going to be here

**Zack Dorrough:** Yea that's a totally different business that would definitely not fly here.

**Tom Koval:** Ok, thank you.

**Tom Ruchlicki:** Lyn a question for you, the neighbor brought up the point

**Lyn Murphy:** I am going to at this point, I did not know this but apparently he is renting from my brother based on what he just said so I'm going to defer off of this, I wouldn't know

**Zack Dorrough:** Your brother likes me I'm a good tenant

**Lyn Murphy:** I don't want any perception of impropriety at all so I really would prefer not answering any questions

**Tom Ruchlicki:** The neighbor brought up the point about the large trucks traveling there the gravel trucks everything is here any way maybe we could get a restriction of these large trucks not going cause basically this is a residential area and my question is is there any way we can entertain that to possibly to restrict

**Don Roberts:** Rich can you look into that maybe

**Richard Harris:** It is a County road

**Tom Ruchlicki:** County road no this is not County, not Farm to Market this is Ushers road

**Richard Harris:** Yea Ushers we would have to talk to the Highway Superintendent

**Tom Ruchlicki:** Right cause as we know this is a residential area it got zoned light industrial but it should never have gone that way.

**Zack Dorrough:** Well I can tell you I don't plan on doing that and I actually don't have enough land

**Don Roberts:** He didn't mean you

**Marcel Nadeau:** Other people are using the road it's not pertaining to you it's pertaining to the road in general

**Tom Ruchlicki:** and just to more specify really what's happening is because of all of the other things that are happening around the area that road sees traffic coming up through Coons Crossing from Mechanicville, some of it is associated with the railroad down there now so if there was anyway that we could put a weight limit on that road.

**Tom Koval:** The majority of the traffic is going to be County Waste and Lucarelli Gravel.

**Tom Ruchlicki:** They are coming up through there instead of running up 67

**Zena Smith:** Lucarelli's or the tractor trailers. It's always something especially the Lucarelli's they don't stop it's like a super highway there.

**Don Roberts:** Rich can you look into that?

**Zena Smith:** This was land specifically for houses, there was supposed to be 2 houses and now we are getting businesses.

**Don Roberts:** Ok thank you mam, anyone else?

*Tom Ruchlicki made a Negative Declaration Pursuant to SEQR. Marcel Nadeau seconded. Motion Carried*

*Tom Ruchlicki made a Motion to Approve Dorrough Construction's Office and Storage Units Site Plan application. Marcel Nadeau seconded. Motion Carried.*

*Tom Ruchlicki made a motion to Adjourn the Planning Board Meeting at 8: 23 pm. Rich Berkowitz seconded. Meeting Adjourned.*