

**MINUTES MEETING
Town of Halfmoon Planning Board
August 28, 2017**

Those present at the August 28, 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
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

Chairman Don Roberts opened The Planning Board Meeting at 7:01 pm

Rich Berkowitz made a motion to Approve the August 14, 2017 Planning Board Minutes. Tom Koval seconded. Minutes Approved.

Public Hearing/ Public Information Meeting:

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

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

Duane Rabideau: Duane Rabideau from VanGuilder and Associates representing Thomas R. Angernami before the Board for a proposed 4 lot subdivision its located at 26 Lape road , we are proposing to subdivide an existing 3.5 acre parcel into 4 single family residential lots, basically lot 1 is a keyhole lot this lot right here approximately 1.2 acres lot #2 is also a keyhole lot in the back thats approximately 1.5 acres and lot 3 is a 20,000 sq ft lot around the existing house and improvements and lot #4 is also a 20,000 sq ft lot around the existing mobile trailer. All the lots will be connected to public water, public sewer, the lot 1 and 2 which are the 2 keyhole lots will have a common ingress, egress easement and utilities easement servicing both lots so there will only be one curb cut onto Lape road, now we did get an area variance for this project the house was too close to the right of way so that was granted on August 7th. That is our proposal before the Board.

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Don Roberts: Thank you Duane, would anyone from the public like to speak? (no comments) Seeing as no one wants to speak I will close the public hearing, oh we can't close yet we have a letter to read into the record, go ahead Rich.

Richard Harris: The planning department did receive a letter on August 21st as a result of the public hearing notice being mailed to property owners of adjacent properties to this property from a Dominic Giaquinto;

From: [REDACTED]
To: <rharris@townofhalfmoon.ny.gov>
Date: 8/21/2017 2:05 PM
Subject: Angerami Subdivision, 26 Lape Road

Dear Mr. Harris,

I received the letter from the Town of Halfmoon planning board regarding the Angerami Subdivision at 26 Lape Road. These properties abut my property on 12 Cromwell Drive in Knox Woods. I have serious concerns regarding the building of houses on that property. As you have stated the one parcel has a mobile home and shed. This is the property that immediately abuts my back yard. I have had some concerns about this property for some time as it appears to be a storage area. There is now a camper stored in that yard as well as an abandoned car. Before anything more is done I would expect them to hire a surveyor so that they can see where their land actually ends and where mine begins. I suspect they think they have more land than they actually do. I would like to see the posts in the ground showing property lines.

In the past few years over the summer and at any other festive national holidays throughout the year, I have heard firecrackers being set off and I think it is from these properties. It is annoying and quite a problem for the dogs and a number of us on Cromwell Drive. I find it disrespectful of neighbors to do this. I do not want any more homes on this property as it will only increase the noise in the neighborhood.

For those reasons I am totally opposed to the parcel of land being divided and used to build more houses.

Sincerely,

Dominick Giaquinto
12 Cromwell Drive
Clifton Park, NY 12065

Don Roberts: Thank you Rich, would you like to respond to that?

Duane Rabideau: Yea, we, I showed this letter to our client and we looked at it and its very apparent that he is shooting from the hip he is accusing us of firecrackers he thinks its us, he should hire a surveyor, I think thats already been done so on its face value, we are just going to let it go.

Don Roberts: Ok, I will close the Public Hearing Board members' comments?

Marcel Nadeau: Do you have property markers on the site or not? Did you do that?

Duane Rabideau: No we will eventually put them on if we get approval we told our client we would set the corners after approvals.

Rich Berkowitz: Are there any abandoned vehicles there?

Duane Rabideau: No there was one there it has been taken off the property.

Rich Berkowitz: So the property is clean?

Duane Rabideau: Yea there is that little stow away camper they have but the car is gone.

Rich Berkowitz: That will be removed if something goes there I would assume?

Duane Rabideau: Well it's on the where the present.

Rich Berkowitz: Oh it's on the present owners property?

Duane Rabideau: That's correct, yes.

Marcel Nadeau: Mr. Chairman I think in relation to the firecrackers I dont think that's a Planning Board issue, the comments that he made about the firecrackers, I dont think it's a Planning Board issue.

Don Roberts: Ok, thank you.

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

Rich Berkowitz made a motion to Approve the Subdivision of Lands of Thomas R. Angerami. Marcel Nadeau seconded. Motion Carried.

Duane Rabideau: Thank you

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

Don Roberts: Would anyone like the notice read?

Ron McLagan: Good evening I'm Ron McLagen, this is my son Matt, this is a piece of a parcel that we'd like to have subdivided so that, actually Matt can build on one side and Matts' brother will build on the other side, fairly self explanatory but in detail the parcel meets on the two separate lots we are proposing we meet all the requirements of the Town Zoning and setbacks.

Don Roberts: Ok, I would like to open the Public Hearing if anyone wants to speak please come up and say your name and address and state your concerns, would anyone like to speak? (no comments) seeing no one wants to speak I will close the public hearing , comments by the Board members?

Rich Berkowitz: Have you been doing building on this property?

Ron McLagan: Just the one on the right yes we have, we have been adding fill, in December or November of last year we put like 26 cubic yards of, truckloads of fill, yes

Rich Berkowitz: You have been staying away from the wetlands?

Ron McLagen: Yes

Rich Berkowitz: What type of fill have you been bringing in?

Ron McLagen: Sandy loam.

Don Roberts: Anyone else? (no comments) we need SEQR

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

Marcel Nadeau made a motion to Approve McLagan Minor Subdivisions application. Tom Koval seconded. Motion Carried.

17.151/ 17.152 Lands of 106 Rt. 236(Rousseau)- Minor Subdivision & Duplex

Don Roberts: Ok, go ahead

Steve Russo: How are you my name is Steve Russo I live at 74 route 236 I recently purchased 106 route 236 , my proposal is to split this into 2 duplex lots , meeting the minimum requirements of 40,000 per lot , we've exceeded that , I have the proper set backs for the driveway as far as the property lines I also propose to get rid these redundant sheds all over the place and clean up the property and get Town water out there and then bring natural gas in there, also attached last time I was here a color rendering of the property with the duplexes in the immediate area including a garage in the back and just would like to propose 2 duplex lots in this area.

Don Roberts: Ok at this time I would like to open up the Public Hearing, would anyone like to speak? Please come up and say your name and address and any comments that you may have.

Garth Brisco: Hi my name is Garth Brisco and I own the property at 108 route 236 so thats the property right in front of his property, my main concern, I rather not see it subdivided at all I thought that the existing property would just get rehabbed and stay the way it was, I just finished rehabbing the house at 108, spent a significant amount of money getting that fixed up and its on the market for sale right now and I just feel like having 2 duplexes behind there is going to cause , its going to really adversely affect the value of my property and the desirability its going to be very difficult to sell with duplexes back there, there will be an awful lot of traffic going in and out of the driveway, you know I dont want to , I am a fellow investor so I dont want to be a stick in the mud about the whole project I mean if I had to agree to something you know a subdivision with 2 single family homes would be much more desirable from my point of view than putting duplexes back there. I just think its really going to adversely affect my property if we've got that many units back there and did I forget anything Gina?, I guess thats my concern its how I feel about it.

Don Roberts: Ok, thank you. Anyone else like to speak? (no comments) seeing no one wants to speak I will close the public hearing, Board members comments?

Marcel Nadeau: How many duplexes are in that area any one know?

Steve Rousseau: There are 1,2,3,4, four immediate right across the street there is 2 here, 1 here and there is a commercial garage right here, this is the property the gentleman just fixed up, did a great job I have no problem with that and I dont plan on putting junk back there number one, and number two creating of traffic thats only two driveways.

Tom Koval: Can you bring that up so we can look at it?

Steve Rousseau: 1,2,3,4,5,6,7, duplexes and a garage, now when I do this, you're not going to see these back there.

Don Roberts: Anyone else??

Marcel Nadeau: Mr. Chairman I think at the last meeting I asked the question at the last meeting , would this really be seen from the road and I believe that the applicant stated it would not , it really sits back into the woods , I think the general area is duplexes so I dont have an issue with this subdivision.

Rich Berkowitz made a Negative Declaration pursuant to SEQR. Marcel Nadeau seconded. Motion Carried

Rich Berkowitz made a motion to Approve Lands of 106 Rt. 236 Minor Subdivisions application. Marcel Nadeau seconded. Motion Carried.

New Business:

17.168 Spare Time Family Fun Center/Spare Time Entertainment - Sign

Fred Early: Good evening Fred Early from the Sign Works, 27 Cary road in Queensbury, representing Spare Time Entertainment and as you can see they have changed their name, we did the sign that is existing right now a number of years ago and they've changed their logo and their format so they want to revitalize the existing pylon sign use the same steel and structure , we are reducing the sign overall by a few square feet and we've lowered the sign by a couple of feet , I know that in general you like to get the signs down a little bit lower so we brought it down 2 feet, the laser tag sign is existing and that will remain with the sign and be raised up , I didnt want the sign structure to be too low because traffic coming out of there needs to be able to look both ways along the highway make sure they have clearance you know if there is any snow banks or anything else there, we want to see that they have enough room for visibility , pretty simple change just one box for another.

Don Roberts: The visibility currently the laser tag in the reader board is at a much lower level are you trying to increase that?

Fred Early: Yea we are trying to increase that and get it up a little higher, thats really not, you can see the 6 ft man my favorite guy there I mean that laser tag is below that, that's low enough to impede visibility along the highway so now that we have the chance to revitalize the sign we would like to get everything up a little higher.

Tom Koval: We have bee trying to keep all our signs down to about 12 feet

Fred Early: Yea that's a pretty big box to drop it to 12

Rich Berkowitz: Could you drop it to 14 causes the guy's head is about 2 feet above

Fred Early: Yea we could drop it to 14 I know we did that with one of the other signs along the highway at triple I think we've got the 14.

Tom Koval: That would be more palatable.

Fred Early: Sure that's not a big problem

Tom Koval: ok

Tom Werner: Are you going to have a control on the brightness of the sign at night time, im concerned about the amount of light, it can be very distracting and if you can tone it down at night

Fred Early: Its LED and I can check into that we had to do something like that down in the city of Watervliet when Price Chopper went in there and we had a reduction in the sign output at night because it was residential around there of course you've got no residential here this is all commercial highway so how much should we take it down?

Tom Werner: Im concerned its a distraction to traffic if it is too bright especially on a rainy night it can be a real distraction and so if it could be toned down , understood during the day turn it up and then ...

Fred Early: Yea ok, we will see if we can make some adjustments and I'll talk to the owner about how many LED's we place in the sign and see if we can get a little bit dimmer nighttime glow for you.

Richard Harris: Yea, Stewarts has come in before, and the board has approved it, for a dimmer at night so it is possible

Fred Early: Yea but I mean you were talking about an electronic digital sign itself right, or are you talking about their main sign at the top of their pylon?

Richard Harris: It was the prices, the price signs

Fred Early: Yea the price signs are a different animal and they're made by another manufacturer but I do believe we might be able to get dimmer for these signs, yea.

Tom Koval: Most all the LED's now are dimmable, they have zero technical.

Fred Early: Right, right, so you are happy wit 14 feet and trying to dim the sign down?

Don Roberts: Is that good for everyone?

Fred Early: Then we are good to go

Tom Koval made a motion to Approve Spare Time Family Fun Center's Sign application. Tom Ruchlicki seconded. Motion Carried.

Don Roberts: Thank you.

Fred Early: Thank you.

17.172 **Superior Sedan, 10 Cooks Ct - In Home Occupation**

Daniel Mysliwicz: Im Dan Myselwyc I'm the owner of Superior Sedan and my application is for In Home Occupation.

Don Roberts: Explain what you want to do please

Daniel Mysliwicz: Really I want to just, I'm a car service, Im a two car, car service and I run from my business out of my basement, I have a small office in my basement, 50 sq ft and my business is run really from my phone, so I have two cars there in my driveway and its my son and I that run the business

Don Roberts: What kind of cars are they?

Daniel Mysliwicz: One is a Chrysler 300 C, the other is a Lincoln MKS, unmarked, no markings on the car no taxi cab things like that, completely black unmarked cars.

Don Roberts: Regular sized cars nothing real oversized?

Daniel Mysliwicz: No, nothing oversized no, I do have a bus, I think what provoked us to be here tonight was that I bought a bus back in June and I had it in my driveway for about a week getting it ready, programmed signage on it and all of that but its at a different location but its at a storage facility.

Don Roberts: So it will never be here.

Daniel Mysliwicz: No, no, I mean maybe if I'm taking a break in between jobs or something or I come home for something to eat you know.

Don Roberts: But it won't be there...

Daniel Mysliwicz: No, no, no it's not going to have a home there no.

Don Roberts: No over night or nothing?

Daniel Mysliwicz: Nope

Rich Berkowitz: Do you do any maintenance to the cars?

Daniel Mysliwicz: Everything is outsourced; we do everything at the dealership

Rich Berkowitz: You're not cleaning the cars or vacuuming?

Daniel Mysliwicz: No we have Hoffman's Car Wash clean ours

Tom Koval: Now they did a write up about you in the Business review a few weeks ago, I read it and you were saying that you were looking at expanding quite a bit.

Daniel Mysliwicz: That's a different business, that's Falcon Club you were reading about not Superior Sedan totally different business.

Tom Koval: Ok, I recognize your face I didnt recognize the business name.

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Daniel Mysliwicz: Yea that's in Latham, yea, nope.

Don Roberts: Anyone else?

Rich Berkowitz: So are there any other vehicles on your property?

Daniel Mysliwicz: Just my personal car and my wife's car, and my son's car

Rich Berkowitz: So how many cars total?

Daniel Mysliwicz: Four

Rich Berkowitz: In that driveway?

Daniel Mysliwicz: Yea

Rich Berkowitz: Not on the road not on the grass

Daniel Mysliwicz: No, no five

Rich Berkowitz: How big is your driveway?

Daniel Mysliwicz: its five cars

Rich Berkowitz: How big is your driveway?

Daniel Mysliwicz: I dont know, you mean technically?

Lyn Murphy: Do they fit in your driveway?

Daniel Mysliwicz: Oh yea, yea everything fits in my driveway

Don Roberts: So there will be no parking in the street

Daniel Mysliwicz: No parking in the street, nope everything fits in the driveway

Marcel Nadeau made a motion to set a Public Hearing for September 11, 2017. Tom Ruchlicki seconded. Public Hearing Set.

Daniel Mysliwicz: Thank you.

17.169 Grace Fellowship Church Expansion - Amendment to Site Plan

Jason Dell: Good evening my name is Jason Dell I'm an engineer with Lansing Engineering , I'm here on behalf of Grace Fellowship , we were here before the Board for the church expansion project which you folks approved I believe back in May and we are here this evening for a couple of minor revisions to the plans, they are minor but never the less they are revisions so we are back before the Board , the biggest of which is the former plan we had our dumpster location immediately behind the expanded building however that dumpster they would like to move to the corner of the parking lot and in doing so they will lose 2 parking stalls right here , however those parking stalls will be made up right here, now this was formerly a landscape mulched island with mulch in it and a light, however thats going to be just a painted striped

island with still a light bulb in the middle and they wont lose any parking however they would like to move the dumpster to the north corner additionally they have 2 options , that are going out for bid one of which that would be for a chain link fence with vinyl cladding in it or a masonry block dumpster enclosure which would match the building so thats also been included on the plan up in this area. Another notable site plan and modification is that we are going to be completely removing the monument sign from the site plan which is currently by the road we had mentioned that in the last meeting however as part of the final sign plans that Mr. Roberts had signed that monument sign was still on there. That is the major site plan changes, there were some other modifications I believe that were included in the list that we provided to the planning staff, most of which were very, very minor plan related detailing dimensioning different concrete curb stops for wheels, pavement to concrete transition details, some very, very minor technical items, however the plans were changed from what the chairman had stamped.

Don Roberts: Ok, thank you Jason, comments by the Board?

Tom Werner: Yea on the dumpster you mentioned their going out to bid with either chain linked fence, vinyl clad or masonry , why the duality there? Wouldnt the masonry matching the building itself be more attractive and more, it would stand out

Jason Dell: It certainly would however, that comes with a potential significant cost differential and it being a church and a non for profit you know they wanted to have the option to have both the chain link or the masonry block.

Tom Werner: Ok, are there residential houses close by that would have a view of this?

Jason Dell: It's quite a ways this is the NYSEG Park back here and then here is Werner road I believe there is another facility that's been before this board for over here so there really aren't any residential uses right there.

Rich Berkowitz: Jason would the chain link fence be opaque or would it be open?

Jason Dell: Opaque, through the vinyl

Rich Berkowitz: Ok I think that's the confusion cause we need it to be screened so I'm sure that the parishioners dont want to see the...

Jason Dell: Correct, well the vinyl cladding is on the plans and in the detail

Rich Berkowitz: Ok, I think there was confusion because chain link fence just means chain link fence you could see right through it.

Jason Dell: No, no nope

Rich Berkowitz: Ok

Don Roberts: Anyone else? (no comments) Ok, Rich, we need County on this right?

Richard Harris: We did receive , we sent it to the County Planner felt that it did not require review again by the full Board and that changes were not significant enough to require Board action and that the prior recommendation of the County in fact stood.

Don Roberts: Ok, Joe any comments by you? No, what's the Boards pleasure here?

Tom Koval made a motion to Approve Grace Fellowship Church Expansions application. Tom Ruchlicki seconded. Motion Carried.

Jason Dell: Thank you.

17.170 Halfmoon Self - Storage Center, NYS Rt. 146 / Farm to Market Rd - PDD Recommendation

Jeff Williams: Good evening Jeff Williams, Bruce Tanski Construction, I'm here with the principal of the Development Mr. Bruce Tanski, the properties that we are about to talk about consist of two existing parcels, they lay between rt. 146 and Farm to Market road they are just south of our newly started PAAR Estates PDD, the total acreage for the two existing parcels are 16.8 acres and its currently zoned agricultural /residential AR. We appeared before the Town Board on August 2nd, to introduce our proposed PDD and have been referred to the Planning Board for recommendation; the PDD consists of creating a commercial light industrial commercial planned development district. The two existing parcels are going to be reconfigured and then re-subdivided so the one parcel which would be furthest to the east will be an 8.2 acre parcel and will be proposed to be utilized for self-storage units, Mr. Eric Tanski, Mr. Bruce Tanski's brother will be the principal behind that proposed development. There are a total of 6 self storage buildings and they will be built in three phases, basically two at a time, and each phase an office will be incorporated in the first one of the self storage buildings, each one of these buildings are 40 ft x 200ft they hold 52 storage units each, that's a total of 312 self storage units when we have full build out. The other parcel the parcel that would be to the west is going to be 8.6 acres this is going to be utilized for storage warehousing for area businesses or start up businesses . Mr. Bruce Tanski will be principal behind that proposed development, there are a total of 9 of these storage buildings being proposed at the first phase I think we were proposing to build three and then as they fill up we will continue with the other nine. Each one of these buildings have a total area of 6,000 sq ft or they are 60 ft x 100 each , each of the buildings will have four 25 ft x 60 ft bays thats 1500 sq ft each in each bay and up. The proposed uses inside these bays will conform to the permitted uses in the Towns Light Industrial Commercial Zone. The current Site Plan we are proposing two accesses to this sites , one off of 146 and one off Farm to Market Road, the accesses will be proposed at the shared boundary line between the two and the self storage unit and the business storage unit use , but we looked at it a little bit further just as lately and we believe that providing access off of Farm to Market road only maybe a better situation, removing a curb cut on 146 , I dont think a lot of traffic is going to be generated from these types of developments and I think Farm to Market would be sufficient enough to gain access to the site once again I think thats good curb management for the State road. We have public water available, we also wish to propose the use of private septic systems for these buildings, the waste water generation is not going to be anything significant, stormwater will be treated onsite there's a discharge area and existing drainage area a depression on the eastern most parcel so stormwater will be managed on site and will be discharged into that existing drainage depression. In closing we believe the proposed PDD is consistent with the Towns desire of expanding the commercial corridor in this area along route 146. Thanks.

Don Roberts: Ok, now typically if there is sewer available the Town likes to see the applicants hook up to the sewer just so you know.

Jeff Williams: I mean our biggest thing is we were trying to maybe avoid DOT work permit I dont know and we thought that the waste that we're generating doesnt call for that much of a , that kind of a connection to bore under 146 and connect to that trunk line.

Don Roberts: Comments by the board?

Tom Koval: Well first off I have a hard time with everything dumping on to Farm to Market especially with all the issues we have been having with Farm to Market I really feel that curb cut onto 146 is a better idea if your going to be generating traffic your doing some commercial buildings in there not going to want the commercial traffic coming down Farm to Market road we would rather keep that on a state road you can have residential traffic coming in out of Mechanicville and Sheldon Hills those types of areas, which will be coming down 146 we want to keep them off of Farm

to Market road we already have intersections that are over taxed on Farm to Market road so I dont see any reason at all why we wouldnt keep the entrance onto 146 obviously its a financial reason for you but from a logistics standpoint it needs to be there, we already discussed the sewer I'm in agreement with the Town on that there is a connection there it should be tied into, and I know we didnt even touch on it but reading into what your proposing I have a hard time with the public benefit being moving a barn that doesnt really serve the Town any benefit at all, its taking a barn off of your property and putting it on a piece of our property that we have to maintain so I dont see the public benefit in that at all.

Jeff Williams: I believe that was directed by a member of the Historic Society but again I think Bruce is going to talk a little bit further on the public benefit.

Tom Werner: Can I provide an alternate view? Ok to my colleague here , actually I think from a safety point of view to get the entrance off of 146 would be preferable , I suspect that people utilizing the storage would be coming in and out with trailers thats going to be slow moving we've got much higher speed traffic on 146 I'm not sure what the site distance is looking to the east or from the east and you also cut out that cut through thats going from Farm to Market to 146 through it so I just want to provide that as an alternate view to my colleague.

Tom Koval: This will be a gated facility?

Bruce Tanski: Correct

Tom Koval: So it's not going to be a cut through.

Tom Werner: Ok, thank you

Rich Berkowitz: I would prefer more of a right in right out on 146 and then have the main entrance on Farm to Market

Tom Koval: But my concern is commercial traffic coming into this

Rich Berkowitz: No but if you have traffic coming from Halfmoon into Mechanicville thats a one lane road , its a two lane road there is no place for them to turn or to stack up on to route 146 so I think it would be safer having an entrance on Farm to Market instead of having that traffic

Tom Koval: With trucks though with the intersection off of Pruyn Hill that we already have issues with

Rich Berkowitz: I think that's a safer area because that's already an intersection that people know about and people stopping in the middle of 146, and I'm just talking right in and right out of 146 and then Farm to Market for the other people.

Don Roberts: I think we are going to refer this to our engineer also so he'll have comments as well

Lyn Murphy: And with regards to the public benefit this is an ongoing issue with the Town Board that it was suggested to the applicant by a member of the Historical Society they are very much aware of that, but there was concern raised at the Town Board meeting as well with regards to whether or not that would be an appropriate public benefit.

Bruce Tanski: What ever the Town wants is fine.

Don Roberts: Wow, anyone else?

Rich Berkowitz: Yea, cosmetically how is this going to be burmed, or not hidden but.

Bruce Tanski: According to the GEIS I think 146 overlay district every 50 feet or 100 feet there has to be so many deciduous trees so many evergreens so many under plantings my goal was to take that mess out that's along the road put a nice berm with nice planting along there make it look good.

Rich Berkowitz: Ok

Bruce Tanski: And the building I want to put brick fronts on the buildings make them look good, there will probably be a Morton building, we finished a building over on Cemetery road I'd like some of the people from the Board to take a look at it and I think you'll be pleased with what we've done over there.

Don Roberts: Anyone else? Ok, Rich I guess we refer this to the Fire Department, County Planning Board and Clough Harbor, alright, okay thank you.

Bruce Tanski: Thank you.

17.175 **207 Rt. 146 Site Plan, 207 Rt. 146- Site Plan**

Jeff Williams: Good evening Jeff Williams , Bruce Tanski Construction I'm here again with Mr. Tanski we are here for a commercial site plan at 207 rt. 146 most people will recognize this site as the old Getty station site its next to the Porsche dealership and across the street from the Toyota dealership site. This site is 2.17 acres its zoned C-1 commercial we are proposing a 6,000 sq ft 2 story office building that will have a footprint of 40 x 70 feet for a total of 3,000 sq ft per story, we are also proposing 45 parking spaces to be placed in front of the building and one access point off of 146 to the northern most point of the site. Public water and sewer are available, stormwater will be treated onsite, the site zoning calls for a 70 foot setback here off of 146 and that caused us to place, to push the building back and into an existing New York State jurisdictional wetland buffer, 100 foot buffer, we applied and gained a NYS DEC wetland disturbance permit which we have provided a copy to the Town. We believe this office building will be an added attribute to the 146 commercial corridors, thank you.

Don Roberts: Thank you, questions?

Tom Werner: What type of activity or tenant do you expect that would be attracted to this building?

Jeff Williams: Typical office use I believe you know, so I think you know its probably an 8 hour people are there I dont believe people will be a lot of in and out, I think we provided 9 x 20 parking spaces for the long term parking and like 5 or 6 10 x 20's for the people visiting in the office and stuff like that, we don't have a tenant in mind but it would be a typical office type use.

Mike Ziobrowski: Just a general statement, I think that there's a lot of traffic on this corner and I think that the way you've developed the plans to enter the site and or exit the site you know on a very congested road are quite unsafe, so I think we will have to do a traffic study obviously but just generally speaking it wasn't a safe point in and out of the Getty station when it was there so a little bit of concern.

Jeff Williams: That's why we placed to the northern most point I think it's the most amenable point to get in and out of that site

Mike Ziobrowski: I get it.

Don Roberts: Anyone else??

Tom Koval: I share the same feelings.

Don Roberts: I guess Rich we wait for the Saratoga County Planning Board, the Fire Department and Clough Harbor Associates right, ok Jeff thank you.

Jeff Williams: Thank you

The Board tabled 207 rt. 146 Site Plan application until further review by the County Planning, the Fire Department and Clough Harbor.

Tom Ruchlicki made a motion to Adjourn the meeting at 7:42 pm. Tom Koval seconded. Meeting Adjourned