

**MINUTES MEETING
Town of Halfmoon Planning Board, 2017
November 27, 2017**

Those present at the November 27, 2017 Planning Board meeting were:

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

Planning Board Alternates: Cory Custer - absent
Mike Ziobrowski-absent
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 7:02 pm

Rich Berkowitz made a motion to Approve the November 13, 2017 Planning Board Minutes. Kevin Koval seconded. Minutes Approved.

New Business:

17.232 Ifixandrepair, Walmart, 1549 Route 9 - Change of Use/Tenant

Don Roberts: He was notified right?

Richard Harris: Who's that?

Don Roberts: Wal-Mart

Richard Harris: Yes she did , she called today and spoke to someone.

Don Roberts: Well we will put them at the end and see if they show up alright.

17.236 McGreivey's Restaurant Sign, Rt. 236/Guideboard Road - Sign

Don Roberts: Can I have your name and address please.

Art Riley: My name is Art Riley, I live at 18 Mockingbird Court in Waterford

Don Roberts: And you want to replace the sign, the DiSiena sign?

Art Riley: DiSiena is out of business now and I would like to replace it with a sign with McGreivey's

Don Roberts: Ok, you're just replacing what's there the same size?

Art Riley: The same size

Don Roberts: No lights?

Art Riley: No lights

Don Roberts: Ok, questions by the Board?

Rich Berkowitz made a motion to Approve McGreiveys Sign application. Tom Koval seconded. Motion Carried.

17.233 Capitol Sports/Upstate Sports Academy, 3 Liebich Lane - Change of Use/Tenant

Randy Zielinski: Good evening Randy Zielinski, 3 Waverly Place.

Don Roberts: Ok, explain what you want to do

Randy Zielinski: Yes, basically it's a use sports performance training facility specializing in baseball and softball.

Don Roberts: Ok, hours of operation

Randy Zielinski: Pardon me?

Don Roberts: Hours of operation?

Randy Zielinski: Hours of operation are 8am to 10 pm, prime times are from 5 to 9 essentially, weekends are 8 O'clock during obviously school hours there is nobody there but our prime times are 5 to 9.

Don Roberts: How many are you expecting?

Randy Zielinski: Usually anywhere between in an hour time frame between 12 to 15 kids, youths.

Don Roberts: Questions by the Board?

Tom Koval: Are you planning special events where you're bringing a lot of people in at one time?

Randy Zielinski: No, because we do more of an individual group so max groups are 4 , there will be 3 performance areas for them so thats why I'm saying it would be 12 to 15 at a max , we do specialized training not really show case stuff that you are talking about.

Tom Koval: I assume this is a typo when you said you were going to have a 1,099 trainers?

Randy Zielinski: Yes, is that what it said 1,099? Yea we do have a lot of trainers but not a 1,099.

Rich Berkowitz: What's a trainer just a coach?

Randy Zielinski: It depends in what they specialize in , it can be in pitching, could be in hitting , could be in performance stretching , yoga is part of that too, we do a little bit of specializing, we have a membership already an existing business already about a 125 kids that are associated with us right now.

Lyn Murphy: Your 1099 trainers, that's how you work?

Randy Zielinski: Yea that's what it is 1099 trainers (joking)

Don Roberts: Now are you going to have a sign?

Randy Zielinski: No we are not; I think we will have something, what is provided for us I think on the door they put a little sticker

Don Roberts: Ok, if you put any exterior signage other than that you have to come before the Board.

Randy Zielinski: Yea, absolutely ours is a destination it's not really an advertised retail spot it's a destination so it's more word of mouth type of business.

Rich Berkowitz: I know there is enough parking up there but the part time employees 15 players how many trainers will be there?

Randy Zielinski: If it was full max probably three trainers at a time.

Rich Berkowitz: ok, so you're talking about max 20.

Randy Zielinski: And the kids dont drive so they are usually dropped off and then picked up, they go in hour increments sometimes a little bit longer.

Randy Zielinski: Ok.

John Higgins: As far as if your building any locker rooms or anything like that do they have to get a building permit for that? if they are modifying the inside

Richard Harris: Yea

John Higgins: Ok, I just was mentioning that to him

Randy Zielinski: Yea I think that already should be submitted by

Richard Harris: Submitted to the building department?

Randy Zielinski: I did not, I can't think of the gentlemen's name

John Higgins: Ok, I just wanted to make sure you were aware, ok thank you.

Randy Zielinski: I am, thank you, and all is is just a bathroom build out, ours is just turf and rubber flooring and there is just netting that goes up but the netting will be there too.

Rich Berkowitz made a Motion to Approve Capitol Sports/Upstate Sports Academy Change of Use/Tenant application. Tom Werner seconded.

17.235

Carol Jean Estates Storage Building, 86 Cemetery Rd - Amendment to Site Plan

Tom Ruchlicki recused himself.

Jeff Williams: Good evening Jeff Williams, Bruce Tanski Construction and Development , Carol Jean storage building gained approval early this summer 2017, when the construction occurred the garage door was placed on the opposite side of the building that was represented on the approved site plans and the buildings orientation was a little askew from those plans. The proposed use of the building remains the same it will be utilized to store maintenance materials for the apartment complex upkeep and apartment rehabs. There are some positive attributes to the new site plan building meets the minimum set back as prescribed in the agricultural residential zone which is the underlying zone to the PDD, the storage buildings driveway remains to access off the private road at Carol Jean Estates the new plan asks for 3 land banked parking which basically increases the green space to the site and less impervious surface and the new location of the drive way has allowed the existing row of 30 foot tall pine trees to remain untouched , the old plan would have removed at least 3 of those trees. The intended use of the building remains the same we believe there is little impact to the surrounding area between this site plan and the original site plan, we acknowledge the deviation from the original site plan was wrong and we apologize for this unfortunate circumstance, thank you.

Don Roberts: Thank you Jeff, any questions by the Board, we need to re-affirm the declaration right?

Richard Harris: Yea just reaffirm it for the record that so we are consistent.

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

Tom Koval made a motion to Approve Carol Jean Estates Amendment to Site Plan. Rich Berkowitz seconded. Motion Carried.

Jeff Williams: Thank you so much

Don Roberts: Toms got to make his official notice there, before we do one more time I Fix and Repair Wal-Mart Change of Use /Tenant, are they here?

Richard Harris: We sent them emails and ask them to respond by email that they received it and then our practice is Monday if they have not responded we call them and i know that we called McGreivey's and ifixit both confirmed they would be here .

Don Roberts: So there is nothing else we can do

Tom Ruchlicki made a Motion to Adjourn the Planning Board meeting at 7:12. John Higgins seconded. Meeting Adjourned.