

**MINUTES MEETING  
Town of Halfmoon Planning Board, 2017  
November 13, 2017**

Those present at the November 13, 2017 Planning Board meeting were:

Planning Board Members: Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman  
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

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

*Rich Berkowitz made a motion to Approve the October 23, 2017 Planning Board Minutes. Kevin Koval seconded. Minutes Approved.*

**Public Hearing/ Information Meeting(s):**

*Tom Ruchlicki recused himself.*

**17.162 Snyder's Restaurant, 1707 Route 9 - Minor Subdivision**

**Don Roberts:** Would anyone like the notice read? (no comments) Go ahead.

**Jeff Williams:** Thanks ,good evening Jeff Williams , Bruce Tanski Construction and Development, Mr. Tanski owns Snyder's Restaurant and also the Shops of Halfmoon Plaza site , Mr. Tanski is performing some estate planning he wishes to separate the long time restaurant use from the Shops of Halfmoon Plaza site , in order to do so we decided to create the easiest cleanest way was to create a line that conforms off the nearest plaza building which is 15 feet , we decided to keep it straight , in order to do that it created a lot that is 20, 515 sq ft for the proposed new Snyder's lot which encompasses this area , a conforming lot is 25,000 sq ft so we were short 4,485 sq ft , we presented this in front of the Town Zoning Board of Appeals in September and in October after a public hearing the ZBA granted us relief on the short lot area they also reviewed and granted us relief on 2 pre-existing set back conditions on being a corner lot there are two front yard set backs those are 50 feet each the existing building lies about 14.9 feet off of Old Route 146 , and 2.3 feet off of Route 9, so again the ZBA in October granted us relief on the Pre-existing setbacks. We will be creating a shared cross easements for the

access , there are 2 accesses to the site so one off of 146 which is about here and one off of Route 9 also shared parking easements will be created and in closing there are no proposed changes to the existing building , there is no expansion or additions there is no changes to the existing site all the required parking remains on site , the proposed action tonight basically will create a boundary line separating the 2 uses , the restaurant use from the plaza use and everything else will basically operate the same as it has in the past, thank you.

**Don Roberts:** Thank you Jeff, at this time I would like to open the Public Hearing would anyone like to speak? (no comments) Seeing no one wishes to speak I will close the Public Hearing. Jeff now you said there will be a shared parking easement for the lots right?

**Jeff Williams:** Yes, yes but we're working on that and I guess I would submit that to Lyn and let her review it before approvals.

**Don Roberts:** Ok, any comments by the Board?

**John Higgins:** Jeff I asked you to have for this meeting if you check the minutes I asked you to have a breakdown showing the parking.

**Jeff Williams:** I did submit that to the planning department last, early last week, I gave it to Sandy; I've got a larger one.

**John Higgins:** What is there one handicapped? Or is that 2? or one on either side? Ok, it doesnt say, that's why I was wondering, so there is roughly 30 spots that are located on that sit?

**Jeff Williams:** There are and 26 spots were allotted for the restaurant use back on the 2007 site plan the Town did so

**John Higgins:** I just wanted to have something on record

**Jeff Williams:** Yea there is basically 30 which would be on the other side of the property

**John Higgins:** Ok, thank you

**Don Roberts:** Anyone else?

*Rich Berkowitz made a Negative Declaration pursuant to SEQR. Tom Koval seconded. Motion Carried.*

*Tom Koval made a Motion to Approve Snyder's Restaurant Minor Subdivision contingent on the Towns attorney approval of parking. Rich Berkowitz seconded. Motion Carried.*

**Jeff Williams:** Thank you.

17.213 / 17.192

**Subdivision of Lands of Crescent City Mobile Home Park, 1407 Route 9 - Mobile Home Park Amendment Recommendation & Minor Subdivision**

**Duane Rabideau:** Duane Rabideau from VanGuilder and Associates here representing Richard Medick before the Planning Board for a 2 lot subdivision in Crescent City Mobile Home Park and a Positive Amendment Recommendation for the Town Board. The mobile home park is located at 1470 route 9 near the intersection of 9 and 236. The proposal is to cut out about 8/10 of an acre parcel which is parcel #2 out of a overall mobile home park of approximately 19 acres, now this represents lot #2 the intent is to subdivide out Richards house and improvements onto this lot , there will be no physical changes to the subdivision, there will be a common ingress , egress easement along the main entrance for use of Richard on his lot and for the remaining mobile homes , there will be no proposed improvements or changes to the subdivision , the intent of this subdivision is for estate planning , this

proposal was before the Town Board in October for the proposed mobile home park amendment and was referred to the Planning Board for a review of the proposed subdivision and the mobile home park amendment, and that is our request before the Board.

**Don Roberts:** Thank you Duane, at this time I will open the Public Hearing would anyone like to speak? Seeing that no one likes to speak it's a little unusual seeing no one wishes to speak I will close the public hearing for the purpose of a Mobile Home Park Amendment Recommendation and we can consider a vote on the recommendation, however we have to keep a Public Hearing open for the Minor Subdivision until the Town Board takes action, so I will close the Public Hearing for the first part any comments by the Board?

***Rich Berkowitz made a positive recommendation back to the Town Board. Marcel Nadeau seconded. Motion Carried.***

**Marcel Nadeau:** Thank you.

**New Business:**

**17.222 / 17.223 U Haul, Hudson River Self Storage, 423 Hudson River Road - Change of Tenant & Sign**

**Joe Cilento:** How are you doing basically we are adding U-Haul as a

**Don Roberts:** Can you state your name and address please

**Joe Cilento:** Joe Cilento, what address do you want?

**Don Roberts:** The business, you can use the business

**Joe Cilento:** 600 Consaulus Avenue, Schenectady NY. I am just looking to add U- Haul rental to the location there on Hudson River road. The only real impact is a couple of the vehicles going to be parked one outside the gate , one inside the gate and the sign there on the fence, and then of course the woman working there will be handling the accounting of that , you know what I mean.

**Don Roberts:** How many vehicles are you proposing?

**Joe Cilento:** How many what?

**Don Roberts:** How many vehicles maximum?

**Joe Cilento:** I think we can go up to 4 but right now they are averaging me around 3.

**Don Roberts:** Ok so 4 will be maximum?

**Joe Cilento:** 4 Will be the total yea, they cant, the dealership that I am, I'm only maxed out to so many vehicles.

**Don Roberts:** Ok

**Joe Cilento:** You know what I mean so they are gonna limit me to 4 and if it just so happens that the thing gets bigger, I dont think it will it's just not big enough of a site, you know they gauge you know what I mean they put you on a list

**Don Roberts:** If you do more you have to come back and get approval for more, I just wanted you to know that.

**Joe Cilento:** Yea, 4 is my plan, 3 out front inside the gate, a pick up truck, a van and a cube van outside, the one outside the gate is a 24/7 so anybody can come pick it up any time that was kind of the advantage of that site so that way they could just come in and grab the truck put the drop slot and go, so they contacted me because of that reasons.

**Don Roberts:** Ok, any questions by the Board? Do you have a sign also? Do you have a sign also?

**Joe Cilento:** This sign, and one on the fence, you have that right there, that's the extent of the signage.

**John Higgins:** I'm sorry I thought us a couple months ago that we had heard that the codes group had been in to see you, has that all been settled?

**Richard Harris:** They noticed a U-Haul that's what I think that was

**John Higgins:** Oh, ok that's what it was for?

**Don Roberts:** That's why he is here

**John Higgins:** I didnt know if it was something else, other than U-Haul, I thought it was something with outside storage

**Joe Cilento:** The only thing I had to do was I had to get the, I had to get approval on my original sign and then I had to get a building permit and I didnt follow through so I did that, we did that recently which solved that problem and then this was the other item on that same list , was the U-Haul sign being on that fence

**John Higgins:** And there was no question about outside storage? Cause I thought that was discussed one time at the pre-meeting but ,ok I just , I knew there were several outstanding items I wanted to make sure everything was taken care of , thank you.

**Joe Cilento:** Yea

**Rich Berkowitz made a motion to Approve U-Haul Change of Tenant/Use & Sign applications. Tom Koval seconded. Motion Carried.**

**Joe Cilento:** Thank you.

## **17.221 Bayberry Drive Subdivision - Major Subdivision**

**Mike Bianchino:** Hi my name is Mike Bianchino I'm with Lansing Engineering I'm here tonight with the applicant Zach Dorrrough to present the proposed 5 lot single family subdivision., the parcel is located in Colonial Greens on Bayberry Drive, its approximately 450 feet north of Bayberry Drives intersection with Cambridge Drive, the overall project area or the overall project is a single parcel 8.5 acres in size. The site is currently zoned R-1 residential and is currently vacant, the area along the frontage, it's about a half and acre or so its cleared and the balance of the 8 acres of the parcel is wooded. The surrounding area zoned R-1 residential and is predominately single family residential houses. The parcel contains a stream that flows from a culvert in this are that crosses Bayberry and then it runs along the northerly and easterly side of the property and basically this area is a stream and a wetland area and the drainage exits the parcel on this area towards the east and the north east side of the parcel. Again as I said these are federal wetlands that are located in here and along this edge here, those are Army Corps. Wetlands. The , what we are proposing is a traditional single family residential subdivision consisting of 5 lots , the 4 of the lots ranging in size from .47 acres to 1.4 acres , the fifth lot is the large lot in the back which exceeds 5 acres. Access is provided by means of 2 curb cuts on Bayberry Drive, one of them is a common driveway which will serve 4 of the lots and then an individual curb cut to service that single lot there. The location of the driveways was designed to avoid impact to the onsite wetlands and to minimize impacts to the existing neighbors. The proposed private driveway goes to the rear of the parcel its about 480 feet, it will terminate at proposed lot #1 that common driveway will be designed to comply with applicable codes related to emergency vehicle access. Public water will be provided with service laterals connecting to an existing waterline , Town of Halfmoon water district line that runs on Bayberry Drive, sewer

connections will be to the Saratoga County Sewer District system we are currently working with the sewer district on a location for tying in and I know that the County in discussions with the County I know that there has been some ongoing discussion with the existing lines the existing sewer in Colonial Green , we will not be tying into the existing line on Bayberry Drive.

**Lyn Murphy:** So I'm sorry I, the Colonial Green sewer district transportation corporation is in Colonial Green

**Mike Bianchino:** Correct

**Lyn Murphy:** So if you're in their district I dont know how the County can provide the service

**Mike Bianchino:** In talking with Grant at the sewer district there is an existing county line that is down in this area here , Grant also indicated to me that there were some ongoing discussions that we're going to look at the existing line on Cambridge as a potential line that would be dedicated to the County, so what we've talked to Grant about is and he has asked us to hold off until there has been some resolution to that issue but we can tie in to the County system at the eastern end of the parcel , we would prefer the shorter line the shorter connection which would be down Bayberry to the line on Cambridge.

**Lyn Murphy:** Obviously the Town doesnt get involved in the approval of sewage I just wanted to make sure the applicant was aware that situation was outstanding.

**Mike Bianchino:** And we have made him aware of that and again we are waiting for the County to get back to us on that, on a preferred alternative. Stormwater will be for this subdivision we'll handle stormwater onsite with appropriate stormwater management practices, we'll be doing a stormwater pollution prevention plan for the development of the parcel and it will be designed and implemented using the existing site topography and drainage features to convey stormwater and will be done in accordance with all DEC standards Thats really the highlights of the project we are here to answer any questions and get any feedback from the Board

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

**John Higgins:** How wide is the driveway?

**Mike Bianchino:** The proposed driveway at this point is 20 ft. which is in compliance with the code for fire safety

**John Higgins:** Has the local fire

**Mike Bianchino:** Not yet, no that's as I said we will go through the preliminary design process we will make sure we will coordinate with the Building Department and fire safety

**John Higgins:** Because you are aware that sometimes they want turn arounds in areas that they can pull off

**Mike Bianchino:** Yea the driveway is under 500 ft which is a big threshold for that but we know what the rights are and we will make sure we comply as I said.

**Don Roberts:** Anyone else? I'm just curious have any of the neighbors been made aware of what's being proposed yet or no?

**Zack Dorrrough:** This lot has been up for sale for a while and when I did purchase is some people did come talk to me, when I did purchase the property i went and took down the sign some of the neighbors did come and talk to me and I didnt have any negative feed back, the lands been kind of awkwardly vacant, its in the middle of the neighborhood and it's not mowed and just kind of overgrown and

**Don Roberts;** I'm just trying to prepare you because down the line we will have to have a public hearing so I want to let you know what's coming so if there is no further question I would like to refer this to Clough Harbor for review

and also to the fire district for review, you understand there will be a public hearing in the future, alright ok thank you very much.

**Mike Bianchino:** Thank you.

*The Planning Board tabled Bayberry Drive Major Subdivision application for review by Clough Harbor and the Fire District.*

**17.214      421 Flex Park Amendment, 421 Route 146 (Parkford PDD & SEDC/NYSEG PDD Amendment Recommendation)**

**Jason Dell:** Good evening my name is Jason Dell I am an engineer with Lansing Engineering I'm here on behalf of the applicant for the 421 flex park lot line adjustment and amendment to the Parkford PDD and NYSEG PDD. The project site is located at the 421 Flex Park which I'm sure the Board is familiar with the ongoing construction that's going on up there, currently the park encompasses approximately 9.34 acres and includes both a 15,000 sq ft building as well as a 44,000 sq ft building that were approved about a year and a half, two years ago, currently the 15,000 sq ft building is under construction, since then the applicant has purchased an additional 8.65 acres from 6 Enterprise the area shaded in the whiter color, this area here was not really accessible to the NYSEG park and the owners on this side as the creek bisects it so this is the upland area on the opposite side of that creek. When the applicant purchased it there was a lot line adjustment where this acreage was put into the 4 Enterprise lot and we were back before the Town Board recently to request that acreage, the 8.65 acres to be removed from the NYSEG PDD and put into the Parkford PDD and subsequently put into the 421 Flex Park so this additional 8.65 acres would go with the 9.34 acre parcel to make one larger parcel that's all encompassed by the Parkford PDD. and that additional land will allow expansion of the 421 Flex park and accommodate additional business development along this corridor so we're here this evening to request that this Board provide a positive recommendation back to the Town Board for the PDD amendment and the amendment to the 421 Flex Park.

**Don Roberts:** Thank you Jason, questions by the Board?

**John Higgins:** Jason when you guys were here originally the main concern as I recall that this Board had was regarding traffic, now obviously if you're going to add another 8 acres I'm sure Scott's going to want to try and build something on those 8 acres so that's going to even increase the traffic problem more, I mean that was the biggest concern we had that I recall, and you assured us that the buildings were, the way they were going to be set up a lot of it was going to be storage or inventory storage and that the traffic wouldn't be a problem, have you done an update to the traffic study?

**Jason Dell:** We have not done an update to the traffic study we have developed some concept plans and I have discussed those with Paul with some different options that for up there, however the goal for this area would be to expand the commercial possibilities along this corridor which is I believe something that the Town is looking for additional commercial development along here and as far as traffic concerns we would be, depending on what we are able to do because there is quite a bit of interest in some larger spaces over in this area is that we would also be looking down the line which we would obviously be back before this Board with, that would be to have additional access over onto Parkford so a secondary means of access possibly in the future over here but right now what the goal is, is to put this acreage which is pretty much not usable by the area on the opposite side for NYSEG put it in this park to potentially expand the business possibilities for the 421 Flex Park.

**John Higgins:** I remember originally there was some discussion about a secondary access to Parkford but nothing ever happened with that

**Jason Dell:** That is correct, because this right here, so that 15,000 sq ft that is being constructed right now is right in this area so there is no other potential to put a road over to Parkford through here because this is all Army Corps Wetlands.

**John Higgins:** Well how about the upper area, what's there that where you could get over to Parkford, isn't there a couple buildings in there already?

**Jason Dell:** This is a building right here and this is not this is vacant area right now

**John Higgins:** Ok where is the Cell tower, that's further back?

**Jason Dell:** I believe so.

**John Higgins:** Ok so that is vacant area.

**Jason Dell:** Yes

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

**Don Roberts:** Yea there is no development proposed at this time so traffic will be addressed down the line

**Jason Dell:** That is correct

**Don Roberts:** So I am not worried about that at this point, also since there is no development proposed at this time I dont think there is a need for a public information meeting here because the Town Boards going to have a public hearing anyway, so if everyone is satisfied we can make our recommendation tonight on this proposal?

**Rich Berkowitz:** So Clough Harbor doesnt have to look at this right?

**Don Roberts:** No, Joe your all set right?

**Joe Romano:** Yes.

***Rich Berkowitz made a Positive Recommendation to the Town Board concerning the 421 Flex Park Amendment. Marcel Nadeau seconded. Motion Carried.***

#### **17.181      413 Rt. 146 Office Building - Site Plan**

**Jason Dell:** Jason Dell Lansing Engineering here on behalf of he applicant for the 413 Rte 146 Office Building , the project site is located at 413 Route 146 , its approximately .8 acres , and is zoned C-1 its immediately adjacent to the applicant Scott Earls new building which is shown on the lower image , thats his new building thats along route 146 right now and we are proposing this where the yellow house used to be over in that area so its between 421 Flex Park and his new building. So for this project the applicant would like to construct a 15,000 sq ft office building that would have a footprint of 7,500 sq ft. it will be 2 stories, very similar to what's constructed out there now that building if you recall was a little bit over 18,000 sq ft so this will be about 3,000 sq ft smaller, we are proposing a shared access to that facility with Mr. Earls existing building so we will not be proposing a new access point onto route 146 or rather there will be an access agreement between the two properties. Parking for the project the new building will require 75 new parking stalls 54 new parking stalls will be constructed and we will be looking to share 21 spots with the existing Building, the applicant has indicated that of the 91 stalls that are out there he only uses maximum between 45 and 60 of those stall so there is ample opportunity to share parking and reduce additional impervious area thats needed. We were recently before the Zoning Board for the project we did recieve 2 zoning variances , the first was a front yard setback through this area of 146 there's a 70 foot front yard setback , we have 16 feet from the front corner of the building to the property line so we did obtain relief from that zoning requirement, the second zoning variance that we received was for the parking stall size along the northern side of the development consistent to what was used next door, the stalls are 9.5 feet wide x 18 feet so we did recieve a variance for that as well. Water will be provided to the new building by a connection to the new waterline located along route 46 as well as sanitary sewer service will also be provided by a connection to the County line which is along route 146 as well, and stormwater will be managed in accordance with all State and local requirements. So we are here tonight to introduce the project to the Board and to answer any questions that you may have in the hopes that you may have in the hopes of having it reviewed to CHA for review.

**Don Roberts:** Thank you Jason, this is very similar to the existing building, questions by the Board.

**Tom Werner:** What kind of usage is anticipated for this office building is it, will it be used throughout the day as professional offices where patrons will be coming and going or?

**Jason Dell:** It will be professional offices very similar to what Mr. Earl has in the existing building that's there; they are kind of maxed out for space in that building there.

**John Higgins:** What kind of, how many parking spots are required for the 15,000 sq ft building?

**Jason Dell:** 75

**John Higgins:** and how many are going to actually be on the site?

**Jason Dell:** 54, however we are sharing parking with

**John Higgins:** Yea I understand your sharing parking, but how many spots were required for the other building?

**Jason Dell:** 91

**John Higgins:** And how many are there?

**Jason Dell:** 91

**John Higgins:** So you are asking us to approve something that doesn't have enough parking?

**Jason Dell:** It will have enough parking if they are shared between the two entities there will be a cross lot parking easement

**John Higgins:** The numbers don't work, 91 for the other one and you have 91 spots so in my mind if you're going to share parking then you at least have to have an area to put more parking if it's required and there's no room on either of the spots to add more parking so as far as I'm concerned even though you want to share the parking and entrance if there is not enough parking then you're asking this Board to approve something that doesn't have enough parking

**Tom Koval:** What they are saying is they are not using a 1/3 of the parking that they currently have so that's why they want to share with the other building

**John Higgins:** I understand but this board typically we have to go on record saying that we are granting an approval with less parking that's required, I understand that but I'm just bringing up the point that we have to make a point that we are going against what's required because of the nature of what the two buildings are and the fact that they are not presently using all of the parking

**Don Roberts:** I think you made that point John, thank you anyone else.

**Rich Berkowitz:** They had received variances from the Zoning Board

**John Higgins:** Not for the parking,

**Rich Berkowitz:** For parking spots

**John Higgins:** They did not get a variance, cause I was there, the size of the parking spots on the back row but not, they did not get a variance for the number

**Rich Berkowitz:** Also that used to be a walkway; up there now it's an emergency access originally it was planned as a walkway.



**Jason Dell:** The 421 Park showed an emergency access coming down

**Rich Berkowitz:** ok, that was always an emergency access?

**Jason Dell:** Yes, and back to your point John if you recall this past summer they did have the parking lot sealed on the one side and they parked everybody on one side and the entire other half of the parking lot was empty as it was being sealed so there is substantially extra parking there that is currently not needed and it would be a significant waste to

**John Higgins:** But if something changed where Scott sold these two buildings and something happened down the road where we did have parking problems we have to be able to go back and show the justification for less parking.

**Don Roberts:** Yea, any future applications we can deny based on the use.

**John Higgins:** I understand I just want to make sure we are on the record saying that we are approving of this

**Don Roberts:** We are, we are ok anyone else? At this time I would like to present this application to Clough Harbor for review, Saratoga County Planning Board has to review it as well and the fire district. Right Rich, Paul ok, thank you Jason.

**Jason Dell:** Thank you.

**The Board tabled 413 Rte. 146 Office Buildings Site Plan application for further review by Clough Harbor, Saratoga County Planning and the Fire District.**

**Old Business:**

**17.076      Nordic Property Services, 79 Ushers Road- Site Plan**

**Duane Rabideau:** Hello I'm Duane Rabideau from VanGuilder & Associates representing Nordic Properties Services for the continuation of the Site Plan Review by the Planning Board as requested by the Board , the applicant Dan Hjeltnes is to answer any of the operational questions the Board may have now as far as the site plan the changes that we made from the last meeting that was requested by the Board was to put this evergreen buffer in between the easement and along the edge of the driveway , we were able to move the Building over 10 feet in order to put those in there so we got that screening back in there so and then that was change you guys wanted and now as far as the operational aspects of the site plan Dan is here to answer any questions for you.

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

**Rich Berkowitz:** What kind of night time activities are there?

**Dan Hjeltnes:** None

**Rich Berkowitz:** How about during snow plowing season?

**Dan Hjeltnes:** All of our operations take place off site

**Rich Berkowitz:** Any salt storage?

**Dan Hjeltnes:** No

**Rich Berkowitz:** So there is no need for ... so what time do you start operations in the morning?

**Dan Hjeltnes:** Around 7 am

**Rich Berkowitz:** Any back up noise from the trucks?

**Dan Hjeltnes:** No our trucks are all OSHA approved so yes they do have back up alarms

**Rich Berkowitz:** Nothing before 7?

**Dan Hjeltnes:** Our operations start up at 7 we're usually gone by 7:30 and we return usually around between 4 and 5

**Rich Berkowitz:** And the reason I'm asking is 7 in the morning its a residential area and the back up noises could

**Dan Hjeltnes:** I think most of the trucks would be backed into the parking spots so we would be pulling out in drive so rarely would there be a back up alarm in the morning, I am big on parking

**Tom Koval:** You have the bulk storage bins in the back?

**Dan Hjeltnes:** Yea

**Tom Koval:** what type of material is there to start?

**Dan Hjeltnes:** Mulch, probably two different types of mulch, two different types of stone.

**Tom Koval:** So you could be in the skid steer in the morning loading your trucks and go?

**Dan Hjeltnes:** Sometimes yea

**Tom Koval:** And they would have back up alarms on them I imagine?

**Dan Hjeltnes:** Correct, yea if we have a shop machine technically we should have a back up alarm for safety but we could remove it for the yard just to reduce

**Tom Koval:** We've had other instances where they just put a kill switch on

**Dan Hjeltnes:** It's not a problem; I mean you can detach them in 2 seconds

**Tom Koval:** I think that would be with respect to the neighbors fair

**Dan Hjeltnes:** With respect to the neighbors yea I would do that, yep.

**Tom Koval:** Especially summertime when the windows are open no one wants to listen to it

**Lyn Murphy:** We are not in any way advising you to disregard OSHA safety standards just be a good neighbor.

**Dan Hjeltnes:** Alright.

**Tom Werner:** Dan question on the Height of the evergreens that are proposed to be planted, we had a question trying to see on the plans whether they were 6 feet or 8 feet?

**Dan Hjeltnes:** Probably 6 footers, I mean they grow 6 inches to a foot per year so and they cost about half as much im putting that in with respect to the neighbors I think within a reasonable time it would be completely blocking that side of the property.

**Don Roberts:** Anyone else?

**Dan Hjeltnes:** Its a very good looking building and I spent a good amount of money to made the building look nice , I put cupolas on the top its got 18 inch soffits, its 2 colored its a very aesthetically pleasing building I'm not putting up a general steel structure , you know we are in the business to look very good and do good work so I'm going to take a lot of pride in the property.

**Don Roberts:** Thank you for that

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

*Rich Berkowitz made a motion to Approve Nordic Property Services Site Plan. Tom Koval seconded. Motion Carried.*

**Dan Hjeltnes:** Thank you.

**17.183      Al-Arqam Center of Saratoga, Inc., 185 Guideboard Road - Addition to Site Plan**

**Ashar Ata:** Good evening my name is Ashar Ata I am here to represent the property Al-Arqam Center located on 185 Guideboard road and I came here last time I answered a few questions and I got my emails so I'm here to answer any concerns regarding that.

**Don Roberts:** Now you have been made aware of the concerns that the length of time that the playground would be active?

**Ashar Ata:** Yes and so with that concern we agree after dusk we put an end to that around dusk its dusk time after that there would be no kids playing in the playground area.

**Don Roberts:** Ok, and the drainage pipe you're aware of the drainage pipe question?

**Ashar Ata:** Yes and so our landscaping person Mr. Gavin Villaume he did the site planning and he actually came today again at 4 o'clock to look at it and so the shed should not have, given the location and the neighboring property line it should not affect any storm drainage system there or any kind of water drainage system there so he looked at it at 4 o'clock just because I showed him the comments that came and so he came verified it that, that should not be a problem at all.

**Don Roberts:** Ok and you will mark the driveway as a fire lane so nobody parks there.

**Ashar Ata:** I talked with Brian I forget the last name of the gentleman, from the fire department so he came at 6 o'clock today and he looked at it and we agreed that the back lane would be marked as a fire lane and also there will be a new proposed parking area we'll have a margin for the fire lane there as well.

**Don Roberts:** ok, anything else, anyone else have any other questions or concerns?

**John Higgins:** Question on the tent, several of us noticed that you had a tent up is that just a temporary structure?

**Ashar Ata:** We had permission for that for a one day event and that was taken down the next day

**John Higgins:** ok thank you.

**Don Roberts:** Anyone else?

*Tom Ruchlicki made a motion to Approve Al-Arqam Addition to Site Plan. John Higgins seconded. Motion Carried*

**Lyn Murphy:** I'm sorry to interrupt but that's conditioned on them doing everything they just said

**Tom Ruchlicki:** Conditioned on the fire lane and the drainage and the playground.

**Don Roberts:** Ok?

**Ashar Ata:** Ok

**Don Roberts:** Ok thank you.

***Tom Ruchlicki made a motion to Adjourn the Planning Board Meeting at 7:40 p.m. John Higgins seconded. Meeting Adjourned.***