

MEETING MINUTES
Town of Halfmoon Planning Board
January 11, 2016

Those present at the January 11, 2016 Planning Board meeting were:

Planning Board Members: John Ouimet – Chairman
 Don Roberts – Vice Chairman
 Tom Ruchlicki
 John Higgins
 Marcel Nadeau
 Tom Koval

Planning Board Alternates: Margaret Sautter

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 John Ouimet opened the Planning Board Meeting at 7:00 pm

Don Roberts mad a motion to approve the December 14, 2015 minutes. John Higgins seconded. Motion Approved.

John Ouimet congratulated John Higgins on his appointment by the Town Board for another 7-year term to the Halfmoon Planning Board.

15.108 Liebich Lane Flex Building , 3 Liebich Lane - Commercial Site Plan & Minor Subdivision

John Ouimet: This was also a public hearing at our last meeting, and it was not adjourned or closed, so I'm going to re-open the public hearing at this point.

John Higgins and Tom Koval recused themselves. Margret Sauter sat in as alternate.

Lynn Murphy: Just so everyone is aware the electricity went out here we went on generator, I'm not sure if we are still on generator or back on but you may see the lights flicker or if they go out momentarily, but they will come back on.

Joe Dannible: I am with the Environmental Design Partnership, here on behalf of Valente Group and their application for a 52,000 sq ft. flex building located at 3 Liebich Lane. As the chairman has said this project has been in front of the board several times now. We started a public hearing in December and we are looking to continue that tonight, conclude the public hearing get a vote for a positive approval for subdivision and site plan approval for the project. Briefly the yellow dot on the map is the site location, roughly, its an 8.5 site that will be divided out of the rest of the rolling hills pdd , industrial pdd which is

roughly 96 acres left at this point in time. Immediately adjacent to the site is 5 Liebich Lane, which has been in front of this board recently for G.W. Danforth Mechanical and some of the expansions they are doing on that site, the larger area to the south is the Sysco building. The plan your looking at is what was presented to the board originally I believe back in August, this is their concept site plan, the plans as we have progressed them through the detailed engineering have remained the same, we have worked with Clough Harbor and Associates, we have got them to essentially sign off on the site plan, what they were looking for us to do was test pits in the proposed bio - retention areas, we did those and confirmed that the soils that we anticipated finding were in fact what was on site. As I said were proposing to subdivide an 8 1/2 acre parcel out of the overall remaining lands of the PDD which would leave the 8 1/2 acre parcel and we leave roughly 88 acres left for future development for the site. At such time we have constructed and have approved to 212,000 sq ft. The PDD itself has been approved for 600,000 sq ft so as we continue working and the applicant continues to get new tenants we will continue to come in with future applications to fill up that 600,000 sq ft. The site plan itself is a 52,000 sq ft building we have two points of egress, one is a shared egress with Five Liebich Lane and that would be on the right side of the map, we are proposing a new curb cut on the left side of the map we have provided the town engineer with a site distance evaluation confirming that we have adequate site distance at that location. The building will be split, roughly thirty percent office, seventy percent warehouse, that's how we have determined our parking ratios at this time, however as you are aware each tenant will have to come in for a change of tenant change of use and as of such time the parking will be continuously evaluated as we move forward. Site right now propose one hundred forty six parking spaces. Each tenant in the building, again the building will be split up into forty foot bays, each tenant will have a main door on the south side of the building say south east side of the building and then the north to north west side of the building each forty foot bay will have an overhead door and a loading dock for tractor trailers. The site has been designed to accommodate tractor-trailer turning radii, being able to back into appropriate areas. We are installing a new hydrant, located in this area to compliment the existing area out on Liebich Lane and the existing hydrant over on Five Liebich Lane. So the site is covered thoroughly with hydrants surrounding the building. Site will be serviced by Saratoga County Sewer District Sewer, there is a gravity sewer located within Liebich Lane. The site will be connecting to a water main again on Liebich Lane that is operated by the Halfmoon Water Dept. For Storm Water Management we are doing a combination of Bio-retention areas, dry swales, vegetative grass filters, and the majority of the site drainage will be all collected and run to the north to a large holding area or reservoir if you will to the North of the project. We have provided a requested waiver from the town to disturb greater than five acres of land at one time that has been reviewed by Clough Harbour as well and they have concluded that we have provided reasonable justification for the disturbance as such of land associated with this project is currently disturbed as it is in an active mine. Last couple of slides here are elevations of the building. This is a perspective view at the Southwest corner of the building looking as you come in at the first entrance at Liebich Lane, we are doing a metal panel building, we will have some stone along the bottom and as you can see each bay will have a main entrance door and glass facing the parking lot. With that I'm here to answer any questions of comments you may have at this time.

John Ouimet: Thank you, anyone from the public wish to speak? (No comments) Any questions from the board members? (No comments)

Don Roberts made a motion for a negative declaration for the projec, (Minor Subdivision and Commercial Site Plan) pursuant to SEQR. Marcel Nedeau seconded. Motion was Carried.

Don Roberts made a motion to approve Liebich Lane Flex Park project, for the Minor Subdivision and the Commercial Site Plan, as presented. Marcel Nadeau seconded. Motion Approved.

15.173 Rolling Hills - Water Tower Subdivision, 16 & 18 Ridgewood Dr. - Minor Subdivision

John Higgins and Tom Koval recused themselves. Margret Sauter sat in as alternate.

Dean Marotta: I'm with the Valente Companies. This is a portion of property that we have talked about subdividing and adding it to different parcels, that are currently vacant and serves no purpose to us so we are providing some of it to Town of Halfmoon and providing some of it to 16 Ridgewood, and we talked about it last meeting we just didnt have enough time.

John Ouimet: Ok, anyone from the public wish to speak?. If not, I'm going to close the public hearing (No comments) Any questions from the board? (No comments)

Don Roberts made a motion to declare a negative declaration pursuant to SEQR. Tom Ruchlicki seconded. Motion was Carried.

Don Roberts made a motion to approve the Rolling Hills Subdivision, 16 & 18 Ridgewood Drive, as presented. Tom Ruchlicki seconded. Motion Approved.

15.145 Tanski Commercial Subdivision, Rte 146- Minor Subdivision

John Ouimet: Would any one like the notice read? (No comment)

Jeff Williams: Bruce Tanski Construction and Development, I'm here with the applicant Bruce Tanski tonight, on the West side of Halfmoon Sunoco on Rte 146 there is a vacant parcel it is currently 3.56 acres it is zoned commercial, we are wishing to subdivide that parcel into three separate parcels, each consisting of the first one being 1.01 acres the second one being 1.05 acres and the last one being 1.5 acres. The reason we wee trying to subdivide is to market them to different commercial entities. Thank you.

John Ouimet: Anyone from the public wish to speak? (No Comments) If not I'll close the public hearing any questions from the board? (No comments)

Marcel Nadeau made a motion to declare a negative declaration pursuant to SEQR. Tom Ruchlicki seconded. Motion was Carried.

Marcel Nadeau made a motion to approve the Tanski Commercial Subdivision, Rte 146, as presented. Tom Ruchlicki seconded. Motion Approved.

15.170 Lands of Baker Lot #1 88, Fellows Road- Minor Subdivision

John Ouimet: Would anyone like the notice read? (No comments)

Jeff Williams: Bruce Tanski, during the Fellows road planned development district part of that plan was to remove the Y intersection East - West Y intersection of Fellows Road at the intersection and move it further to the east where it is today near the highway dept. At that time also because we moved the Fellows road we had to extend the existing driveways, one of the driveways was that of Mr. Baker, 88 Fellows road, and when we extended the driveway we inadvertently extended over a boundary line of lot one which is owned by Mr. Tanksi so in order to rectify that we are proposing to convey 1161 sq ft strip of

land from lot one to Mr. Bakers property, that way that will put his driveway on his property and leave him about a four foot shoulder to boot.

John Ouimet: Anyone from the public wish to speak? (No comment) if not ill close the public hearing any questions from the board? (No comments).

Don Roberts made a motion to declare a negative declaration pursuant to SEQR. John Higgins seconded. Motion was Carried.

Don Roberts made a motion to approve Lands of Baker Lot #1 Subdivision as presented. John Higgins seconded. Motion Approved.

15.160 Land of Charles Hoffman, 382 & 384 Farm to Market Rd. - Minor Subdivision

John Ouimet: Would anyone like the notice read? (No comment)

Joe Dannible: On behalf of Charles Hoffman's application for a lot line adjustment. The applicant is proposing to create a lot line adjustment with his adjacent landowner to the North, we are swapping roughly 1.5 acres of land from the parcel on the North to the parcel on the South. This is being done so that the land which currently has a shared access driveway and can be subdivided and we can remove that shared access driveway so we will have two driveways accessing Farm to Market road .We have met with the County and they have verbally agreed that they are ok with the new driveway entrance on Farm to Market Road. Thank you.

John Ouimet: Anyone from the public wish to speak? (No comment) If not I'll close the public hearing, Any questions from the board?

Marcel Nedeau: John I took a look at this and I don't see any issues, I think I asked earlier if there was a site distance because they will have to do some excavating, but I don't believe there is.

John Ouimet: Have we heard from the county yet on the curb cut?

Paul Marlow: I believe Rich talked to Ted Serbalik several months ago about this and Ted advised that he needs to come and see us (Town) before they will give him a curb cut permit, but from what I was told, I don't think they are going to have a problem getting that curb but permit, we would not have one in writing per se' from them but we generally don't require that before an approval for subdivision is given.

John Ouimet: Joe do you know anything about the site distance given there?

Joe Dannible: We have met on site with Ted Serbalik, from the County Highway Dept., on it and he took no issue with the new curb cut location and was willing to issue a permit when we came in for that construction. It comes out at a ninety degree angle so if anything it's safer now. If you look on the map the existing one angles down and comes out on Farm to Market here, our new one will be a ninety just to the North of that, sorry to the East.

Marcel Nadeau made a motion to declare a negative declaration pursuant to SEQR. Tom Koval seconded. Motion was Carried.

Don Roberts made a motion to approve Lands of Charles Hoffman Subdivision as presented. Marcel Nadeau seconded. Motion Approved.

15.154/15.168 421 Halfmoon Flex Park, 421 Rte 146- Minor Subdivision & Site Plan Amendment

John Ouimet: Would anyone like the notice read? (No comments)

Jason Dell: I'm Jason Dell, engineer with Lansing Engineering. I'm here on behalf of the applicant 421 Flex Park Lot Line Adjustment and Site Plan Amendment. The project was approved by the town planning board back on March 9, 2015 and as part of the project the lots that the project was to be situated on was to be consolidated and in addition to the consolidation a lot line adjustment with the existing property located further to the West is required so we are here for the lot line adjustment for the 1.9 acres that need to be consolidated with the other two parcels in order to make the one parcel for the project. So that's the lot line adjustment end of things. The site plan amendment is a relatively minor amendment, the building one is where we are going to be making changes to the project, it still is 44,000 sq ft of building, however the configuration of the building is slightly different. The original plan called for loading docks along the Western side of the building the revised plans we've removed those loading docks along the side of the building, shifted the loading docks to the rear of the building, it will be inside of the building as well as provided for truck and van access through the building so we will be able to load from inside and pull out and around. Storm water, water, sewer, everything remains the same its just the building configuration and we have added some additional parking in order to accommodate the proposed operation of the facility. So thats it in a nutshell.

John Ouimet: Anyone from the public wish to speak? (No comments) If not any questions from the board?

John Higgins: I just want to make sure that there were some sidewalks that were added because of some concerns of people parking, workers parking are they still shown? I can't see from this angle.

Jason Dell: The board up there you can see it as well but we have added additional sidewalks from what was originally approved along the Western side of the building in addition to the sidewalks that we had included from the first go around. So there is actually additional access now.

John Higgins: Thank you.

John Ouimet: So instead of loading dock you have sidewalk?

Jason Dell: Sidewalk and parking yes.

John Ouimet: That's where the loading docks were originally configured, correct?

Jason Dell: Correct.

John Ouimet: Now explain to me a little bit about the new loading and unloading inside the building, how is that going to work?

Jason Dell: The plan has been situated so that you will be able to come up, vans will pull in there will be overhead doors right in this area that will allow vans to pull through and be loaded on either side by fork

lifts in this area and then they will pull out through overhead doors on the back side. Everything will be in the rear of the building.

John Ouimet: Any other questions? (No comments)

Don Roberts made a motion to declare a negative declaration pursuant to SEQR. Marcel Nadeau seconded. Motion was carried.

Don Roberts made a motion to approve Halfmoon Flex Park Subdivision as presented. Marcel Nadeau seconded. Motion Approved.

15.171 Seaway Diving & Salvage Co. Inc., 10 Guideboard Rd. Change of Tenant/Use

Tom Koval recused himself.

Tim Joslin: I'm looking for a change of Tenant for 10 Guideboard Road.

John Ouimet: Can you tell us a little bit how you are going to configure the property, how many people are going to be there in the building?

Tim Joslin: Yes, there is usually two people there in the office at all times, myself and my secretary and usually we have six to ten employees they come in the morning and they load the vans and they leave to the projects, to the jobs.

John Ouimet: they exchange vehicles for the van, for the company vehicle?

Tim Joslin: Yes, so they will be parked there during the day. Usually we start between six and seven in the morning and they come back four thirty to six o'clock in the evening.

John Ouimet: Your not proposing any outside storage in relation to your operation?

Tim Joslin: No everything should be in the garages, we've got some boats we will probably garage them, other than that there's just our vans and our dive equipment.

John Ouimet: I would like to ask the planners if they have had an opportunity to look at the parking requirements of this new tenant?

Paul Marlow: With regards to parking itself it would be about four to five spaces factoring in employees and vehicles on site. Obviously that number may fluctuate for the applicant depending on how many employees he has at one time and how many vehicles they plan to leave at the site at one time but we don't anticipate this being a high traffic tenant.

John Ouimet: Sufficient space for the employees to bring their own cars in and swap out for company vehicles.

Paul Marlow: Yes.

John Ouimet: Any questions from the board? (No comments)

John Higgins made a motion to approve Seaway Diving & Salvage Change of Tenant with no outside storage as presented. Marcel Nadeau seconded. Motion Approved.

John Ouimet informed Seaway Diving that when they were ready to put up a sign for their business they would have to come back before the board to receive sign approval.

15.177 Aqua Science, 215 Guideboard Road, (Country Dollar Plaza)- Sign

Tom Wheeler: I'm with A.J. Sign Company, we are looking to install an internally illuminated box sign. The sign will be three by eight foot; it's actually the same size as the sign at the space next door for Stereo Workshop.

John Ouimet: Don have you had an opportunity to look at their request?

Don Roberts: Yes I have John and it meets the town code and it also conforms to the existing signage in the plaza.

Don Roberts made a motion to approve Aqua Science sign application. Marcel Nadeau seconded. Motion Approved.

15.182 Lands of Thomas A. & Sharon E. Ruchlicki and Rosemarie Wysocki, 362 Farm to Market Road - Minor Subdivision/ Lot Line Adjustment.

Tom Ruchlicki recused himself.

Duane Rabideau: I'm from VanGuilder Associates here representing Tom Rucklicki for a request before the board for a lot line adjustment between the lands of Thomas and Sharon Ruchlicki and Rosemarie Wysocki. The parcel is located at 362 Farm to Market Road which is just west of the intersection of Anthony Road. The request is to convey the Easterly twenty -five feet of the Wysocki parcel, which is sixty-two to the lands of Ruchlicki. The area is approximately 7,526 sq ft. the resulting lots will meet the requirements of the AR Zone, and that's our request.

John Ouimet: Any questions from the board?

John Higgins: What is the footage on Farm to Market road with the addition?

Duane Rabideau: It should be sixty feet.

John Higgins: Ok, thank you.

John Ouimet: Any other questions? Can I have a motion to set a Public Hearing, let me ask the planners what's the Public Hearing schedule so far, I know we had a number set for our next meeting and the meeting after.

Richard Harris: I can tell you for the January 25th meeting right now we have three scheduled, Princeton Heights and Lands of Mincher, and Rafferty, which is kind of a renewal but that's the same Rafferty plan for Clamsteam Road, so there is three for the next meeting. We don't currently have any scheduled for the first meeting in February.

Marcel Nadeau made a motion to set a Public Hearing for Lands of Thomas & Sharon Ruchlicki and Rosemarie Wysocki on January 25, 2016. John Higgins seconded it. Public Hearing Set for January 25, 2016

15.183 / 15.184 Tony Mangino Pre- Owned (Auto Sales).1660 Rte 9 - Change of Tenant /Sign.

Tony Mangino: Mitubishi 1658 Rte 9 in the Town of Halfmoon proposing Change of Tenant at 1660 Rte 9 to Tony Mangino Pre- Owned used vehicle sales. Most recently it was occupied by Capitaland Home Improvement as well as Prestige Motor Car for a few years prior to that Prestige Motor Car exclusively operated out of there, used car sales, same operation. There's two structures on the property, there's a show room as well as a detached service garage, three bay service garage in which we will occupy with the business, we will do light mechanical and car washing detailing there. In the showroom it will be offices and show room space, and above the showroom there is actually two residential tenants that will be staying, there is parking associated for those tenants as per the plan, no change there.

John Ouimet: So has there been a site plan submitted?

Richard Harris: Yes they submitted an updated version of the last approved site plan from 2010.

John Ouimet: Any other questions from the board while we are looking for the site plan? Let me ask you do you get car deliveries from car carriers on this site?

Tony Mangino: We do not. I occupy a space at 1623 Rte 9 which is three and a half acres and that's the drop lot. There's not room for a carrier there.

John Ouimet: That's what I was going to say. There is an application for Sign as well?

Tony Mansion: There is, proposing three signs total one is a road sign free standing four feet by ten feet, its forty sq ft one side, so eighty total. Internally illuminated Tony Mangino Pre-Owned I submitted a rendering as well on that and then there is two wall mounted signs as well that are three foot by four foot so twelve sq ft each also illuminated they say Certified Pre-Owned on each of them. On the road sign its Tony Mangino Pre-Owned Cars. Those are the same signage that was there for the previous business we are not changing anything there we are actually reducing the amount of signage because it was total of eighty sq ft one side before, because it had Prestige Motor Car and they had Capital Land Home Improvement, we are getting rid of one of them and just doing the top one.

John Ouimet: So the pylon sign is going to remain the same height, you are not altering that in any way other than changing the panels, your just switching panels out?

Don Roberts made a motion to approve the Change of Tenant application for Tony Mangino Pre- Owned. Robert Koval seconded. Motion Approved.

Don Roberts made a motion to approve the Sign application for Tony Mangino Pre- Owned. Marcel Nadeau seconded. Motion Approved.

15.185/15.186

Tony Mangino Mitsubishi, 1658 Route 9 - Addition to Site Plan & Sign.

Tony Mangino: This is 1658 Route 9, and we are proposing a cold storage shed in the rear of the facility, the dimensions are ten feet wide by twenty-one, its going to be secure storage for filing, some excess tools and shop, its not going to be heated, its going to be on an existing cement slab that was there prior to us moving into that facility in 2006. Previous occupant Clifton Park True Value had a pole barn on that cement slab which we didnt need at the time and now that cement slab has our dumpster enclosure on it, and there is this portion that is the ten by twenty portion that is not being occupied we are going to put a storage shed on it if approved.

John Ouimet: Any questions from the board?

Don Roberts made a motion to approve the Site Plan Amendment for Tony Mangino Mitsubishi. Marcel Nadeau seconded. Motion Approved.

John Ouimet: Signs, you have signs?

Tony Mangino: Yes, we have channel letters that now say Mangino, we are proposing to add Tony, to that sign. We did a DBA name change and the manufacturer Mitsubishi Motors requires our name to match the DBA that they have on file.

John Ouimet: Don have you had a chance to look at the signs,

Don Roberts: Yes I have John, it meets the code.

Don Roberts made a motion to approve the Sign Application for Tony Mangino Mitsubishi. Marcel Nadeau seconded. Motion Approved.

Old Business:

15.148

Empire Ambulance Service, 9 Corporate Dr. - Change of Tenant / Use

Steve Retzlaff: Good evening, there were some questions and concerns apparently with some communications interference, last time I was here I believe those have been addressed and to the satisfaction of the County Communications Center.

John Ouimet: Can you say your name again for the record?

Steve Retzlaff: Steve Retzlaff.

John Ouimet: I don't think there was a question of interference, we just raised the potential of interference, and we wanted to make sure that the county emergency coordinator was on board with what you were proposing to do. Rich I understand you heard from the county?

Richard Harris: Yes we did, I had some communication with Mike McAvoy the county EMS coordinator and he then confirmed through email based on some follow up conversations with Empire's radio vender. I'll read his email into the record. This is from Mike McAvoy the EMS Coordinator for Saratoga County:

" I spoke with John Mandalla the radio vender for Empire Ambulance, he had previously touched base with the county radio vender, the proposed radio that would be operated by Empire Ambulance is a UHF 40 watt control station that will link their site in Halfmoon to a much more powerful repeater in Grafton. It had previously been operation and virtually the same location with the same equipment by an ambulate transport company. While none of the venders involved will guarantee that the system will not interfere with the Saratoga County Public Radio System I am as confident as I can be that this will not be the case. If you could please pass along to the Planning Board that I have no concerns with the proposal from the Emergency Services side I would appreciate it. Mike McAvoy."

John Ouimet: Thank you, any questions from the board?

Marcel Nadeau made a motion to approve the Change of Tenant for Empire Ambulance Service. John Higgins seconded. Motion Approved.

John Ouimet informed Mr. Retzlaff that in the event they chose to put up a sign they would have to come back before the board to have a Sign Application approved.

Tom Ruchlicki made a motion to adjourn the meeting at 7:37pm. John Higgins seconded. Meeting Adjourned.