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**Town of Halfmoon Planning Board Minutes
September 9, 2024**

Those present at the September 9, 2024, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman-absent
Tom Koval
Rich Berkowitz
Thomas Werner
Charlie Lucia
Laurie Barton-absent

Planning Board Alternates:

Alison Pingelski
Joe Landy-absent

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny-absent

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

The Chairman opened The Planning Board Meeting at 7:00 pm

Don Roberts: Good evening, I would like to call the Planning Board meeting to order. Have the Board members had a chance to review meeting minutes from the last meeting?

Rich Berkowitz: I make a motion to approve the minutes

Tom Koval: I was absent

Alison Pingelski: I was absent

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Don Roberts: Okay Alison and Tom were absent so they reclused themselves. Rich made a motion, Charlie seconded. All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. We have enough, Tom Werner, me Rich Berkowitz and Charlie alright, just enough.

Public Hearing:

The Church of Newtown Road & Lambertsen Lot Line Adjustment, 142 & 144 Lower Newtown Rd – Minor Subdivision (24.133)

Fred Metzger: Good evening, Fred Metzger land surveyor here this evening regarding the proposed lot line adjustment located at 142-144 Lower Newtown Road. The church is looking to convey and combine a portion of their lands, 1.22 acres to the Lambertsens in the rear at 144 leaving their parcel left with a 4.65 acre parcel up in the front and both parcels both before and after meet all the zoning requirements for that particular area.

Don Roberts: That's it?

Fred Metzger: That's it.

Don Roberts: At this time, we will open the public hearing would anyone in the room wish to speak? (No comments) Anyone in the room wish to speak? (No comments) Anyone online Rich?

Richard Harris: No, no one online.

Don Roberts: No one online wishes to speak? Okay I'll close the public hearing, have we received any comments Rich on this?

Richard Harris: No, we have not received any email or any comments, we did send out some notices, but we have not heard any comments.

Don Roberts: Okay, comments by the Board

Tom Koval: I'll make a negative declaration for SEQR.

Rich Berkowitz: Ill second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Tom Koval: Ill make a motion to approve the minor subdivision, lot line adjustment

Tom Werner: Ill second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, all set

Fred Metzger: Thank you, have a good night, guys.

Don Roberts: You too.

New Business:

Hudson Valley Credit Union, 7 Halfmoon Crossing – Sign (24.143)

John Renzi: Good evening, John Renzi Graphic Impact Signs representing Hudson Valley Credit Union. Hudson Valley Credit Union is taking over 8 locations in the upstate New York area. This site at 7 Halfmoon Crossing is one of them there is going to be a like to like sign change. There are two building signs that are currently internally illuminated at 40 square feet and we're looking to replace those as internally illuminated at 40 square feet same placement. The freestanding sign is proposed at 40 square feet internally illuminated similar to that that's existing, except for the reduction in height, from a thirteen-foot height down to just shy of 7 feet. So, it's a simple like to like change and meets the existing setback.

Don Roberts: Thank you for reducing the sign that's good. Question by the Board?

Rich Berkowitz: I make a motion to approve the sign

Alison Pingelski: I second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Hudson Valley Credit Union, 7 Halfmoon Crossing – Sign (24.143) APPROVED. Board approved new signs to reflect the new tenant name.

Valor Wellness, 10 Executive Park Dr – Change of Use/Tenant (24.127)

Denise Lecce: I'm Denise Lecce I'm a Physicians assistant my partner is also a Physician assistant, got a little lost on the way here. We will be doing disability and pension exams for Veterans so that they can get and retain their benefits. There's no treatment, it's just exams.

Don Roberts: Okay, how many employees are you going to have?

Denise Lecce: It's just me and a partner.

Don Roberts: Okay what's your hours of operation?

Denise Lecce: Probably about 9 to 5 Monday through Friday

Don Roberts: Okay, questions by the Board?

Rich Berkowitz: I make a motion to approve the change of use and tenant

Alison Pingelski: I second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Denise Lecce: Thank you

Don Roberts: Good luck, Ma'am if you want a sign you have to come back for a sign if you want a sign.

Denise Lecce: Yea we didn't submit yet, but I have all the applications, we haven't done that yet, thank you.

Don Roberts: Okay, very good, okay.

Valor Wellness, 10 Executive Park Dr – Change of Use/Tenant (24.127) APPROVED. Board approved the use of 2,500 SF of space for the new tenant.

Rocks Two Holding/Rock's Automotive Site Plan, 190 Rt 146 – Site Plan Renewal (24.135)

Greg Rockefeller: Good evening, Town Board Greg Rockefeller owner and operator of Rocks Precision Automotive. I'm looking to amend my site plan that was preapproved, and I need an extension.

Don Roberts: Questions by the Board?

Tom Koval: What's the amendment to it?

Lyn Murphy: That's what I was asking

Richard Harris: I think he just means renew the approval.

Greg Rockefeller: Yes

Richard Harris: You're not changing anything?

Greg Rockefeller: Not changing anything

Richard Harris: 20, 21 it took it two years to get through DOT.

Greg Rockefeller: Yea it was a stretch.

Richard Harris: What's your timeline for starting and completing the work?

Greg Rockefeller: I would like to start in Spring, and have it done by the end of next Summer, but I've got a little work to do before then and it will be done.

Rich Berkowitz: I make a motion to approve the amendment to the site plan, reapprove the site plan. .

Lyn Murphy: It's not an amendment it's a renewal.

Charlie Lucia: I'll second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Greg Rockefeller: Thank you.

Don Roberts: Welcome

Rocks Two Holding/Rock's Automotive Site Plan, 190 Rt 146 – Site Plan Renewal (24.135) APPROVED. Board re-approved the previously approved site plan expansion for 190 Route 146.

Hayner Country Store Expansion, 148 Rt 236 – Site Plan (24.130)

Jason Dell: Good evening my name is Jason Dell engineer with Lansing Engineering I'm here on behalf of the applicant for the Hayner Country Store site plan amendment. This project is located at 148 Route 236 and encompasses a little over 6 acres. Hayner's Farm stand and Country Store currently operates on the property, I'm sure you're all familiar with the place, they've got great ice cream. So, we're here this evening to request a site

plan amendment. The applicant is looking to put on about a 1,500 square foot addition on the western side of the building and the addition will allow for the ice cream operations and window to be relocated from the eastern side of the building to the northern side of the building. This will allow for three windows to operate people to be able to move more efficiently through the site, so they can line up better and have more room there. If you know the facility now everybody lines up right along 146 this will allow folks to line up in the rear of the building. It will also allow for additional inventory storage and sales area for the County Store. At this time we're not proposing any additional parking, if you recall the last time we were here for the pavilion site plan amendment we added the additional parking along the western side of the facility and the applicant feels that that is adequate for their operation and that this new configuration will actually allow people to move through there more efficiently so there is no need for the additional parking. So, we are here tonight to answer any questions that you folks may have that would move the project forward.

Don Roberts: We have to refer this to Saratoga County Planning Board so we can't take action tonight, but we will do that. Comments by the Board?

Lyn Murphy: It was referred so we are just waiting to hear back from them.

Jason Dell: Okay.

Don Roberts: Any questions by the Board? Okay so we will let you know when we hear back alright.

Jason Dell: Thank you.

Don Roberts: Thank you.

Richard Harris: If we get the County feedback, we've planned for you to be on the 23rd.

Hayner Country Store Expansion, 148 Rt 236 – Site Plan (24.130) TABLED/REFERRED TO AGENCIES. Board received a presentation for the proposed 1,500 SF addition and referred it to the necessary agencies for review.

Davey's Realty Warehouse & Fence, 1917 Rt 9 – Site Plan (24.066 & 24.124)

Luigi Palleschi: Good evening, Luigi Palleschi with ABD Engineers and Surveyors also with me is John Cole Jr. of Davey's Realty. The property is 1.79 acres it's in the light industrial commercial zone. They purchased a property and a building over on the right-hand side as their calibration center for Cole's Collision. There's an existing 5,700 square foot barn looking building on the left side, they're looking to demolish that and propose a 10,000 square foot one story warehouse building. That 10,000 square foot building would serve for their Cole's Collision facilities where they're going to store a lot of their parts for all of their stores as well the calibration unit parts and so forth within that building. When they purchased the property, they did install a six-foot-high fence without a site plan approval. They realized that after the fact. They actually installed the fence in the DOT right of way, we worked with DOT to see if we could keep that there, but they advised that we move that fencing further back so they have now done that so the fencing that you used to see on this plan is on their property. There is a couple gates at the existing curb cuts that will remain on the site so the plan you see up there is the existing conditions and after development there is going to be a total of 28 spaces for the project. The building that you see here will be part of a redevelopment where a slight increase in greenspace will actually be provided because the

new 10,000 square foot building is going to be situated on existing impervious surfaces so that helps with storm water run off. And then the utilities for the project there's existing sanitary sewer and then there is an existing well on the property as well, so what we're looking for tonight you know if we need approvals for the fencing itself and a referral for County Planning on the new 10,000 square foot building so if there are any questions we would be happy to answer them.

Don Roberts: Okay thank you Luigi. We will have to refer this to our Town Engineer for review, fire district for review, Saratoga County Planning Board review and since part of the land is in Clifton Park, the Town of Clifton Park as well. **Luigi Palleschi:** Right yea a very small portion of the site is in Clifton Park, understood.

Don Roberts: With that being said comments by the Board?

Richard Harris: I just have a question, and the fire department will probably ask this, the gates on the fence are they locked at night, like is there a lock is there a Knox box or something on there?

Luigi Palleschi: A padlock

Richard Harris: A padlock, because they're typically, we will see what they want about that but

Luigi Palleschi: Yea if a Knox box has to be provided then certainly, it's common, right .

Richard Harris: If it comes up you need a Knox box or something.

Luigi Palleschi: Yup, right, understood .

Richard Harris: We'll let you know what their comments are.

Don Roberts: Any questions by the Board? Okay we'll get back to you alright. Okay thank you.

Davey's Realty Warehouse & Fence, 1917 Rt 9 – Site Plan (24.066 & 24.124) TABLED/REFERRED TO AGENCIES. Board received a presentation for the proposed 10,000 SF warehouse and fence and referred it to the necessary agencies for review.

Old Business:

Advanced Controls & Automation (Frank Warehouse), 574 Hudson River Rd – Site Plan (24.047)

Luigi Palleschi: Good evening again Luigi Palleschi with ABD Engineers and Surveyors we also have Bill Frank here with us tonight so this is you've seen this project, the 1.1 acre parcel the existing facility is there. We have since obtained a variance for the addition that we are proposing, it's a 2,200 square foot addition on the front of the building. We're 30 what is it 37.5 feet from the right of way, so a variance was obtained and as part of the variance there is some parking on the front side where we are going to be removing those parking spaces providing more green space and making it prettier with foundation shrubs along the front of that addition. The addition has a couple of overhead doors, and the 2,200 square foot addition is for their current facility for storage for the products that they have. You know they are an automotive facility and if you need more details on the actual operations Mr. Frank is here as well. There is plenty of parking spaces for the facility, the larger portion on the back side of this site is warehouse storage and then you have his business in the middle section and then the addition again as I mentioned is for additional storage space for his operations. This project does have septic system and with five

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employees at the facility the existing system is certainly adequate, and water does come from municipal water right off of the road there so we're hoping for final site plan approval tonight. If there is any question, we're here to answer them so .

Don Roberts: Thank you, questions by the Board?

Rich Berkowitz: I make a motion to approve the site plan.

Alison Pingelski: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

Luigi Palleschi: Okay great, thank you.

Don Roberts: You're welcome.

Advanced Controls & Automation (Frank Warehouse), 574 Hudson River Rd – Site Plan (24.047) APPROVED. Board approved the application for a 2,200 SF addition onto the existing building for warehouse/storage purposes.

DeVoe's Orchard Verizon Cell Tower, 52 Plant Rd (278.-2-56.22) – Site Plan (Telecommunications Facility/Tower), Minor Subdivision & Verizon Co-Location Antenna (24.046, & 24.079, 24.091)

Jackie Murray: Good evening my name is Jackie Phillips Murray I'm here on behalf of Vertical Bridge and Verizon Wireless. When we were last here, we had the application referred to the Town's designated engineer MJ Engineering. They did get us they did get us their comments on September 3rd last week and we are in the process of replying to the comments. I expect that we will have a reply in the next couple of days. The main comment that we are addressing now is the minimum lot width was not interpreted correctly by our consulting engineer and they measured the, they designed the site so that it was 180 feet wide measured east to west but the frontage means that it should really be measured north to south so the north to south lot width currently in our site plan and in our proposed subdivision plat is 140 feet. To meet the minimum requirement of 150 feet we need to add 10 feet going north and south. We are working with the landowner to develop that extra 10 feet. My understanding is that she prefers that we put the extra 10 feet to the north end of what we've already planned. Other than that, though the tower location is not going to change, none of the site plan design details will change it's really just in furtherance of meeting that minimum lot width so we don't need an area variance. So, with that we do expect we will get a full reply into MJ in the next couple of days and I wanted to see if at this point, we are at a juncture where once we get the revised site plan and subdivision plat back to Mr. Harris if the application can be referred to the County and if we could schedule a public hearing.

Don Roberts: Okay, we won't be getting a comment back from the county till mid October or so it would be best to schedule our public hearing for the last meeting in October. We will do that after but questions by the Board?

Richard Harris: Board members you have in your packets, we went over in the pre-meeting you're the Bohler tests and imagery which barely notice the two of them, one you can't even see so that was a good test.

Don Roberts: One question how close do you anticipate this being to any residential home?

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Jackie Murray: Well, it's 493 feet from Plant Road and the nearest residential structures identified on the site plan it was over 500 feet away.

Richard Harris: I'm sorry but from the image right here it's just south of Wojtowicz's which is fairly close to those across the street. The little yellow squares, the existing land locked parcel that they are going to turn into a flag lot so you can see the nearest residences.

Don Roberts: Where is the base going to be all of the controls?

Jackie Murray: That will all be in the fenced in compound that's currently in the site plan design so none of that will be changing. We're really just changing the lines on paper so that we can meet the minimum lot width for the subdivision plat.

Charlie Lucia: And we were okay with the decibels and the generator thing, there was a discussion before the meeting.

Richard Harris: They meet the Town code for maximum decibel levels.

Jackie Murray: And one of the questions that we'll answer in MJ' comment letter too is what the decibels will be once you get to the perimeter of the facility.

Richard Harris: Yes, because that amount, they provide 80.5 is at 23 feet I think is the measurement and there isn't a house at the 23rd foot mark so its quite further. Whatever 493 minus 23 is.

Don Roberts: Walt, do you have anything to add to this Walt.

Richard Harris: Once they comment, it was a several page review letter so then MJ will take a look.

Don Roberts: Right but he may have something to say right now.

Walt Lippman: Just a quick comment on the electrical equipment coming from the pole is that going to stay within an easement? Not going to be part of the parcel?

Jackie Murray: That will be an easement over, so we will be getting an easement from the landowner over the new parcel.

Walt Lippman: Okay

Lyn Murphy: The entire thing is based on an easement

Jackie Murray: Right, there I already an existing easement that that's there as well, but we're overlapping it with the access driveway and then the utility route is already existing because of the abandoned satellite dishes that are in the existing fenced compound that is on the site already. So, the site was already used and already had electrical to it, and you know we obviously have to install for this particular project, but that easement is already there.

Walt Lippman: Okay

Don Roberts: Okay anyone else? Well, I guess we will have to schedule the public hearing for the 21st.right.

Richard Harris: It will be the 21st.

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Jackie Murray: Okay great.

Rich Berkowitz: I make a motion for a public hearing October 21st.

Charlie Lucia: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you the 21st.

Jackie Murray: Great thank you very much. Have a good day.

Don Roberts: Thank you, you too. Anyone have anything else?

DeVoe's Orchard Verizon Cell Tower, 52 Plant Rd (278.-2-56.22) – Site Plan (Telecommunications Facility/Tower), Minor Subdivision & Verizon Co-Location Antenna (24.046, & 24.079, 24.091) PUBLIC HEARING SET. Board received an update regarding a proposed telecommunications tower, co-location antenna and related subdivision request and set a Public Hearing for October 28, 2024.

Charlie Lucia: I make a motion to adjourn

Alison Pingelski: Second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, thank you good night.