

9/23/24

**Town of Halfmoon Planning Board Minutes  
September 23, 2024**

**Those present at the September 23, 2024, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski  
Joe Landy

**Coordinator- Building, Planning and Development:**

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Paul Marlow

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**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

**Alison Pingelski:** I'll second

9/23/24

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, Marcel and Laurie abstain because they were not present. Okay

**Public Hearing:**

**Connors & Pogoda Lot Line Adjustment, 9 & 15 Siena Dr. – Minor Subdivision (24.137)**

**David Connors:** Good evening, David Connors property owner at 9 Siena Drive, proposing a lot line amendment in the form of a minor subdivision. It represents about 382 square feet of lands that Pogoda will convey to me to address about a one foot one and a half foot encroachment of my shed on their property. The new lot line will also account for the side yard set back for a shed so addressing a couple of issues with the lot line.

**Don Roberts:** Okay, that’s right?

**David Connors:** That’s it.

**Don Roberts:** Okay, thank you. At this time, we will open the public hearing, would anyone from the public wish to comment? Would anyone online wish to comment? ( No comments) no, okay we will close the public hearing comments by the Board members ?

**Marcel Nadeau:** The County did react, the County responded to this?

**Don Roberts:** Yes , no concerns right.

**Richard Harris:** Yea they had their meeting Thursday

**Marcel Nadeau:** I make a negative dec on SEQR

**Rich Berkowitz:** I’ll second

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

**Marcel Nadeau:** I’ll make a motion to approve the subdivision

**Rich Berkowitz:** Ill second

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

**David Connors:** Thank you.

**Don Roberts:** Your welcome

***Connors & Pogoda Lot Line Adjustment – Minor Subdivision***

***APPROVED. Board held a Public Hearing and approved a Minor Subdivision (lot-line adjustment).***

**Fairway Meadows & Hanks Hollow Road Connection, Timothy Way – Major Subdivision (24.014)**

**Jason Dell:** Good evening, Jason Dell, engineer with Lansing Engineering here on behalf of the applicant for the Fairway Meadows Hanks Hollow roadway connection. Hanks Hollow is located west of Fairway Meadows and is currently under construction. Hanks Hollow consists of about 110 single family lots. Fairway Meadows Phase III where we are proposing the connection was approved back in 2013 and that contains 62 single family homes. The

9/23/24

loop road or Jugg handle that consisted of Timothys way has not yet been constructed and neither of the lots that front on that portion of the loop, so what the applicant would like to do is make a connection from

**Richard Harris:** If you show up here it might be easier for the Board to see. So, this is Fairway Meadows, and Jason had forwarded this to me to explain where in Fairway Meadows this fits in and then I'll go to the Hanks slide.

**Jason Dell:** Yea sure so here is the road coming off of Fairway Meadows, here's where Timothy's Way would come around and wrap around to here. This section has not been constructed so what the new connection would be is up through phase III would come straight up through here and tie into Hanks Hollow on this side which would give a secondary means of egress from Fairway Meadows Phase III through Hanks Hollow over to Staniak, and it will also allow for a connection for the resident of Fairway Meadows to connect over to the Zim Smith trail connection that's being constructed as part of Hanks Hollow. So, we did provide detailed plans that we have addressed comments from MJ Engineering at this point in time and we've also heard back from the fire department they just requested that we provide a revised road name, but they were in favor of the connection between the two projects, so we are here this evening for the public hearing for the major subdivision.

**Don Roberts:** Okay, thank you Jason, at this time we will open the public hearing. Would anyone in the room wish to speak? (No comments) anyone online wish to speak? (No comments) okay there was a procedural error at the last meeting, the wrong date was

**Richard Harris:** Yup we are going to have to adjourn this we have to redo the public notice for the October 15<sup>th</sup> meeting.

**Don Roberts:** So, we will leave this open?

**Richard Harris:** Yea we ask the Board to adjourn this public hearing.

**Don Roberts:** Can we have a motion to adjourn.

**Rich Berkowitz:** I make a motion to adjourn to October 15<sup>th</sup>.

**Alison Pingelski:** I second

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you the 15<sup>th</sup> thank you.

**Jason Dell:** Thank you.

*Fairway Meadows & Hanks Hollow Road Connection – Major Subdivision*

***PUBLIC HEARING ADJOURNED. Board held and adjourned a Public Hearing on a request for a subdivision to allow the construction of a new road to connect two residential subdivisions.***

**New Business:**

**Halfmoon Harmony Spa Sign, 222 Guideboard Rd – Sign (24.144)**

Christine Huang: Good evening, I'm Christine Huang. I'm representing the owner of Halfmoon Harmony Spa and we're proposing to do a 2 feet by 18 feet sign out in front of the building. Additionally, we plan to replace one of

9/23/24

the panels on the freestanding sign. It's going to be 1.5 feet by 5 feet, and both are, both will be internally illuminated.

**Don Roberts:** What you're doing is just replacing what was there before?

**Christine Huang:** Yea.

**Don Roberts:** Okay, comments by the Board?

**Tom Koval:** I make a motion to approve the sign.

**Marcel Nadeau:** I second it .

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

*Halfmoon Harmony Spa Sign – Sign*

*APPROVED. Board approved new building and plaza signs to reflect the new tenant's name.*

**Impact Athletic Center, 390 Rt 146 – Sign (24.145)**

**Tom Hueter:** Hello Tom Hueter, one of the owners Impact athletic center we would like to put up a new sign the sign that's not already there. A sign that was in our original plans from an ownership group not necessarily applied for when we built impact we'll be open three years this October 1<sup>st</sup> and it's a two sided LED sign that's 5 foot by 10 foot which may seem large if it were standing in front of me but given the distance that we have in this corridor along Route 146 we think it's ideal size for the messaging that we want to promote.

**Don Roberts:** Okay and you know that its 20 seconds interval between changes right?

**Tom Hueter:** Yes, I do now.

**Don Roberts:** Okay, okay and also only on-premises activities can be advertised.

**Tom Hueter:** Yes

**Don Roberts:** Okay comments by the Board?

**Tom Koval:** I'll make a motion to approve the sign on the condition that it does not change less than every 20 seconds and there is no off-site advertising on the sign.

**Rich Berkowitz:** I'll second.

**Lyn Murphy:** Just for clarity, off site advertising, just because somebody is a sponsor for you doesn't mean you can advertise for them unless their business is located on your site , I just want to be very clear about that.

**Tom Hueter:** What about the scenario I gave in an email to Paul, but we have the Bone and Joint wants to do a seminar where they have ACL prevention injury awareness.

**Lyn Murphy:** Onsite?

**Tom Hueter:** Onsite

**Lyn Murphy:** Then you can do it, but if you have a sponsor that is xyz unless xyz is actually doing something onsite an actual activity they cannot be on your sign.

9/23/24

**Tom Hueter:** Understood

**Lyn Murphy:** Thank you.

**Don Roberts:** Okay we have a motion and a second, correct? All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, okay good luck.

***Impact Athletic Center – Sign***

***APPROVED. Board approved a new free-standing, monument sign with conditions.***

**Al Arqam Center of Saratoga Expansion, 185 Guideboard Rd – Site Plan (24.154)**

**Gavin Vuillaume:** Good evening, everyone Gavin Vuillaume Environmental Design. You've already introduced the project as far as what we're kind of doing so basically, they were just moved to this building back in 2017 as most of you remember it used to be a Stewart's building now, they are looking to put an addition because they've had a great number of new patrons at the facility. The building now is 2500 square feet roughly and we're looking to do a 9300 square foot addition. As you can see on the plan the building is a little crooked and it's on purpose. Not the architect's fault that's the way they pray for the Islamic religion, everyone needs to face a certain direction. So, they'll be facing the northeast. The parking in the front will be just restriped and regraded in a few different locations and reconfigured. We'll have handicapped parking in the front, small drop-off area in the front of the building. There will be 2 entrances on both sides of the building and a new field of parking towards the rear of the parcel. With that parking we will have a small minor impact to the wetlands in the back, I don't know if you know from the older maps but originally they were going to put another community center towards the back. I don't know if you remember from the older maps but originally, they were going to put another community center toward the back. Illuminated that building and now all they really need is a small accessory building for some maintenance, but the wetlands are essentially all towards the back of the parcel we would be keeping all those except for again a very small area so we'll be looking for minor impact to the wetlands in the rear. We're proposing three storm water management areas at this time, and I think that's pretty much all of the proposed changes to the site. We're in a C-1 commercial zone and I think we're providing approximately 46 percent green space on the property, and we'll also be adding a lot of new landscaping along the edges of both the east and west side of the parking lot to help buffer some of the neighbors that are towards the rear parcel. As you know it's mostly wooded towards the back but there are some back of some residential properties that we'll be sensitive to. There's also the Pirates Golf next door that will still continue to have some of its drainage come onto our property. We do have agreements with them that they can use our parking, and we can use theirs in bigger events if needed, but I think we're again going from 30 parking spaces up to 124 so we should be pretty good shape with the parking on the property. Ashar is here, if anybody has any questions he can help answer as far as how the facility operates.

**Don Roberts:** Okay thank you, first of all we're going to have to refer this to MJ our Town engineer for review, Saratoga County Planning Board for review and our fire district as well okay and that being said as you said your right it's an allowed use, it's a commercial zone but there are a lot of residents around there I want to make sure that the residences are not going to be adversely impacted, so there is not going to be any outside noise or horns or any music or anything like that no chanting outside.

**Ashar Ata:** No big festivals

**Don Roberts:** Yea, I mean no you know what I mean.

9/23/24

**Ashar Ata:** It's an indoor service area like church and in fact the only big event we used to have and because of crowd sizes we are now we do it in the Impact Center, the health center and because we cannot accommodate 1200 to a thousand people and so we used to have it outside for 2 hours once a year in the morning from 7 to 9 am so I'm saying that's the only event, other than that it's sometimes kids playing because we have the weekend school that's the only noise I can think of.

**Don Roberts:** Okay but otherwise the residences will not be adversely impacted?

**Ashar Ata:** No

**Don Roberts:** Okay thank you, comments by the Board?

**Tom Koval:** I just want to make sure that the future of this goes, no more parking on Guideboard Road. I've gone by a lot of times, and I've seen a lot of cars parked

**Gavin Vuillaume:** We will make sure that that does not happen

**Tom Koval:** Thank you.

**Don Roberts:** Anyone else? Okay we will refer it to the necessary agencies, and we'll get back to you alright, thank you very much.

**Gavin Vuillaume:** Great, thank you.

**Don Roberts:** Thank you very much.

*Al Arqam Center of Saratoga Expansion– Site Plan*

***TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 9,300 SF addition and 1,200 SF accessory building and referred it to the necessary agencies for review.***

**1572 Rt 9 Branch Bank, 1572 Rt 9 – Site Plan & Special Use Permit (drive-thru) (24.152 &24.158)**

**Brandon Ferguson:** Good evening, Brandon Ferguson with Environmental Design Partnership I'm here tonight with Peter Belmonte and Belmonte Builders. The existing site is 1.75 acres, it's located in the southwest corner of the intersection of Corporate Drive and Route 9. It's currently vacant and there are some wetland areas to the rear of the parcel. What we're proposing is 2600 square foot commercial building, commercial bank building with parking and travel services onsite. The entrance to the site would come off Corporate Drive and there would be a drive through for teller use as well. The sewer and water connections would be on Corporate Drive as well and all storm water management would be maintained in accordance with DEC regs. This project was actually presented I believe to this Board back in around 2008 or so and never moved forward so we're kind of bringing it back up and looking to move forward with this project now. We're here tonight for a referral to any agencies and Town engineer.

**Don Roberts:** Okay thank you, it's going to be referred to our Town engineer to review, Saratoga County Planning Board and fire district for review as well.

**Brandon Ferguson:** Yup

**Don Roberts:** Comments by the Board?

9/23/24

**Rich Berkowitz:** The name of the Bank is Branch Bank?

**Brandon Ferguson:** I don't think you have an official tenant yet, right?

**Peter Belmonte:** No, we don't have a tenant.

**Rich Berkowitz:** Oh, you just built it on spec?

**Peter Belmonte:** Correct.

**Lyn Murphy:** As part of your previous proposal did you get as far with DEC because that lines a 100-foot buffer goes right through

**Brandon Ferguson:** There was a previous wetland DEC wetland permit on the site; we have to work with DEC to reestablish that yup.

**Lyn Murphy:** Okay.

**Don Roberts:** And again, eventually we'll have to have a public hearing on this, eventually.

**Brandon Ferguson:** Yes.

**Don Roberts:** Eventually, anyone else? Okay we'll review it and get back to you alright.

**Brandon Ferguson:** Thank you.

**Don Roberts:** Thank you

***1572 Rt 9 Branch Bank – Site Plan & Special Use Permit (drive-thru)***

***TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 2,600 SF bank and drive-thru and referred it to the necessary agencies for review.***

**DCG Development Building, 247 Grooms Rd – Site Plan (24.153)**

**Gavin Vuillaume:** Gavin Vuillaume Environmental Design. So, with this one here again this would be a new project, it's a vacant parcel over at 247 Grooms Road we're looking to construct a 32,000 square foot mixed-use building, do you have the existing conditions plan? It would be near the beginning, just so they can kind of see the before and after. So, there's the before that's the way it sits now there's an open field towards Grooms Road with some topography towards the back of the parcel, the darker shading area would be the DEC wetlands and then the stream areas in the vicinity of the lower contours would be the Army Corps. wetland areas. We aren't impacting either one. We're not going to impact either the DEC wetland or the buffer or any of the Army Corps. wetlands We are staying away from everything, so we are preserving quite a bit of vegetation on the property. Moving to the site plan you can see we've set it towards the center of the parcel towards the back where we would have the two-story building. I noticed some comments that we just got from the fire department that they just want to make sure they can get access around there and it's not really clear to see that with all the contours that are there now. Obviously, all of those contours will be eliminated with the new building, but we will be providing a small, hopefully small retaining wall to help soften some of the grades so that they can get access around the building, and we might even put a small little driveway towards the back for maintenance. But essentially, it's just a large field of parking. I think we had said 172 cars is about right for the building that's being proposed 32,000 square feet again 2 stories

9/23/24

with really maybe one or two entrances along the front, handicapped parking. We will have a small little dumpster area and one new access drive along Grooms Road. Pretty simple.

**Don Roberts:** Okay, once again we have to refer this to our Town engineer MJ for review, Saratoga County Planning Board for review and the fire district for review, comments by the Board?

**Tom Werner:** Have you done any traffic studies yet?

**Gavin Vuillaume:** No but we can do one

**Tom Koval:** Yea definitely we're definitely going to need something as you know if anybody has traveled that corridor in the afternoon Grooms Road is a parking lot. If you are putting in an office building where everybody's leaving at peak times, it's going to be even worse.

**Gavin Vuillaume:** We can, and we'll be able to show which way people are going out of the exit and things like that.

**Tom Werner:** Traffic often cues up it will cue up past those driveways. Trouble getting in and out.

**Tom Koval:** Why did you choose to have the driveway so far to the east?

**Gavin Vuillaume:** Mostly for site distance because the topography I think goes down, we're kinda near a high spot there so we wanted somewhere in that vicinity, it certainly can move more towards the other direction.

**Tom Koval:** It's because it does que up way past that

**Gavin Vuillaume:** We can move the driveway.

**Rich Berkowitz:** And Gavin its also between Ponderosa and Maple Ridge

**Gavin Vuillaume:** Right yea we also want to kinda not get too close to those intersections or line it up maybe if we have to.

**Rich Berkowitz:** You might want to line it up

**Gavin Vuillaume:** Maybe line it up , if the site distance works out, we could line it up with that other road, what, which one was that Ponderosa?

**Rich Berkowitz:** Ponderosa to the west and Maple Ridge to the right. Maple Ridge isn't on the map.

**Gavin Vuillaume:** Yup, yea we can try maybe lining up pretty close to Ponderosa but again if we can't because of site distance that's more important at this point

**Rich Berkowitz:** Well traffic is more important than site distance right now.

**Tom Koval:** I definitely want to see a traffic study on this.

**Gavin Vuillaume:** Yea the traffic narrative will have that discussed.

**Don Roberts:** You'll do the traffic study

**Gavin Vuillaume:** No, you guys are going to do the traffic study. I'm just kidding.

**Richard Harris:** Well, we can



9/23/24

**Gavin Vuillaume:** You guys sometimes like to do your own so it's up to you guys it doesn't matter to us.

**Lyn Murphy:** You guys do it, we'll review it .

**Gavin Vuillaume:** Yea, we would do the traffic study you guys review it. Yup, let's do that guys that's going to be the quickest for us.

**Joel Bianchi:** Before you do this study let's talk, touch base on what the scope of this study is.

**Gavin Vuillaume:** Oh yea, yup.

**Don Roberts:** Anything else?

**Alison Pingelski:** So, you're going to have Maple Ridge Ave. added to the map next time you see us?

**Gavin Vuillaume:** Yea we'll get a map that shows that too.

**Alison Pingelski:** And then the driveway that goes back to the apartment complex that's to the

**Gavin Vuillaume:** That's still to the right, that's to the east that's quite a ways over

**Alison Pingelski:** That is a ways over

**Gavin Vuillaume:** I don't think we have to worry about that driveway

**Tom Koval:** We are going to worry about everything on this one.

**Gavin Vuillaume:** Okay, yea you can see it on the aerial.

**Alison Pingelski:** There is an apartment

**Gavin Vuillaume:** The apartments are further to the right there yup

**Alison Pingelski:** The driveway there that goes...

**Tom Koval:** Maple Ridge is much closer to that proposed entrance than Ponderosa is.

**Rich Berkowitz:** You've also got the American Legion there

**Gavin Vuillaume:** American Legion is to the west

**Rich Berkowitz:** And also I don't where Benz's is far as their development also.

**Gavin Vuillaume:** Okay well we will talk to MJ before we

**Rich Berkowitz:** I think there is a childcare place over there, is there?

**Lyn Murphy:** Yea Kid Campus

**Rich Berkowitz:** Yea Kid Kampus is over there yea so you have school busses going in and out of there a lot.

**Don Roberts:** Alright so we'll review it and now you can talk to Joel right , okay, Thank you.

**Gavin Vuillaume:** All set

***DCG Development Building – Site Plan***

***TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 32,000 SF mixed-use/office building and referred it to the necessary agencies for review.***

**Old Business:**

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

**Jason Dell:** Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Hayner Country Store site plan amendment. The project site is located on 148 Route 236 and encompasses a little over 6 acres and currently Hayner’s Farm Stand and Country Store operates there. The applicant would like to put on a 1500 square foot addition onto the existing facility. This will allow him to relocate the ice cream windows to the north side of the building as well as allow for additional storage within the facility for merchandise. The existing curb cuts will stay the same on 236 and the existing water sewer services will remain as is . So, we are here this evening to request an approval for that 1500 square foot addition.

**Don Roberts:** Saratoga County Planning had no concerns?

**Jason Dell:** NO

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

**Tom Koval:** I second

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

***Hayner Country Store Expansion– Site Plan***

***APPROVED. Board approved the application for a 1,500 SF addition onto the existing farmstand building.***

**Tribley Residential PDD, 315 Farm to Market Rd – Major Subdivision (22.157)**

**Jason Dell:** Lansing Engineering here we have the applicant for the Tribley Residential PDD. This project was preliminarily approved back in May of 2023 and since then we’ve been going through the agencies and obtaining those agencies’ approvals. A brief full review this project is located at 315 Farm to Market Road and encompasses about 22 acres and for this project the applicant intends a 38 lot single family subdivision and the Board had requested and required us to have a minimum lot size of 10,000 square feet which we did for the project. Since that meeting, we have addressed or since the preliminary approval we have addressed any and all comments that we received from MJ Engineering. They commented on the detailed engineering plan as well as the SWPPP so that was reviewed and approved. We have obtained a US Army Corps of Engineers wetland disturbance permit for the minor disturbances proposed for the road construction. We worked with the Saratoga County Sewer District to obtain the reserve capacity and their approval and the connection for the sewers for the project and we also obtained our NYS DOH realty subdivision approval as well as the DEC approval for the sanitary sewers. So, we’re here this evening with all of that said to request the final approval for the project.

**Don Roberts:** Okay now for the record our member Tom Werner recluded himself from this application just for the record okay. Comments by the Board?

**Tom Koval:** I make a motion to approve the final subdivision.

9/23/24

**Marcel Nadeau:** I'll second it.

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

**Jason Dell:** Thank you.

**Don Roberts:** You're welcome.

***Tribley Residential PDD– Major Subdivision***

***APPROVED. Board approved the application for a 38-lot single-family home development.***

**Chelsea Place Commercial Building, Chelsea Place (SBL 272.1-1-4.3) – Site Plan (23.178)**

**Brandon Ferguson:** Good evening, Brandon Ferguson Environmental Design Partnership. I'm here tonight with Peter Belmonte of Belmonte Builders as well. The Board has seen this project before, but it is on the east side of Chelsea Place, it's about 1.4 acres it's currently vacant. It's C-1 commercial zone, it's proposing a 10,000 square foot mixed commercial use building with onsite parking and stormwater management and then for sewer and water we're actually for water itself lets start with that. We're working with Clifton Park water authority to extend the water main up the east side of Chelsea Place and they're coordinating with the Town of Halfmoon to make sure that they can service this property. For sewer it's actually a private sewer main along Chelsea Place we worked with the Sewer District that's going to get dedicated over to the Sewer District we just have to make some modifications to near Route 9 how it crosses Route 9 but we're working with the Sewer District on that. Right now we're getting close with the town engineering comments, we just recently got a comment letter just a few remaining items so we're looking to finish that up so the goal would be to come back hopefully next meeting with that all wrapped up for an approval. I wanted to give you guys an update tonight and see if there is any kind of final comments from the Board before we start finalizing this.

**Don Roberts:** Okay, go ahead Lyn.

**Lyn Murphy:** The only comment I had, and I spoke with your attorney about it. The way the map is drawn the parcel appears to be landlocked but your client owns the road so as long as that is made clear in the final plan then that triangle is owned by him so it's not landlocked but the way it is cut up right now makes it appear to be landlocked so if he were to go to sell it he would have to sell that triangle piece as well.

**Brandon Ferguson:** So, with Chelsea Place there was talk about trying to dedicate that road to the Town.

**Lyn Murphy:** Clifton Park

**Brandon Ferguson:** To Clifton Park that's not really going to happen it doesn't look like but what we are going to do is create a private road.

**Lyn Murphy:** It is a private road

**Brandon Ferguson:** It would be HOA or not HOA but an association with the property owners.

**Lyn Murphy:** There is an HOA that exists right now with an association that has Mr. Belmonte as the owner of the road and responsible for maintaining it, which is why we are letting this go forth. I just think the map should be adjusted so that triangle goes with that parcel as opposed to with the road.

**Brandon Ferguson:** Okay, okay

9/23/24

**Lyn Murphy:** Simple

**Don Roberts:** And we expect, go ahead Peter.

**Peter Belmonte:** I know exactly what triangle you're speaking of but isn't that triangle part of the road system? I mean it's a private road, but I guess it really isn't.

**Lyn Murphy:** It is not until it can be merged either with the road or with the parcel but one of those things has to happen.

**Peter Belmonte:** Yea makes sense, now if we wanted to merge it with the road, the majority of the road is in the Town of Clifton Park, that triangle is in the Town of Halfmoon can you do a merger across Town lines?

**Lyn Murphy:** Yea you can.

**Peter Belmonte:** Okay so we can

**Lyn Murphy:** I think we'd be better served to merge it with the parcel itself and then you don't have to go through the machinations of when you either dedicate the road or determine how the road is going you don't have to deal with that parcel at all.

**Peter Belmonte:** So, say that one more time, it makes more sense to merge it with?

**Lyn Murphy:** The parcel itself.

**Peter Belmonte:** The building parcel not the road parcel?

**Lyn Murphy:** Correct

**Peter Belmonte:** Okay

**Lyn Murphy:** But talk to your attorney and

**Peter Belmonte:** Yea we'll talk to him, thank you.

**Lyn Murphy:** Yup

**Don Roberts:** Now we expect to hear back from Saratoga County Planning Board for the October meeting and then we are going to refer this the fire district for review and Joel you've been reviewing this but how do you feel?

**Joel Bianchi:** I think from our standpoint they're pretty close the only real big deal was having the fire department review which I believe they submitted their comments today and tie up loose ends with the unique utility situation, water is from Clifton Park, sewer is going to remain in the County those are minor things.

**Don Roberts:** But those are minor things, no real concerns?

**Joel Bianchi:** We're generally in a good position.

**Don Roberts:** Okay

**Rich Berkowitz:** Are they limited by what goes in there by their parking situation?

**Peter Belmonte:** What do you mean?

9/23/24

**Rich Berkowitz:** Depending on the tenant they might now have enough spots.

**Peter Belmonte:** No, they are predominantly warehouse with very small office space.

**Brandon Ferguson:** Yea we're putting 20% office and 80% would be warehouse or like light fabrication kind of thing.

**Rich Berkowitz:** Okay just so you know that.

**Joel Bianchi:** Yea if they proposed something different then they would be constrained on parking, but they proposed it and they meet the parking requirements based on the percentage on planned usage.

**Richard Harris:** Yea so when they come back in with an actual tenant that's when we will be able to pinpoint whether it meets what your proposing right now or if its all I don't know, hairdressers that have 10 seats per hairdresser salon now all of the sudden the numbers get blown out. I don't think that's in your plans, but we have that on Tabor Road where you guys approved a light industrial use, but we still don't have a tenant, and the residents are keenly aware that we do need to review parking and traffic in light of whenever those tenants come in on Tabor Road.

**Don Roberts:** Anyone else? Any comments, no, okay thank you.

**Brandon Ferguson:** Sounds good thank you.

***Chelsea Place Commercial Building, Chelsea Place – Site Plan  
TABLED/REFERRED TO AGENCIES. Board received an update on a proposed 10,000 SF office building and referred it to the necessary agencies for review.***

**Don Roberts:** Lastly, we've got the DeVoe Cell Tower

**Richard Harris:** Yes, we talked about it at the pre-meeting they need to for the Board to reconsider setting the public hearing for the Telecommunications tower on the DeVoe property by Verizon instead of the 21<sup>st</sup> when we don't have a meeting as correctly pointed out at the meeting last month by Lyn it's the 28<sup>th</sup> so I'd request the Board reconsider setting that public hearing.

**Rich Berkowitz:** I'll make a motion to have the DeVoe's Cell Tower public hearing October 28<sup>th</sup>.

**Alison Pingelski:** Second

**Don Roberts:** All in favor of the DeVoe's Cell Tower the 28<sup>th</sup> Aye? (all were in favor) Opposed? (none were opposed) Motion carried anyone else?

**Marcel Nadeau:** They mentioned Ben's, what's the status on that?

**Don Roberts:** The what?

**Marcel Nadeau:** Ben's project?

**Richard Harris:** That was withdrawn by the applicant.

**Marcel Nadeau:** That was withdrawn?

**Richard Harris:** Yea he withdrew it last fall maybe.

9/23/24

**Don Roberts:** Okay we need a motion to adjourn.

**Laurie Barton:** I make a motion to adjourn

**Tom Werner:** I second it.

**Don Roberts:** All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried good night be safe.