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**Town of Halfmoon Planning Board Minutes
October 15, 2024**

Those present at the October 15, 2024, Planning Board meeting were:

Planning Board Members:

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

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, Charlie recused himself, right?

Charlie Lucia: Yes

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Public Hearing:

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

Don Roberts: This public hearing was opened last meeting. We had to adjourn it to re-notice about the public hearing so we are going to continue tonight so go ahead.

Jason Dell: Good evening, my name is Jason Dell. I'm an engineer with Lansing Engineering here on behalf of the applicant for the Fairway Meadows and Hanks Hollow roadway connection. As the chairman indicated this is a continuation of the public hearing from last time. A brief overview of the project, Hanks Hollow subdivision is located west of Fairway Meadows and is currently under construction. Hanks Hollow consists of 110 single family homes. Fairway meadows Phase III was approved back in 2013 and contains 62 single family homes the loop road that was part of Fairway Meadows Phase III has not been constructed so what the applicant would like to do is simply constructing the jug handle to come around and extend across here the jug handle will no longer do that it will just come straight across and connect into Hanks Hollow, so this road will just come up and around and key into the new road that's going to continue on into Hanks Hollow. So, this project the engineering plans have been reviewed by the town engineer, we have addressed all engineering comments to date and we're here to answer any questions that you folks may have and request an approval for the project.

Don Roberts: Okay, thank you Jason, okay at this time as I said the public hearing will remained open so we'll continue the public hearing, would anyone in the room wish to speak? (no comments) anyone wish to speak? Anyone online wish to speak? (no comments) no? Okay we'll close the public hearing, comments by the Board members?

Rich Berkowitz: I make a motion to have a negative declaration for SEQR

Marcel Nadeau: Second

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

Rich Berkowitz: I make a motion to approve the major subdivision

Marcel Nadeau: Ill second.

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

Jason Dell: Thank you.

Fairway Meadows & Hanks Hollow Road Connection – Major Subdivision

APPROVED. Board held a Public Hearing and approved a request for a subdivision to allow the construction of a road to connect two residential subdivisions.

New Business:

On The Move Health & Fitness, 217 Guideboard Rd – Change of Use/tenant (24.163)

Mike Versheldon: How are you doing guys? My name is Mike Versheldon the owner of On The Move Health and Fitness, as you can see there that Fastenal sign will be no longer we are just essentially

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relocating our sign. Next door we have now occupied the new space. I would like to re introduce myself and also what we do. So, On The Move Health and Fitness offers world class health coaching services through semi-private personal training, large group fitness classes and exclusive one on one personal training. We help people build their immunity and confidence through specialized fitness and nutrition coaching programs. We got our clientele through towards the path of safe and effective exercise programming and encourage positive lifestyle habits. Our mission is to be known for adult body transformation and supports performance. Our facility is private, and membership based as it was before, with a variety of customizable plans. Currently we employ one part-time coach working roughly 16 to 24 hours per week. Hours of operation are from 5 am to 8 pm. The peak hours are between 5 and 9 am and 4 and 7 pm. We serve our members by pullman based meetings deliveries are expected two or three times a month. There is no significant volume for shipping and packaging we help people change their bodies. Our day-to-day operations clients are expected to arrive at the facility given their respective training time. In their slot. High energy , music and proper instruction is to be expected for customer experience and overall performance. All of our coaches and instructors are certified professionals or obtain a degree in kinesiology or science and we are committed to delivering the best possible experience and service to our community. Our recent expansion and growth of the community has demonstrated the expansion into the back small space. So, we kind of had a little bit of a say we were butting heads with the bank as far as music and control, but we've now resolved that issue, and we've now expanded the space, and we are looking to move the sign over. This is just kind of a low-key pitch to you guys looking to get in shape around the holidays this year so that's why we're here. That's it.

Don Roberts: That's it ?

Mike Versheldon: That's it

Don Roberts: Good

Mike Versheldon: I just wanted to throw it out there you know, we've got a big party coming up on Saturday, we are doing the re-grand opening party so I'm going to be speaking in front of a lot of people, so this is

Marcel Nadeau: I hope you get approved tonight.

Mike Versheldon: Yea alright well let's get that going

Don Roberts: Okay comments by the Board?

Tom Koval: The high energy music are you making any attempts to buffer it from the neighboring tenants?

Mike Versheldon: Yes, we do have soundboard panels, we've just remodeled everything. We have the sound boards already in place, so we are not competing with Budokai, or next door we are already I'd say thirty feet away from Trustco now so we've already resolved that issue. No issues now, so it's a double whammy.

Don Roberts: Anyone else?

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

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Tom Koval: Ill second

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

Rich Berkowitz: You're just moving the sign same side.

Mike Versheldon: Yea

Richard Harris: I told them they didn't need to get a sign application they are the same fixtures.

Don Roberts: Now you do advertise that you are in Halfmoon right ?

Mike Versheldon: What's that?

Don Roberts: You do advertise that you are in the Town of Halfmoon right?

Mike Versheldon: Yea, yea yea I think so. Yes, we do.

Don Roberts: You might want to recheck that. We have a motion and a second all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried good luck.

Mike Versheldon: Thank you.

On The Move Health & Fitness – Change of Use/Tenant

APPROVED. Board approved the use of an additional 1,400 SF (3,500 SF total) for an expansion of the personal gym/training facility.

Rockwood Subdivision, 1460A Crescent – Vischer Ferry Rd – Minor Subdivision & Special Use (24.128 & 24.129)

Sophia Maruso: Hi there, my name is Sophia Maruso. I'm with Plan Insight Consulting tonight I'm representing our clients Glen and Debbie Rockwood who live at 1460A Crescent Vischer Ferry Road and we will find out about the gym as well. We are here tonight to receive the kickover to the Zoning Board as was explained to me by the planner Paul. We're pursuing a two-lot subdivision so it's a minor two lot subdivision where we're proposing to split the existing home, put this on a 2.95-acre parcel and to split off and additional 9.9 acres to accommodate future residential development. This would also contain the existing barn that has been improved and received maintenance over the past few years of Rockwood's ownership. So tonight, we understand that though we meet the bulk requirements of the minimum lot size and frontage dimensions in accordance with the C-1 commercial district provision and 165-5 of the flag lot definition as well that the existing structure on what would be proposed lot E would preclude us from pursuing a subdivision at this time. We are also pursuing a special use permit in order to accommodate the future residential use on lot B, and this may look familiar the applicants have been before you in August 2021 and had gone through a lot line adjustment with their neighbors to the west the Berlins. But I'm here tonight to take any comments, questions, anything to incorporate into the variance application that we know that we need to pursue.

Don Roberts: Okay we can ask questions but as the applicant said it has to be denied on the basis that there is an accessory structure on the property without a principal structure, but any questions.?

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Richard Harris: Any comments from the Board that the ZBA should consider positive, negative whatever about this?

Rich Berkowitz: I have no problem with it. I make a motion to deny and send to the ZBA

Tom Koval: I'll second

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

Sophia Maruso: Thank you, see you in a few months

Rockwood Subdivision, 1460A Crescent– Minor Subdivision & Special Use

DENIED. Board received a presentation for a proposed two lot Minor Subdivision and denied the application due to the location of an accessory structure in the front yard and without a primary structure.

Haswell Lot Line Adjustment, 41 & 17 Domenica Dr – Minor Subdivision (24.157)

Lorin Haswell: Lorin Haswell 41 Domenica Dr. The reason why I'm here minor subdivision between my place at 41 Domenica Drive and my next door neighbor at 17 Domenica Drive have a few back in the Fall. My neighbor by the name of Jeff had his land surveyed undenounced to us. His property line came about 4 inches from the north end of our driveway. So after, Jeff's a great guy after talking to Jeff we've agreed to he let me buy about 17 feet from the west end of Domenica Drive all the way over to the east side and that's the reason for the minor subdivision, so there's no buildings all it is, is just green grass and trees.

Don Roberts: We will need a public hearing for next meeting, any questions or comments?

Rich Berkowitz: I make a motion to set a public hearing October 28th.

Tom Werner: I'll second it.

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

Lorin Haswell: Okay, I guess the only other question I had is once this is approved do I get a notice so I can go back to Eric at Environmental?

Richard Harris: Well what will happen is assuming all goes smooth October 28th the Board approves it your surveyor will need to drop off after that date a set of paper plans and mylar plans for the chairman to stamp and sign himself so we can only do that as soon as we get those in, usually within a week Don's in if it's a rush he will come in the day of and then we call your surveyor or you whoever you want us to they come pick it up and do their magic .

Lorin Haswell: Eric said he would take it up to the County for us so

Richard Harris: Yea you just need afterward someone needs to drop off the large size paper copies and mylars we could go over this after, 2 mylars and at least 6 paper copies, chairman will stamp it and then we will call you when it's ready and you pick it up when you can, okay.

Lorin Haswell: Alright, very good thank you.

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Richard Harris: Sure

Haswell Lot Line Adjustment– Minor Subdivision

PUBLIC HEARING SET. Board received a presentation on a request for a two-lot subdivision (lot-line adjustment) and set a Public Hearing for October 28, 2024.

Martin - Tironi Subdivision, 107 Johnson Rd (261.-2-39.32) – Minor Subdivision (24.164)

Frank Tironi: Hi, how are you doing, Frank Tironi 109 Johnson Road, 107 is the lot that we want to subdivide. It's 1.37 acres, we want to cut off make it two lots, 137, 273 square feet and 22424 square feet. The smaller lot is the lot that we are going to sell or build single family on it. We are going to retain the other lot.

Don Roberts: Okay questions by the Board?

Rich Berkowitz: I make a motion to have a public hearing on October 28th.

Marcel Nadeau: I second

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried, see you on the 28th.

Frank Tironi: Thank you.

Martin - Tironi Subdivision– Minor Subdivision

PUBLIC HEARING SET. Board received a presentation on a request for a two-lot subdivision and set a Public Hearing for October 28, 2024.

Red Maple Lane, LLC, Subdivision & Duplex, 5 & 7 Red Maple Ln – Minor Subdivision &

Special Use Permit (Duplex) (24.146 & 24.147)

Nick Costa: Good evening, Nick Costa from Advanced Engineering and we're here tonight to present this application for a subdivision and a special use permit. These are parcels that the applicant owns and there's three existing Duplexes and he's proposing to subdivide the rear portion of 5 and 7 to build two additional Duplexes. Obviously, the parcel is located on Red Maple Lane and if there are any questions I would be more than happy to try to answer those.

Don Roberts: Any questions by the Board.?

Marcel Nadeau: How many other Duplexes are in that area?

Nick Costa: I believe there are a couple more adjacent to this, to the north I believe it is, the north and west.

Rich Berkowitz: On Red Maple or

Richard Harris: There is a few on Red Maple and then there's a couple right at the entrance

Nick Costa: Even across the street there's some. I think most of the buildings are duplexes.

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Richard Harris: Could you explain, I guess I didn't catch this, initially the driveway situation for the four lots, how many driveways or any combined, I don't I'm not seeing them on these lines.

Nick Costa: Not they're not shown of there. I think that each one has a driveway but this three and five would share.

Lyn Murphy: Your definitely gonna wanna have that on the map for the public hearing.

Nick Costa: Yea we'll add those.

Tom Koval: We're never crazy about shared driveways.

Nick Costa: I think that this made, no you know what we are breaking this house, so this is going to have its own separate driveway, and this one is going to have its own separate driveway and I'm not sure if these two share a driveway. I think that the reason why we showed some of the topography here is that there is a common with regards to the topography at the rear and that's when we added the topography.

Richard Harris: When it got subdivided the last time

Nick Costa: Yea

Richard Harris: Gotcha

Nick Costa: But we do have as-builts, we have as-builts of the three existing Duplexes and we can certainly add those driveways.

Richard Harris: Yea show them all, I think that will come up at the hearing.

Lyn Murphy: If you can get those to Planning sooner rather than later so that they can post them prior to the actual public hearing that would be great.

Nick Costa: I will try to get them to Rich and Paul this week.

Don Roberts: And we're thinking of the public hearing for the 12th.

Rich Berkowitz: What kind of notice we giving?

Richard Harris: How far do you want to go I mean obviously we would do all of Red Maple even though a lot isn't adjacent. Code requires adjacent we could go as far as you want but I would say include all of Red Maple on it.

Rich Berkowitz: Anybody across the street?

Richard Harris: I'm going to take a look at an aerial. Yea right that's lined up with the south entrance of Linden Woods, so you've got, that's HOA property. There are a few houses here you know we could. I don't have it on this but.

Rich Berkowitz: Maybe just a few on the adjacent properties

Richard Harris: Like this here to the south and then some of these to the north? Yup

Tom Koval: That back road has a lot of Duplexes, Red Maple is all Duplexes.

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Richard Harris: Yea we'll do an expanded area to include houses with frontage on Dunsbach.

Rich Berkowitz: You're talking ten extra lots

Richard Harris: Yea probably, yea about that yup.

Rich Berkowitz: Okay I'll make a motion to have a public hearing on November 12th

Tom Werner: I'll second that .

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

*Red Maple Lane, LLC, Subdivision & Duplex– Minor Subdivision & Special Use Permit (Duplex)
PUBLIC HEARING SET. Board received a presentation on a request for a two-lot subdivision and
proposed duplexes and set a Public Hearing for November 12, 2024.*

**Cannabis Central, 1520 Crescent – Vischer Ferry Rd – Site Plan, Special Use Permit & Sign
(24.149, 24.150 & 24.151)**

Jason Southwood: Hello everybody, Jason Southwood. Cannabis Central, 1520 Crescent Road we're looking for approval for a couple of different signs and the drive thru lane. So, if there's any questions or concerns, I'm here to answer them and I'm not sure which one you want to start with.

Don Roberts: Well, first we're going to refer this to our Town Engineer for review and also to Saratoga County for review as well.

Jason Southwood: Yeah, I figured that was on the agenda, okay

Don Roberts: Any questions by the Board?

Tom Koval: No. I'm having a hard time grasping where this all is but

Don Roberts: Over by McDonalds.

Tom Koval: Yeah. I know that area, I own property over that way, but I just Mills. So, is Morris Lane a paper road coming back out or just dead ends there?

Richard Harris: It does not come back out.

Tom Koval: That's what was throwing me off, it's

Richard Harris: Where the garage is right there.

Tom Koval: Sure.

Rich Berkowitz: What's the logistics of ordering? I mean, do you call ahead too, is there a menu outside, like a fast-food restaurant?

Jason Southwood: For the drive through, yea It's still up for debate between me and my wife. I want the call ahead because I don't want somebody sitting there who doesn't. know what they want.

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Rich Berkowitz: Right.

Jason Southwood: The drive through is really for somebody does know what they want and they just, ya know, go through. There might be a small menu board out there with limited items on it that you can pick and choose from as you go through. But there's already a partial ring road going around. It will eliminate a couple parking spots we've added those into the island. Yup, right there on the, what is that, west, yeah, west side, right there. That grass area there will add two additional parking spots. The drive through will continue around the building and come right back out the same way you came in. There's really no, I don't see any impact for neighbors because there aren't any. The business in between us has a fence for any kind of car lights or anything like that and I believe they're closed at 5:00 anyway, so.

Tom Koval: Does fire need to look at this?

Richard Harris: Yeah, we'll send it to the fire as part of the

Tom Koval: Because of the car that's around the back of the building.

Richard Harris: Yeah, we'll send it off to the firehouse.

Don Roberts: Just to reaffirm, part of your approval was no on-site consumption.

Jason Southwood: Oh, correct. Yeah, that's a whole different license with the State and I don't want nothing to do with it in any way, so, no, this is no different than a liquor store. You go in, pick it up, bring it home and do what you do with it.

Richard Harris: The applicant did share with me that he has experience with State liquor licenses and operating more

Jason Southwood: I owned my first bar when I was 23. I'm 47 now. So, it's been a while.

Richard Harris: And we said that the process, even though different, is kind of a similar regulatory, but different regulations, but similar in terms of

Jason Southwood: To be honest with you, this is more strict

Richard Harris: It is more strict.

Jason Southwood: More strict, they actually call it seed to sale. They track that from a seed up until the moment you buy it and take it home. It is tracked. Alcohol's not. They have no idea which still boggles my mind but, hey, who am I to argue. No, it's no different than any retail shop, I mean.

Richard Harris: Do you guys want to, since he likely will be opening in November as he explained in the pre-meeting, do I consider the sign tonight?

Don Roberts: I think we should, I think we should. You know you can't even start constructing a drive through until you get an approval. You're aware of that?

Jason Southwood: Oh, yeah. I wouldn't, it's going to cost a lot of money to do that and I'm not going to do anything until I get my approvals.

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Don Roberts: Yeah, I mean the sign would be a good idea.

Jason Southwood: They stop making blacktop around Thanksgiving anyway so I'm going to, I'm nowhere near that.

Tom Werner: They said pavement was already constructed along Crescent Vischer Ferry Road. It shows like it's encroaching upon the county road right-of-way, at least the drawing appears to be that way.

Jason Southwood: I'm sorry, I didn't hear you.

Richard Harris: Yeah. I mean, this can be off. Yeah, there is all existing there is a state right of way right there. This survey could obviously be more accurate, so it doesn't look quite as much pavement in the survey in the State right-of-way, but this portion at least according to the survey.

Jason Southwood: Yeah. They came out and pinned it and then everybody was still kind of, is this the state's, is this here and I'm like all, you guys are the surveyors. I don't know who to call other than that, so I mean it's all existing It's probably been there.

Charlie Lucia: This is existing. Ok.

Jason Southwood: Yeah. Now that's been there for probably since the 60's.

Richard Harris: This is all, the new pavement is this darker shade right in here. In the back and around it didn't copy great, this lighter shade of gray is the existing here's the additional spots he meant, these two slightly darker, to compensate for the couple he is losing.

Jason Southwood: Yeah. I believe it goes from, it has to have the pass thru lane and so I think it's 20 feet total with the pass through then it chokes back down to like 12 feet, I think around the rest of the building. There's really nothing back there. I think there's maybe 1 tree that would have to be removed.

Don Roberts: So, we're going to try and act on the sign tonight, alright?

Richard Berkowitz: I make a motion to approve the sign.

Charlie Lucia: I'll second.

Don Roberts: All in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. And then we'll get back to you after our review is done.

Jason Southwood: Oh, so then the sign, you'll let me know. Does it go to the

Don Roberts: After the review is finished

Jason Southwood: Engineer first and then the county?

Don Roberts: It will

Richard Harris: Yeah. It could be a couple months.

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Jason Southwood: As long as it's done before the Spring, I'm happy.

Richard Harris: It will be too late for October, right? Yeah, we're probably looking at November engineer, Town Engineer's have got quite the workload.

Jason Southwood: I hear you. I got plenty of work to do before the drive through so don't worry about it. Alright. Thank you.

Don Roberts: Ok. Thank you. Take care.

Cannabis Central, 1520 Crescent – Site Plan, Special Use Permit & Sign TABLED/SIGN-APPROVED. Board received a presentation for a drive-through window addition and tabled it for technical review and referral to several agencies. Board also reviewed and approved two new signs for the approved business.

Synergy Park Warehouse, 17 Synergy Dr (@ Rt 9) – Site Plan (24.148)

John Hitchcock: I'm John Hitchcock with ABD Engineers. The project parcel, 17 Synergy Park Drive, is located right across the street from the Stewart's there on Route 9. It's in the northwest quadrant of Synergy Park Drive and Route 9 intersection. It's a 5.96-acre lot which is primarily located in the Town of Clifton Park but about .3 acres is located in the Town of Halfmoon which is, ya know, why we're here tonight. The applicants proposing a 50,000 square foot building and about 1,100 square foot of that building crosses over the town line. So very little, but the very reason we're doing it is to provide additional parking to the south of the building. Other work within the right-of-way in the Town of Halfmoon is a little bit of landscaping. Some trees along the property that abuts Route 9. Sewer and water is coming from Clifton Park and Saratoga County Sewer. Stormwater is located to the south of the site in the Town of Clifton Park and that stormwater basin was designed as, when Synergy Park Drive was designed, and it handles Synergy Park Drive. A portion of it handles the site development here and a portion of 15 Synergy Park Drive. Yeah. That's it, we're just looking to move this forward to both the Town of Clifton Park which we're almost through with, we're just waiting on the Saratoga County referrals to come back.

Don Roberts: Ok. Now Joel, do you think you've got to do a separate review on this or are you ok doing it with Clifton Park?

Joel Bianchi: I happen to know this guy whose reviewing in Clifton Park, I'm sure he would be kind enough provide me any comments he has.

Don Roberts: Ok, so we're not worried about that part, and it's already been referred to the Saratoga County, right?

Joel Bianchi: Correct.

Don Roberts: So, the landscaping might be a topic, anybody have concerns about that?

Tom Werner: I think we should do it.

Richard Harris: But to do this adequate is the question here.

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John Hitchcock: So, it should be noted that that building's actually going to sit lower because that's about a 7 percent slope on that road. I don't have the grading right in front of me, but you might see the top 10-15 feet of the building.

Richard Harris: Are those trees going to be planted on a berm or just

John Hitchcock: It's been discussed, but it can be planted on a berm there's enough

Richard Harris: I would suggest that.

John Hitchcock: Yeah. Ok.

Richard Harris: I'd recommend that if the Board agrees? Hey, I got a question our Assessor brought it up to me today because this stuff is like advanced calculus when it comes to assessment. Why wasn't it all just put in the Town of Clifton Park?

John Hickock: Because there's not enough room between the

Richard Harris: Oh, the wetlands and stormwater? Okay

John Hickock: Right and the stormwater. And that stormwater is already under construction as part of the road. It will be redesigned slightly to help make this fit but we're right at the boundary.

Richard Harris: I told her I would ask, she's angry at me

John Hitchcock: We actually started this out with it being done the entire building being in the Town of Clifton Park, but the need for parking was there and that's how we were able to make it work.

Tom Werner: Did Clifton Park require any type of traffic analysis or what type of volumes are you expecting? It's both an office and a warehouse.

John Hitchcock: So, there was a traffic analysis done back in 2013, I believe, for the overall development of this park and the overall development of this park was, I don't have it in front of me, but it was significantly a lot of office space and so far within the park it's been all warehouse. We have 15 Synergy Park Drive which is a 40,000 square foot warehouse and it has one vehicle there all day. It's mainly used for storage. We have 7 Synergy Park Drive which is U-Haul. So, very little traffic. So, we haven't even come close to the threshold of traffic that this was analyzed for. And that was a question by Saratoga County. So, this has already been reviewed. They've offered that comment, and we submitted a response to them regarding the traffic analysis that was done by, it was Creighton & Manning that did it back in 2013.

Tom Werner: So, we should expect more truck traffic than vehicle?

John Hitchcock: Right. But it was, it's still under what was designed for a warehouse. What was analyzed for warehouse. And I can submit that I don't have that letter in front of me that we submitted to Saratoga County Planning, but it has that information on it, and I can send a copy over to Rich so the Board has it and it discusses the traffic.

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Richard Harris: That was all part of an EIS, correct?

John Hitchcock: Yeah.

Richard Harris: Yeah. And the Board, does the Board concur with what we discussed at the pre meeting about, since they have an EIS in Clifton Park and 95 percent of this is in Clifton Park you defer to Clifton Park in terms of SEQR review.

Don Roberts: I think we should, I think we should, and again, we can't act on this until the County review is complete.

John Hitchcock: Understood, alright so, see you next month.

Don Roberts: Ok. Thank you.

John Hitchcock: Thank you.

Richard Harris: Thank you.

Synergy Park Warehouse – Site Plan

TABLED/REFERRED TO AGENCIES. Board received a presentation for a new 50,000 SF warehouse building located in both the Town of Halfmoon and Town of Clifton Park (1,100 SF located in Halfmoon) and tabled it pending review by the Town Engineer and Saratoga County Planning.

Tom KOVAL: I make a motion to go home and eat my dinner.

Don Roberts: Can we have a motion and a second?

Charlie Lucia: I'll second it.

Don Roberts: Okay now can I have a motion to adjourn (all were in favor) Opposed? (none were opposed) Motion carried. Thank you. Goodnight.