

## **Town of Halfmoon Planning Board Minutes April 28, 2025**

**Those present at the April 28, 2025, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski – absent  
Joe Landy-absent

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

Richard Harris

**Senior Planner / Stormwater Management Technician:**

Hanifa Khatibi

**Town Attorney:**

Lyn Murphy

**Deputy Town Attorney:**

Cathy Drobny

**Town Board Liaison(s):**

John Wasielewski  
Eric Catricala

**Town Engineers:**

Joel Bianchi

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***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 the minutes from the last meeting?

**Rich Berkowitz:** I make a motion to approve the minutes.

**Tom Koval:** Ill second.

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

**Carola, Amann & Chlopecki Subdivision & Lot Line Adjustment, 42, 48 & 60 McBride Rd – Minor Subdivision (25.034)**

**Pat Jarosz:** Good evening my name is Pat Jarosz with VanGuilder Associates. I'm just here tonight for the public hearing to request a two-lot subdivision and a lot line adjustment on 42, 48 & 60. We will have lot line adjustments that are shown on the map 48 McBride Road will be subdivided into three lots with a lot 48 containing an existing house in the outbuildings, and two new vacant lots will be created in the process. It meets all of the bulk requirements of the zone, and that's about it.

**Don Roberts:** Done?

**Pat Jarosz:** That's it, we are good.

**Don Roberts:** At this time, we will open the public hearing, any comments from the public, anyone that wishes to speak come up and say your name, address any comment you might have? Anyone online wish to speak? Okay we'll close the public hearing, comments by the Board?

**Rich Berkowitz:** I make a negative recommendation on SEQR

**Marcel Nadeau:** I 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 minor subdivision

**Marcel Nadeau:** Second

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

**Pat Jarosz:** Thank you.

**Don Roberts:** Your welcome

**Tom Koval:** I would like on these maps for the future to see what's around it not just the lot, because we keep getting these maps and all we're seeing is the exact lot and none of the surrounding lots it was received ten minutes ago and I cant read any of this that came on this map so an 11x 17 that I can read would be much appreciated.

***Carola, Amann & Chlopecki Subdivision & Lot Line Adjustment– Minor Subdivision  
APPROVED. The Board approved the request for a lot line adjustment and subdivision involving  
three existing lots, resulting in the creation of two new vacant, single-family home lots.***

**New Business:**

**Eagle Eye Automotive & Cycle, 1489 Rt 9 – Sign (25.027)**

**Mathew Falconio:** I'm Mathew with Eagle Eye Automotive and our application is for a double-sided sign out front and a 3x8 over the garage door.

**Richard Harris:** This did not scan great but that's the monument sign

**Mathew Falconi:** 5 x 10 is the side lot

**Don Roberts:** It meets Town Code, yea it's not in the right of way

**Richard Harris:** No that's an existing sign structure, you can see it right here. This is not survey happy to Route 9, but the survey line is not that far off

**Tom Koval:** The sign goes back off the road quite a bit.

**Don Roberts:** Yea

**Rich Berkowitz:** I make a motion to approve the signs

**Tom Werner:** I'll second

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

**Mathew Falconi:** Thank you

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

***Eagle Eye Automotive & Cycle – Sign***

***APPROVED. The Board approved the request to install two new business signs.***

**The Residences at Crescent Commons, 19 Plank Rd – Sign (25.054)**

**Don Roberts:** Tom Koval recluses himself and so does Lyn.

**Adam Wakulenko:** Good evening I'm Adam Wakulenko from Adirondack Sign Company.

**Don Roberts:** Can you saKulenkot you want to do?

**Adam Wakulenko:** Okay we are here presenting a freestanding sign for the Crescent Commons Apartments. Within Code, meets set backs everything.

**Don Roberts:** We think it's in the right of way, yes.

**Adam Wakulenko:** Okay, how much further back would you like it?

**Richard Harris:** It has to be on private property, you've got to find where the property line is

**Adam Wakulenko:** Okay

**Richard Harris:** You've got to find where the property line is, it has to be set back. This aerial image google maps doesn't show the driveway that was recently installed but as you can see there's the property line that tree that is not in your photo these are the trees in the back ground, see these trees here. These are the trees in the background of your photo and so they need to be further to the west of those trees.

**Adam Wakulenko:** So maybe on the other side of that light pole?

**Richard Harris:** Yea the light pole is definitely on private property, I just don't know where the property line is between the light pole and the edge of the road.

**Adam Wakulenko:** My, our layout person laid it out but looking at it she put it definitely in the wrong spot. We can easily move it right in line with the light pole. That's no problem at all.

**Tom Werner:** You need also too to make sure that people exiting have a line of site that they can see cars oncoming. That's from a safety point of view that's very important. Regardless of where the right of way line is.

**Rich Berkowitz:** Could you put it in line with that light bulb?

**Adam Wakulenko:** Exactly

**Tom Werner:** Yea it should be

**Adam Wakulenko:** We could put the pole closest to the road in line with the light pole

**Don Roberts:** That would work better yes

**Adam Wakulenko:** No problem

**Rich Berkowitz:** I make a motion to approve the sign application contingent on the sign being out of the State right of way and in line with the light pole

**Don Roberts:** Can I have a second.

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

**Adam Wakulenko:** Thank you.

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

***The Residences at Crescent Commons– Sign***

***APPROVED. The Board approved the request to install one new free-standing monument sign near Plank Road, with the condition that it shall be located on private property with the front post even with the new light pole.***

**Staucet Barber Company, 217 Guideboard Rd – Sign (25.055)**

**Wes Staucet:** Good evening my name is Wes Staucet I'm the owner of Staucet Barber Company and I'm here seeking sign approval for my barber shop located at 217 Guideboard Road. It's one sign, it's directly on the front of the building.

**Rich Berkowitz:** Exactly where the other one was isn't it?

**Wes Staucet:** Pretty much, same size that's where we came up with that so right where the other one was and pretty much the same size top to bottom.

**Rich Berkowitz:** Same lighting?

**Wes Staucet:** His I don't think had power running to it so that was never lit up, but this will be lit up.

**Rich Berkowitz:** Just back lit?

**Wes Staucet:** No like the actual, everything will be lit.

**Rich Berkowitz:** No, is there a light inside the sign or is there a light hanging down?

**Wes Staucet:** Oh no its inside the sign.

**Rich Berkowitz:** I make a motion to approve the sign

**Laurie Barton:** I second

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

**Wes Staucet:** Thank you very much.

**Don Roberts:** Your welcome

*Staucet Barber Company, 217 Guideboard Rd – Sign  
APPROVED. The Board approved the request to install one  
new wall-mounted business sign.*

**Hank's Hollow Subdivision, Staniak Rd (Island Dr & Seashore Wy) – Sign (25.056)**

**Tamara Sullivan:** Hi Tamara Sullivan for Bruce Tanski Construction. We're seeking approval this evening to place a 4 x 8 freestanding monument sign at the entrance to the Hanks Hollow Subdivision. We'd like to put the sign near the entrance of Seashore Way. It's single sided, non illuminated and will read Hanks Hollow Estates.

**Don Roberts:** And that's on private property?

**Tamara Sullivan:** Yes

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

**Rich Berkowitz:** I make a motion to approve the sign

**Tom Koval:** I second

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

**Tamara Sullivan:** Thank you.

**Don Roberts:** Your welcome

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***Hank's Hollow Subdivision, Staniak Rd (Island Dr & Seashore Wy) – Sign  
APPROVED. The Board approved the request to install one new free-standing, monument  
subdivision sign.***

**Field Industries, 1520 Crescent-Vischer Ferry Rd – Change of Use/Tenant (25.053)**

**Matt Field:** Good evening, Matt Field, Field Industries LLC. requesting a change of use/tenant application for the accessory building located at 1520 Crescent Road, Clifton Park , Halfmoon.

**Richard Harris:** Yea just to clarify, it's this building on the western portion of the property

**Rich Berkowitz:** Are there trucks coming in and out?

**Matt Field:** Yea box trucks, service vans. It's just cold storage for parts and stuff like that.

**Tom Koval:** You're not going to have any outside storage around this building?

**Matt Field:** No

**Tom Koval:** Because their proposing or we approved I can't remember a drive through for the cannabis so, there is not going to be a lot of spare room. Plus, we don't allow outside storage so.

**Matt Field:** Nope, no outside storage, everything is inside

**Rich Berkowitz:** I make a motion to approve the change of use/tenant contingent on no outside storage

**Marcel Nadeau:** Second

**Don Roberts:** There is a motion and a second, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried. Okay you're all set.

**Tom Koval:** If you decide to put a sign up you have to come back

**Don Roberts:** Yea

**Tom Koval:** I'm off the next two

**Don Roberts:** Yea Tom Koval is off this one Saratoga Contractors and Hayner's Farm Stand lighting project.

***Field Industries– Change of Use/Tenant  
APPROVED. The Board approved the use of the existing accessory building for vehicles  
and equipment storage for an HVAC company, with the condition there shall be no outside  
storage.***

**Saratoga Contractors Inc., 4 Jones Rd – Change of Use/Tenant (25.043)**

**Mohamad Yousef:** Good evening, everyone this is Mohammad Yousef. I'm starting a small office on 4 Jones Road in Halfmoon next to Crescent Bridge. This is a by appointment only office it is a studio

basically with all my design material. We do houses and commercial properties and clients come by appointment only.

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

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

**Mohammad Yousef:** Yes, this application is for change of use and tenant correct

**Rich Berkowitz:** No outside storage?

**Mohammad Yousef:** No outside storage, we just see by appointment only office.

**Charlie Lucia:** I'll second

**Don Roberts:** There is a motion and a second, all in favor Aye? (all were in favor) Opposed? (none were opposed) Motion carried.

**Richard Harris:** If you're going to come in with a sign

**Don Roberts:** You have to come back.

**Mohammad Yousef:** Yea I'll come back with a sign if I have to.

**Don Roberts:** You're all set

**Mohammad Yousef:** Thanks everyone.

***Saratoga Contractors Inc. – Change of Use/Tenant***

***APPROVED. The Board approved the use of approx. 1,337 SF of the existing building for a construction company office, with the condition there shall be no outside storage.***

**Hayner's Farm Stand Lighting Project, 148 Rt 236 – Site Plan (25.059)**

**Craig Hayner:** Good evening, Craig and Carolyn Hayner for 71 Hayner Road. We're here tonight seeking approval for some parking lot lighting for the farm stand and ice cream shop. As you see on the plan, we are looking at three light poles they're 18 foot, and we had an architect put together what the I guess the illumination would be and the direction that they would fall under.

**Don Roberts:** That's it?

**Craig Hayner:** That's it.

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

**Joe Landy:** Change the hours at all?

**Craig Hayner:** Sorry?

**Joe Landy:** Are you going to change the hours of operation at all?

**Craig Hayner:** No, no we're still, we'll still be open till 9 pm.

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

**Marcel Nadeau:** I'll second

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

**Craig Hayner:** Thank you.

**Richard Harris:** I just want to mention this did require County referral, the County got that, no County concerns

**Don Roberts:** No concerns?

**Richard Harris:** No

*Hayner's Farm Stand Lighting Project– Site Plan*

*APPROVED. The Board approved the site plan to install new parking lot lighting.*

**Pearl Landscaping, 556 Hudson River Rd – Site Plan (Renewal) (25.032)**

**Dominic Arico:** Good evening, Dominic Arico of Arico Associates. Anthony Reo the owner of Pearl Landscaping. We are in front of you tonight for I guess re-approval. We got approvals a couple years back, but we never got to the building, last year we never got to the building part when we did, we didn't realize we were over the year. Talking with Rich we submitted the plans again. There has been no changes to the plans. One minor comment that Rich brought up is the size of the parking spot needed to be increased to 20 feet, which as you can see in the dashed area it's not an issue extending those. We didn't do it at this time, I believe with Rich's recommendation wait to make sure the Board didn't have anything else they might want to see before hand. I don't know if you want me to go through the project if the Board was familiar with it or just answer questions?

**Richard Harris:** We did receive a letter email complaint concerning existing drainage conditions down there

**Dominic Arico:** Yup

**Richard Harris:** Could you respond to that or explain how your project will not contribute to that, or do you have stormwater on site?

**Dominic Arico:** Do you have a bigger overview of the property area because it would be a lot easier as a

**Richard Harris:** An aerial you mean?

**Dominic Arico:** An aerial would actually show better. There's a State culvert to the north of the corner of our property

**Richard Harris:** Probably right here?

**Dominic Arico:** In that area there, correct. It goes it drains across towards the river that little boxed out area is part of the State taking when they did the culvert. Whenever they did that, my understanding was it was sized up at some point. As you see it runs down towards the east and it makes a turn, the little drainage swale runs back then runs through their property, across the street and then eventually discharges down to the river. Our property as you can see is, I mean is it more south? It does drain down to the road and down to the drainage swale along the road



which does go into the culvert. But the main drainage is really more northwest way back to the railroad tracks. It drains a big area back that way. That may have been, but that's the drainage pattern. Nothing comes across our property its all north on that north property line, the other house that's there. You can see the dark area, that's not really all the drainage but there is a swale that runs through there. So, it really doesn't, I don't believe it affects what we are putting into it, it's more upstream of us even the drainage that goes through there.

**Don Roberts:** So, you see no issue with that?

**Dominic Arico:** I don't see any, no.

**Tom Koval:** I mean it's the river valley. All the water from up here goes there. It's going to go there no matter what. I don't think this projects adding any more water to it, it's not really impervious soil, not good soil down there anyway. It's mostly clay so the water is going to shed off to that culvert whether there is a building there or there is no building there. It looks like, I'm looking at that drainage swale. It looks like it's been there probably a long, long time and the trees are taking it on the top, that's probably why it's still treed in and not clear. South of that I think it's done. They've got a gigantic pile of concrete stuff out back there, I mean if anything's causing water issue, I'd say it would be that project. I don't see how this could really create more drainage issue than already exists.

**Marcel Nadeau:** Where is that neighbor?

**Tom Koval:** It's in the bottom of the picture Dunn, it heads off to the back of the picture. If you go down Hudson River Road, you'll see a mountain of concrete. They must be recycling concrete or something.

**Rich Berkowitz:** Joel, you don't see a need ?

**Joel Bianchi:** Not really, I mean I thought it was interesting that DOT came back and saw a development there really no development down there that is significant.(inaudible)

**Richard Harris:** The residents have brought up the solar farm on Town property, but yea DOT representative indicated it's a development in Town in general near by contributing to this one culvert. I mean we haven't done an analysis of where the flow all comes from but.

**Tom Koval:** Up north of this on Brookwood, you have the stream that comes through and empties I think part of the canal, the old canal and that takes a lot of the water here. The solar field would shed to that I would think more. I've driven through that field behind the solar field and just this past Winter it got a little mushy further south from there but not up that high.

**Marcel Nadeau:** My question is this contributing ?

**Tom Koval:** I don't see where this site is going to contribute any huge amount of water compared to the solar field, which is shedding water, not absorbing anything.

**Richard Harris:** Yea so this is the Pearl property right here and this is wider, there is a solar farm, J Dunn I think is here

**Tom Koval:** And there is a new solar farm gonna be going in.

**Richard Harris:** They put it on hold for at least four years

**Tom Koval:** You have the rail bed between this. Running right up the side too which is a raised bed.

**Richard Harris:** Yup, right here that's the rail line. That's the Town Water Treatment Plant.

**Tom Koval:** So just to the north there is Brookwood Road and that's where the stream crosses. I'm sure there's drainage that goes through there. There's got to be, I mean the water's got to go somewhere. My point being I don't think one or two buildings is going to have even nearly the effect that that solar farm is going to, or the next one.

**Joel Bianchi:** The solar farms were designed to meet certain regulations, so there should be no additional run-off in the build condition than what is there today.

**Don Roberts:** Okay, so it should be alright then.

Joel Bianchi: The solar farms, if they design it for approval, it should not contribute anymore run off than it does to that.

**Don Roberts:** Okay

**Tom Koval:** I just, educate me so if a solid surface of a solar panel doesn't contribute to anymore run off then how does a roof of a building which is doing essentially the same thing?

**Joel Bianchi:** You add impervious, you add run off.

**Tom Koval:** So, a field of solar panels is

**Joel Bianchi:** They have their own controls onsite.

**Richard Harris:** Stormwater management to maintain it.

**Joel Bianchi:** They are required to meet those regulations. They have mitigated stormwater run off on their site, according to the design that was submitted.

**Tom Koval:** I didn't see any of that, but I'll take your word for it.

**Don Robets:** Thank you, Joel.

**Rich Berkowitz:** This has already been approved, we are just looking for re-approval?

**Dominic Arico:** Correct.

**Rich Berkowitz:** I'll make a negative declaration for SEQR

**Richard Harris:** This did go to County, a County referral was made (inaudible)

**Rich Berkowitz:** Yea I'll make a negative declaration for SEQR

**Tom Koval:** I'll second

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

**Rich Berkowitz:** And I'll make a motion to re-approve the site plan in it's unchanged position from the prior approval.

**Tom Koval:** I'll second.

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

**Dominic AArico:** Thank you.

***Pearl Landscaping – Site Plan (Renewal)***

***APPROVED. The Board re-approved the site plan for a proposed 6,000 SF warehouse/storage building and outside storage area.***

**Aurora Meadows, 34 Woodin Rd – Major Subdivision (25.050)**

**Gavin Vuillaume:** Gavin Vuillaume from Environmental Design representing MJ Tarar. So, this project I think many of the Board members may remember back in 2021 it was originally proposed as a 21 lot subdivision. At that time the current owner decided to pursue the 21-lot subdivision, and it was then sold to the current landowner MJ Tarar. MJ didn't want to do the large subdivision he just wanted to build a house which is now on Lot 11 all the way to the back and that's one that we received approval from the Planning Board I think that was 2023.

**Richard Harris:** Gavin the narrative it said 12 lots. Was that just a mistake?

**Gavin Vuillaume:** Yea well one lots existing.

**Lyn Murphy:** So, you're saying previously they were looking at 21

**Gavin Vuillaume:** They were looking at 21 total.

**Richard Harris:** And now it will be 12.

**Gavin Vuillaume:** Now we're looking for 12 total.

**Richard Harris:** 12 total, 11 new lots

**Gavin Vuillaume:** 11 new lots, yes. So now he got his subdivision approved, the two lot subdivision, and that included the house that's up along the road, Woodin Road. That's currently I think vacant or being leased, yea you can see it in the aerial right there, and then the road was constructed, or the driveway for his home way in the back was constructed in a way about the same area as what's shown here on the map. That's just a 12- or 13-foot driveway with several drop off areas for fire trucks. But right now, existing on the site is just the driveway and the home that is currently under construction as what's known as lot 11. So moving forward, unfortunately as all you know as of January 1<sup>st</sup>. NYS DEC changed the regulations for DEC wetlands at the time that this project was started and at the time we did the two lot subdivision the only DEC wetlands were along that northern border you can see how that's a darker green shading up at the top there, I will kind of point it out. Right up in here this area so that is all DEC wetland and it had a 100 ft. buffer and the house was out of the 100 ft buffer and everything was good and as everybody knows things change quite a bit and with this particular project we had an actual meeting with DEC and the Army Corps. of Engineers to determine how much this would go to NYS DEC wetlands and unfortunately all the wetlands on the property are now going to be under jurisdiction of DEC. So that puts a 100-foot buffer around all of these other wetlands and gets rid of 12 lots. So, we went from 21 to 12 lots. We're showing a smaller cull de sac the cull de sac ends obviously here now it was way back in here. Instead of bringing the cull de sac all of the way down in the Town road which would obviously incorporate a lot more disturbance to

the wetlands we're just going to go with a private driveway, and we'll have an HOA that will own and maintain it and it will be a shared driveway for those 5 homes towards the bottom of the project. You can see there is another one, yup, yup there's the other one that was hidden underneath the thing and so, and again we don't even know if we are going to get permission to go across the power lines on that one so that also probably is going to go away at some point, so we left it on there for now just as far as the overall development to show how that might be built. None of the new homes would be within the DEC buffer. The only thing that would be within the DEC buffers would be the driveways for the homes, and I guess depending on how we make out here tonight we would like to submit this plan to DEC and start the procedure on getting the permitting to have disturbances within the 100 ft buffer. Everything will have municipal sewer and water. There is sewer and water out on Woodin Road that would all be extended out onto the back of the project to service the homes and we are anticipating two stormwater management areas which are again which are shown in heavy green. There will be one here, the high point of the road is the cull de sac there will be some drainage that will be managed towards the front and another one towards the back.

**Don Roberts:** That's it?

**Gavin Vuillaume:** That's it.

**Don Roberts:** Okay, first of all we've got to refer this to MJ Engineering for review, Saratoga County Planning Board for review and the fire district for review. Looking at this also, how about fire hydrants?

**Gavin Vuillaume:** Yes so there will obviously be water brought all of the way back to the back of the project so probably the last hydrant would probably be located here and we have some more updated plans that we've been working on and I'll forward those over to you folks and to MJ and you'll see a lot more information on the next set of drawings. This is just the concept drawing.

**Richard Harris:** I just want to clarify on something I've gotten a couple of questions outside of here. When this Board approved the two-lot subdivision of the house, it's lot 11 right where the house is being constructed

**Gavin Vuillaume:** Right

**Richard Harris:** You approved a two-lot subdivision, one lot was going to remain vacant, and the other was for Lot-11 which the house is under construction. The Board conditioned approval based on a comment from West Crescent Fire requesting a fire hydrant. The Board included that as a condition, a fire hydrant shall be located at the location determined by the fire department. Subsequent to that approval the fire department chief did meet with Mr. Tarar, I don't think you were there Gavin, and in looking at it determined that a fire hydrant was no longer warranted but that it would obviously be required when they come in for more lots, but for one lot. So, the applicants then submitted an application, you approved it undoing that condition requiring a hydrant, so the hydrant was not a requirement after you approved that change per comments from the fire chief at the time upon meeting with the applicant. As Don asked and Gavin responded there will be hydrants required per building code and as proposed by the applicant. One was not required for the two lot, the Board included a condition but then met with the fire department and fire had commented back to me directly that it wasn't needed but we had the applicant come back, you amended that approval to remove that condition on the two-lot subdivision.

**Tom Koval:** I'm not a fan of common driveways. I've said it once, I've said it a hundred times. Obviously, this has got to get referred to fire but I don't see any good way for a fire truck or multiple fire trucks to turn around, get around in this. It looks like a death trap to me for fire equipment.

**Gavin Vuillaume:** Yea we'll work on the driveway configuration there again we're limited with space back there because of all the DEC wetlands and the buffer but I think we can get a good turn around for fire apparatus for the end of that private driveway.

**Richard Harris:** Are you talking at the end of lot 11?

**Gavin Vuillaume:** It would be here, It would be here the turn around would be right here.

**Richard Harris:** You would be required to

**Gavin Vuillaume:** Right yea we're going to have a turn around for sure right here. This could, if need be, I guess we could put another turn around if we needed one.

**Tom Koval:** It's a long road and it's never one fire truck

**Gavin Vuillaume:** No, I know

**Tom Koval:** One ambulance, fire chief, ambulance

**Gavin Vuillaume:** Again, we will make the driveways as hard as we can.

**Tom Koval:** It looks like your creating one hell of a dead head to me

**Gavin Vuillaume:** Well, we'll work on improving it.

**Charlie Lucia:** And not to beat a dead horse here but even on the five lots toward lot 11 so that

**Gavin Vuillaume:** Yea those last 5

**Charlie Lucia:** Again, sort of echoing what Tom's saying there's also again it's a shared driveway through there, I can just see yes how are two cars going to pass each other. One guy's going to work, one gals coming home from work.

**Gavin Vuillaume:** Again, like I said this is just concept in nature. If we need to widen the road maybe we'll make it as wide as the Town road, again we are just kind of in the early stages.

**Charlie Lucia:** Alright thanks.

**Don Roberts:** Okay so we referred it to our necessary agencies, and we will get back to you.

**Gavin Vuillaume:** Great

**Don Roberts:** thank you.

**Gavin Vuillaume:** Thank you.

***Aurora Meadows – Major Subdivision***

***TABELED. The Board received a presentation on a proposed twelve lot single-family home residential subdivision, tabled the request and referred it to several agencies for review.***

**Old Business:**

**Turf Bunny, 9 Morris Lane – Change of Use/Tenant (25.048)**

**Alex Gayheart:** Turf Bunny Lawn and Landscape. Just going to be a storage location for equipment. Not selling anything out of there. Just storage. It's literally a storage unit place.

**Donald Roberts:** Any questions?

**Tom Koval:** You're not going to have any outside storage, correct?

**Alex Gayheart:** We do have outdoor storage, but we rent it, and it's already previously approved for outdoor storage. It's not going to be against the building or anything. It's going to be around the outside with all the other outside storage.

**Richard Harris:** You're talking back here?

**Alex Gayheart:** Yeah.

**Tom Koval:** I'll make a motion to approve the Change of Tenant.

**Donald Roberts:** All in favor aye (all in favor). Opposed (none opposed). Motion carried.

**Alex Gayheart:** Thank you.

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

***Turf Bunny – Change of Use/Tenant***

***APPROVED. The Board approved the use of 2,000 SF (Bldg. 3A) for indoor warehouse/storage related to a landscaping business.***

**Farm to Market Road Self-Storage Phase II, 20 Farm to Market Road – Site Plan (25.009)**

**Paul Lubera:** Good evening, my name is Paul Labarre with Lansing Engineering. I'm here on behalf of the applicant, Bruce Tanski. It's probably been a while since you guys have seen this project, as Rich stated earlier. This is Phase II of the approved PDD. We now meet the PDD regulations. A little bit about the project, it's on 9.94 acres. It's between New York State Route 146 and Farm to Market Road. I guess as part of the Halfmoon Self-Storage PDD, surrounding uses are commercial vacant land and some residential. There are wetlands on site. We're not proposing any impacts to them. We're proposing seven self-storage buildings. The smallest building is 3,600 square feet. The largest building is 8,800 square feet. This is self-storage only, so it only has dry valves around it. We're going to utilize the existing curb-cut for Phase I as well as a emergency access along the East there will be gated. We're also going to extend the water down, the fire hydrant end along the East. Stormwater's

mitigated on-site and we're here to just kind of start the process of getting the site-plan approval and answer any questions you may have.

**Donald Roberts:** Joel, you're looking at this again, right?

**Joel Bianchi:** We are in the middle of it they just sent it to us last week (inaudible)

**Paul Lubera:** We already went through one round of comments, I believe, too.

**Joel Bianchi:** (inaudible)

**Donald Roberts:** We're also going to refer it to the Saratoga County Planning Board again, and, Rich, the Fire Department already looked at this, right?

**Richard Harris:** I'm going to have them take a look again. They had looked at it seven years ago? But, new Chief, new opinions to regs so we'll send it to fire to take a look.

**Donald Roberts:** Good, ok.

**Lyn Murphy:** And so, with the concentration, there is some neighbors very much concerned with the stormwater management and what was coming off the site. I know that this plan should address it but, if you could, when you're looking at the plan, address the timing of that.

**Richard Harris:** Yeah. We'd like that stormwater management constructed.

**Paul Lubera:** Yeah. I do know what was constructed. There may have been delays in stormwater that was built there for Phase I, but now on Phase II, yes, I understand that. I knew something eventually was the residence concerns.

**Lyn Murphy:** Yeah, and it's just the timing of it because a lot of stuff that was supposed to be constructed originally, was not.

**Paul Lubera:** Correct.

**Lyn Murphy:** So, this again, should solve all the issues but I just want a firm timeline in place, please.

**Donald Roberts:** Ok. Any questions by the Board? (no questions). Ok, we'll get back to you, alright?

**Paul Lubera:** Appreciate it.

**Donald Roberts:** Thank you. The last item.

***Farm to Market Rd Self-Storage Phase II– Site Plan***

***TABELED. The Board received a presentation on the proposed construction of 40,800 SF of self-storage space, tabled the request and referred it to several agencies for review.***

**MJ Properties Site Plan, 103 Tabor Road (west/adj. to 113 Tabor Road) – Site Plan (23.019)**

**Donald Roberts:** Laurie is off this one.

**Paul Lubera:** Good evening again, Paul Labarre, Lansing Engineering, back again, here. This was before you last time. We've gone over, I don't know if you guys are familiar, I can go over it again. It's 24.61 acres located along Tabor Road. Currently vacant land. It's currently zoning is light industrial, commercial. Surrounding uses are light industrial, single family homes and vacant land. We're proposing four, 60,000 sq. ft buildings for warehouse commercial and associated parking. Utilities, water, provided by the Town of Halfmoon. Saratoga County Sewer District will provide the sanitary and stormwater will be mitigated on-site. We have previously gone through all of MJ's comments, and we've satisfied them and we're here to respectfully ask for your approval tonight.

**Lyn Murphy:** Can you say that last sentence again, I'm sorry.

**Paul Lubera:** Here to respectfully ask for approval tonight.

**Donald Roberts:** And, we've received a letter that's going to be part of the record, right Rich?

**Richard Harris:** Yes. We have provided a copy to the applicant for any responses today to the Board's concerns.

**Donald Roberts:** Can you respond to that?

**Paul Lubera:** To which part of the letter? All of it or?

**Tom Koval:** Yeah. All of it.

**Paul Lubera:** The traffic concerns, we did have a traffic study done. The elevations were need to be set for accessing Tabor Road as well as combining it with the adjacent commercial use there. The stormwater has been designed in accordance with these new regulations. It will not have adverse effects on surrounding properties.

**Richard Harris:** The idling and tenants.

**Paul Lubera:** The Idling and tenants. That will be handled at the Change of Tenant. No tenants have been proposed at this time. They'll have to come in for a Change of Tenant.

**Richard Harris:** Your revised plan, though, does propose no idling signage 9 pm top 7 pm



**Paul Lubera:** Yes, and they'll have to abide by that during Change of Tenant.

**Tom Koval:** Who's going to enforce it?

**Paul Lubera:** Yeah, I'll have to get back to you on that one to be honest with you.

**Tom Koval:** Yeah, because we don't want 10,000 complaints.

**Paul Lubera:** Yes. I understand.

**Tom Koval:** I mean, this project's already an eyesore in my eyes. So, just... What you're asking though that,

**Paul Lubera:** Yeah.

**Tom Koval:** It could be a lot of eyes.

**Paul Lubera:** Definitely.

**Tom Koval:** A lot of eyes. Unfortunately, no.

**Richard Harris:** Did you submit the letter? Are you Brian?

**Resident:** (inaudible)

**Tom Koval:** Unfortunately, it's not a Public Hearing. I would love to have you come up just like these gentleman. I would have liked to of heard their perspective.

**Resident:** (inaudible)

**Tom Koval:** Were you here for the previous

**Resident:** (inaudible)

**Tom Koval:** Ok, so we do have your comments on

**Resident:** (inaudible)

**Richard Harris:** Just so you know, none of this is going to get picked up on the mike. None of this will be picked up. Comments from the audience don't get picked up by the mike. I just want to make you aware so that when you see the meeting minutes you can't

**Resident:** (inaudible)

**Richard Harris:** I'm not, I'm just saying.

**Lyn Murphy:** We don't have a town tax code. But what we could do is talk about this after. Not after it's approved, after this meeting.

**Brian:** (inaudible)

**Tom Koval:** We will. Certainly, we can talk about it after the meeting. I'll give you, my perspective.

**Lyn Murphy:** It's just not a Public Hearing so we have to (inaudible)

**Charlie Lucia:** You'll have to forgive me a minute and I'm probably a thorn in the ointment or, again, beating a dead horse. But we're throwing up these warehouses. They're just metal buildings in residential areas.

**Donald Roberts:** I get it, but it's zoned for that

**Charlie Lucia:** Got it, got it, got it, but we can't hide it behind a fir tree. It just, I just fail to believe that in today's world that we can't even make the outside of a building look a little bit better. Maybe a little late now, and again, I know it's a pain the neck to have to listen to us but

**Tom Koval:** We can, it's just that nobody wants to spend the money, and they'd rather just stick these things in everybody's backyard because every piece of land that is in this town has to get built up.

**Charlie Lucia:** It's just frustrating. It's just

**Tom Koval:** It's extremely frustrating

**Donald Roberts:** It is, it is.

**Tom Koval:** We've gone through this at all the previous meetings about this site and the several sites like it and the same thing keeps happening over and over and over again.

**Donald Roberts:** And unfortunately, they're doing what's allowed by zoning. That's the unfortunate situation we're in here. None of us like it.

**Tom Koval:** Did the zoning change when we, is it going to change over there?

**Richard Harris:** There's no zoning amendments if that's what you're asking. It discusses the need to evaluate zoning in different parts of town. This is one of them but doesn't, comprehensible and isn't zoning, so that would be a next step in the zoning process.

**Tom Koval:** The other problem is, years ago when the zoning was asked to be changed to commercial so all the people up there that own large tracks of land wanted to cash out on it. So, now their descendants are paying the price.

**Donald Roberts:** So, whatever we do is wrong. That's the sad situation.

**Tom Koval:** And, we can't win. It doesn't mean I approve any of it, but we can't win. But we can make a nice building. We can put up the landscaping that will cover this building. We can tell our tenants when they do come in front of us that they better behave like good neighbors or there's going to be repercussions.

**Paul Lubera:** They intend to.

**Donald Roberts:** And just so you gentlemen in the audience know, not one of us likes this. Ok, just so you know.

**Tom Koval:** Well, I'm going to stick to my original.

**Rich Berkowitz:** We can have a Public Hearing, but we know what we're going to hear.

**Donald Roberts:** The same thing.

**Tom Koval:** Yeah. The same thing. It doesn't matter.

**Donald Roberts:** We're going to hear the same thing again

**Tom Koval:** We could deny it, .they overrule us on something else.

**Lyn Murphy:** The Town Board has absolutely no say in this

**Donald Roberts:** No. It's all on us. It's all on us. And, like I've said before, none of us like it. Alright. If we say no, the Town could get sued and we would probably lose in court. It's going to cost the Town money. For what?

**Rich Berkowitz:** Can they show us renderings of the building before we vote on this?

**Charlie Lucia:** Yeah. Ya know, that's a good suggestion Rich.

**Richard Berkowitz:** Could we see landscaping. Can we see renderings of buildings before we vote on this?

**Charlie Lucia:** Yeah. That's a good suggestion. Yeah. Here say. Nothing. Words.

**Rich Berkowitz:** Before we actually vote on this.

**Lyn Murphy:** So, what the Board is determining is that the application is incomplete because you need additional information in order to make a ruling.

**Don Roberts:** Correct

**Paul Lubera:** We can provide renderings.

**Donald Roberts:** Okay

**Richard Harris:** So, specifically, you'll want to see the elevation, drawings of the sides, façades. Maybe particularly

**Richard Berkowitz:** Landscaping.

**Don Roberts:** Some screening

**Tom Koval:** Elevations of the surrounding properties as well. Not just a block showing the elevation of this parcel. I want to see the properties directly surrounding this, so I have all of the information.

**Richard Harris:** To the east? Can I just clarify. To the east where Northern Sites Drive is.

**Tom Koval:** Correct.

**Richard Harris:** And across Tabor to the south side.

**Tom Koval:** Correct.

**Richard Harris:** Okay

**Donald Roberts:** Joel, you got something?

**Tom Koval:** The monitoring of those types of vehicles.

**Joel Bianchi:** So, it sounds like you want a little bit more. You want visual simulations.

**Donald Roberts:** Yes.

**Joel Bianchi:** Because there's a difference between renderings of the building and visual simulations to sort of replicate what it would look like in the built condition

**Donald Roberts:** Yeah.

**Joel Bianchi:** Contemplating, creating and landscaping so you could comment saying you need more, or you need something different.

**Charlie Lucia:** I would like that. Yeah. I would like that.

**Lyn Murphy:** And, that's not like it used to be. There's a lot of programs that, I mean, it would be difficult to do it the way it used to be.

**Joel Bianchi:** Correct. It is a very inexpensive effort to answer the Board's questions.

**Richard Berkowitz:** I mean, how high are the buildings ?

**Joel Bianchi:** They are greater than 30'. You guys know the exact height because there's fire code implications that (inaudible)

**Paul Lubera:** They're less than 35

**Richard Berkowitz:** inaudible and take photos of properties?

**Thomas Koval:** You don't even to inaudible

**Paul Lubera:** You can build almost realistic images in the site.

**Donald Roberts:** Perfect.

**Paul Labarre:** Alright, perfect. We could provide those.

**Lyn Murphy:** That'd be great.

**Donald Roberts:** Okay. Do that?

**Paul Lubera:** Thank you.

***MJ Properties Site Plan(west/adj. – Site Plan  
TABLED. The Board received a presentation on a revised site plan seeking the  
construction of 240,000 SF of warehouse/flex space, tabled the request, and requested  
additional information related to the proposed buildings, including building elevations and  
the potential visual impact to surrounding properties.***

**Donald Roberts:** Ok. Thank you. Anyone else? Anything?

**Tom Koval:** I make a motion to adjourn

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**Donald Roberts:** And, Joe seconded it. Motion adjourned. Joe seconded it.  
All in favor aye (all were in favor). Oppose (none opposed). Motion carried. Thank you. Goodnight.

**Turf Bunny, 9 Morris Ln – Change of Use/Tenant (25.048)**

**Farm to Market Rd Self-Storage Phase II, 20 Farm to Market Rd – Site Plan (25.009)**

**MJ Properties Site Plan, 103 Tabor Rd (west/adj. to 113 Tabor Rd) – Site Plan (23.019)**