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**Town of Halfmoon Planning Board
April 8, 2024**

Those present at the April 8, 2024, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval-absent
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. For the minutes we have to do a couple little things here because we've had some people here and not here but for the March 11th minutes we had myself, Tom Koval is not here tonight, Charlie Lucia , Laurie Barton and Allison Pingelski were all here so we can vote on the minutes we have 4 people here, so I need a motion to approve the minutes of March 11th?

Laurie Barton: I make a motion to approve the minutes of March 11th.

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Alison Pingelski: I second

Don Roberts: We have a motion and a second all in favor Aye. (All were in favor) Opposed? (None were opposed)

Rich Berkowitz: I've got to abstain.

Don Roberts: Okay, Rich abstains, Marcel abstains, Tom Werner abstains, Motion Carried. Now for March 25th can I have a motion to approve those minutes?

Rich Berkowitz: Yea I'll make a motion to approve those minutes.

Marcel Nadeau: I'll second it.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion Carried.

Tom Werner: I'll abstain on that one.

Charlie Lucia: I'll abstain.

Don Roberts: Okay thank you, we're all caught up that was easier than I thought, also we are going to do a little change here, for babysitting purposes we're going to put Advanced Controls and Automation first, for obvious reasons.

New Business:

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

John Hitchcock: How are you doing, John Hitchcock with ABD Engineers, representing Bill Frank on this application. So, this application has been in front of you guys before for a smaller building addition, it was 1,400 sq ft and it was on the, I want to say that's the east end of the building right off of the front there. After looking at it again with the applicant he could use a little bit more square footage so what we did is we increased it to 2,200 square feet and because of a special setback we're going to need a variance for that and right now this plan shows that 37.5 feet off the road. What we're going to do is tear out all of that pavement including the parking, put the parking on the north side of the building and what that will do is actually increase the green space on the site from I want to say it was 42, yea 42.2 percent to 46.7 percent so that's a positive end. What we're looking for tonight from the Board is just a recommendation to move to the ZBA with this application, and I'll turn it over to you but I also want to point out that we will still be further away from the road than the neighbor to the south which setback is 32.8 feet so we'll still have , we're kind of in line with the existing road I should say so, I'll turn it over to the Board for questions.

Don Roberts: You know we have to deny this application?

John Hitchcock: Right, correct yup and we'll move forward with our zoning, yup.

Don Roberts: Okay.

Charlie Lucia: Just curious Sir about the parking, I think it originally had 17 spaces for parking, right? I may have that confused, but I shouldn't say that 17 employees and I think that originally, I had talked about 4 of those 17, now it looks like it's down to 10?

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John Hitchcock: I might have to, because I just picked up this project, turn that question over to the owner, he might be able to answer it.

Charlie Lucia: Curiosity thing

Don Roberts: Say your name please for the record.

Bill Frank: Bill Frank, owner of Advanced Controls. Right now, we have 4 full-time employees, what that doesn't show is we're adding 3 more to the north side of that parking lot and we've got concrete pavement there, that shows boxed out on the north side that also will be some parking. So, we're not really going to lose any parking spots. With the 4 employees we don't really have that much guests because we're warehousing and manufacturing parts. We don't have traffic in and out, there is no retail association with this property.

Alison Pingelski: So, I just have a follow up question, so on the map it's showing 8 parking spaces and you're saying there is parking spaces you're adding that are not included on the map?

Bill Frank: When we get it repaved, we're going to add a lot of parking spaces it just doesn't show it there, yea we can show it when we go to Zoning Board, and we come back to Planning.

Don Roberts: You probably should, yea.

Charlie Lucia: That will help them to help us too.

Rich Berkowitz: I make a motion to deny due to a set back variance.

Marcel Nadeau: I'll second.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion Carried, good luck.

Bill Frank: Thank you and thank you for shaking things up tonight.

Advanced Controls & Automation (Frank Warehouse)– Site Plan

DENIED. Board denied a request for an approx. 2,200 SF addition due to a failure to meet the minimum front yard setback.

Cartwheels, 4 Enterprise Ave – Sign (24.052)

Don Roberts: Thanks for understanding

Carly Clark: Of course, no problem. I'm Carly Clarke from AJ Sign Company and we're just proposing a couple new signs for Cartwheels which is taking over 4 Enterprise Ave. where Prestige was, this is a monument sign just the lettering will illuminate at night. We are going to re-use the brick structure that's there, there is nothing wrong with it. We have some channel letters on the right side of the building, so you'll be able to see them when you're driving up and entering the space. They will be raceway mounted, illuminated at night, and then we recently added a not lit logo right above the main entry door. It's just pin mounted aluminum it will not illuminate at night. There are lights above the door so that will shine some light on the sign.

Don Roberts: Okay, comments by the Board?

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

Charlie Lucia: I'll second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion Carried.

Carly Clark: Thank you so much.

Cartwheels– Sign

APPROVED. Board approved two (2) new building signs and a replacement panel for the existing free-standing monument sign.

Trenchless Today, 19 Solar Dr – Sign (24.053)

Gina Boudoin: Hi, good evening. My name is Gina Boudouin. I'm representing Trenchless Today. We want to hang a sign an 8 x 4 sign on the front of our building. There will be no lighting. We already have a pro-rate, we are leasing the building at 19 Solar, we've been there a year, we have 4 more years to go with our lease before we extend it. We have approval from the building owner that paperwork has been submitted so all of our paperwork has been submitted nothings changed, we are just seeking approval to do so.

Don Roberts: Comments by the Board?

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

Alison Pingelski: Second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion Carried.

Gina Boudoin: Thank you very much.

Trenchless Today– Sign

APPROVED. Board approved a new wall-mounted business sign.

TNT Fireworks, 1549 Rt. 9 (Walmart) – Change of Use/Tenant & Sign (24.054 & 24.055)

Removed/ per applicant.

Proctor & Eggleston Subdivision, 28 & 28B Firehouse Rd – Minor Subdivision (24.048)

Pat Jarosz: Good evening my name is Pat Jarosz with VanGuilder Associates, I'm here tonight on behalf of the owners to request a lot line adjustment between 28 and 28B Firehouse Road. Lot 28 in the front would like to annex about 5/8 of an acre to lot 28B in the rear. After the adjustment lot 28 will be 1.51 acres and lot 28B will be 2.94 acres, both lots are zoned R-1 residential. Thank you.

Don Roberts: Questions by the Board? First, we need to refer this to Saratoga County Planning, that's been done right? Okay.

Rich Berkowitz: I make a motion to set a public hearing on May 13th.

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Marcel Nadeau: I'll second

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion Carried, see you May 13th

Pat Jarosz: Okay, thank you.

Proctor & Eggleston Subdivision – Minor Subdivision

PUBLIC HEARING SET. Board received a presentation on a request for a lot line adjustment between two (2) residential lots and set a Public Hearing for May 13, 2024.

Old Business:

Caputo's Pizza, 1675 Rt 9 (Watkins Plaza) – Site Plan & Sign (24.031 & 24.049)

Jesus Vasquez: Good evening guys, my name is Jesus Vasquez so last time that I was here I was in front I'm new to this area Halfmoon and I want to put a sign behind the building without knowing that I had to ask for a permit, so I apologize for that first and the reason why we want to put in the sign is the people that come from Lowe's or that side behind the building are missing out on what we offer inside so that's why I have this sign up there but I have 2, it's 2 signs and we put it together, its just a 4 x 6 feet and 3 inches, that's the length. The sign has no light in it, nothing at all it's just like one sign there is no electrical work done at all, it's just screws.

Don Roberts: You said no lighting?

Jesus Vasquez: No lighting, no.

Don Roberts: Paul, this meets with the Plaza's requirements?

Paul Marlow: Yes.

Don Roberts: Okay.

Richard Harris: Yea and you are in addition to the cooler, and this sign your looking for the approval of expansion, I know you don't have that all finalized yet but

Jesus Vasquez: Correct, yes Sir.

Richard Harris: But you are looking for that too.

Jesus Vasquez: Yes, so I'm in the middle, correct yes so, our plan is to add the other 754 square footage I believe it is for more dining in. I mean I've been here almost a year, a little over a year now as a new owner and that was one of the offers I got by the landlord and we are in the middle of finalizing with our contracting people, getting to the right numbers and other than that I think once that goes I should have a final approval with the landlord of the plaza now, hopefully everything goes well as what we planned to do.

Don Roberts: Okay so we can do the site plan and that sign both, lets do the site plan first.

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

Marcel Nadeau: Ill second

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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 sign.

Tom Werner: I'll second it.

Don Roberts: All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion Carried, good luck, when you advertise your in Halfmoon right?

Jesus Vasquez: Yes.

Don Roberts: Thank you.

Jesus Vasquez: Thank you, have a great night.

Don Roberts: You too.

Caputo's Pizza (Watkins Plaza) – Site Plan & Sign

APPROVED. Board approved applications to allow the relocation of a storage freezer along the rear of the building, expansion into the existing tenant space and a new building sign.

Alison Pingelski: I make a motion to adjourn.

Charlie Lucia: I second

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