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**Town of Halfmoon Planning Board
March 11, 2024**

Those present at the March 11, 2024, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman-absent
Tom Koval
Rich Berkowitz-absent
Thomas Werner- absent
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 the minutes from the last meeting?

Tom Koval: I make a motion to approve the minutes.

Charlie Lucia: I'll second.

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

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New Business:

Nercessian Kettle Corn, 1516 Rt 9 – Change of Use/Tenant (24. 034)

Carla DeRasmo: Hi, thank you for having us back.

Don Roberts: What's your name again please?

Carla DeRasmo: Carla, Carla DeRasmo, from Kettle Corn NYC. So, we have been parking at Garden Gate Florist right up the road here at Route 9, for a year now, things are going well, and we would like to renew our mobile food permit for the next year. We haven't had any complaints, parking has been good. We haven't been obstructing any parking for the florist nor the used car business that is there as well and the owner's good with us being there for the next year and we appreciate the opportunity to do business in the Town of Halfmoon.

Don Roberts: Every time I drive by its very orderly so, thank you for that.

Carla DeRasmo: Sure, I mean we pride ourselves as leaving a zero footprint so.

Don Roberts: Thank you, comments by the Board?

Tom Koval: I'll make a motion to approve the change of use and tenant.

Laurie Barton: I'll second

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

Carla DeRasmo: Thank you, I just would like to add one caveat here would we be able to have the permit extend indefinitely or would this be a yearly permit?

Richard Harris: Yea, she was asking not to have to come back every year.

Don Roberts: This would be permanent, permanent, this is permanent, alright your all set.

Carla DeRasmo: Alright, great thank you so much.

Don Roberts: Alright, take care.

Carla DeRasmo: Thank you.

Nercessian Kettle Corn– Change of Use/Tenant

APPROVED. Board approved the permanent use of the site at 1516 Route 9 for a popcorn food truck.

GT Toyz Temporary Boat Display & Storage, 1516 Rt. 9 – Change of Use/Tenant (24.041)

Chuck Pafundi: Hi everyone, Chuck Pafundi and I'm here representing GT Toyz with Greg Goldstein. So, Greg Has kicked off the project down at GT Toyz for a parking lot expansion that was previously in front of the Board. Peter Luizzi and Brothers Contracting and BBL needed additional room for logistics for the boats that were on premise, and we are here requesting tonight to relocate those boats down to 1516 Route 9, as you can see on the screen here the boats would be stored in the green highlighted area. The existing site is C-1 Commercial Zoning. The site right now is 1.65

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acres and is currently occupied by a florist and a used car lot and a popcorn bus as well. The large portion of this existing site is black top and the back of the property the black top is vacant right now. So those boats wouldn't be impeding any of the existing parking that was there. The applicant is proposing just temporary request for display and storage of those boats as I referenced before just for logistics and it would be plus or minus 20 boats, as many as Greg could try to fit in that area, just for the construction staging. We are requesting 60 days on this temporary request. Long-term employees being added to the property there is just the one gentleman that would be logistically transporting the boats from property to property. There would be no permanent staff on premise during those 60 days.

Don Roberts: So, 60 days so you want to go June 1st, does that sound good?

Chuck Pafundi: Yes Sir.

Don Roberts: So, June 1st will be the last day?

Chuck Pafundi: Yup.

Don Roberts: Now Greg, we talked you know my concern, I want to make sure that it looks, it's orderly and not unsightly you know what I mean?

Chuck Pafundi: Understood.

Don Roberts: Okay, comments by the Board?

Tom Koval: I'll make a motion to approve the temporary storage with a maximum of 25 boats ending on June 1st.

Chuck Pafundi: Yes Sir, understood.

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) Motion carried, good luck.

Chuck Pafundi: Thank you.

*GT Toyz Temporary Boat Display & Storage – Change of Use/Tenant
APPROVED. Board approved the temporary use of the site at 1516 Route 9 for boat storage with a
limit of 25 units and an expiration date of June 1, 2024.*

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

Jesus Vazquez: Hello guys, good evening

Don Roberts: Your name please.

Jesus Vazquez: My name's Jesus Vazquez Lopez. About a little over a year now I purchased Caputo's Pizzeria of Clifton Park, with my partner, he is not here tonight but

Lyn Murphy: I'm going to stop you right there you are in Halfmoon that's why you're before the Halfmoon Planning Board.

Jesus Vazquez: I'm sorry?

Lyn Murphy: You're in the town of Halfmoon, that's why you're before the Halfmoon Planning Board.

Don Roberts: Not Clifton Park.

Jesus Vazquez: Yea, yea yes so but I'm just saying like that's the name of the Pizzeria, Caputo's Pizzeria of Clifton Park. So, yea it's been very nice this little over a year now, but I have the only issue with this first map that I gave to Paul when I applied when I came here to do my application, is that this map is showing with the green my plan is to move the walk-in cooler to the outside behind the building. That's where the yellow color is but the only problem we found after we send my application in, right on that yellow there is two grease traps.

Tom Koval: Grease traps, yea the tank.

Jesus Vazquez: Yea there is tanks for the grease traps right there, so I went and talked with my architect about it, and I got right here, I got four more maps showing how we are going to move that walk-in cooler with the yellow right there right now it shows another, literally next to it where there is no nothing like to

Richard Harris: Right here or right here?

Jesus Vazquez: Right there, yea right there yea.

Tom Koval: The gap between the building and the walk-in cooler

Jesus Vazquez: I'm sorry?

Tom Koval: You're going to have a gap between the, so there will still be a parking spot?

Jesus Vazquez: Right, so right now what my architect found was this used to be like a loading zone that part right there and he said the one and two next to that, that's actually the parking lot, and what we are actually planning to use is not a parking lot, it used to be a loading zone. I don't know if...

Tom Koval: Yea we know the building, you don't load much there. Your tractor trailer parks in the middle of the road when they come.

Jesus Vazquez: Yea exactly, I see that at least maybe a couple times a week, but I don't know if you guys want to see this, this is a new drawing showing

Tom Koval: Does anybody?

Don Roberts: No, we don't need to.

Jesus Vazquez: I brought it in just in case

Richard Harris: We will need it for the record and for the future meeting but

Don Roberts: We can't act on this tonight anyway we have got to refer it to Saratoga County Planning Board so we can't act anyway so we've got time on this.

Jesus Vazquez: Okay so yea I still brought it in I wasn't sure

Richard Harris: Yea you can give it to me, and we'll make it part of the file and revise it for the next meeting.

Don Roberts: Tom, you've got a question for him?

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Tom Koval: Yea the sign you put up on the back of the building, you need to come in for a sign permit and that needs to come in front of us too, because there might not be enough space on the building for a sign. Every buildings allotted a certain number of square feet for a sign and we're not sure if that building's over the square footage or under but you still have to fill out a sign permit and come in front of us to get that approved.

Jesus Vazquez: Okay it's two signs we put into one, it's two signs but I can always come back and

Tom Koval: There wasn't ever a sign on the back of the building.

Jesus Vazquez: No there wasn't, just one thing I noticed to new management I guess, I think there was things missing from the back of the building it just looks like empty and I think that there's a lot of customers that come from

Tom Koval: No, I think it's a good spot for a sign, you just have to get approved for it.

Jesus Vazquez: Right yea, okay yea.

Don Roberts: And we'll need the dimensions too

Jesus Vazquez: Right yes, I have all of that, I have the people who made the signs, I have all of the dimensions saved so I can bring it up.

Tom Koval: Okay, so the next time you come to us you should have that. You should talk to Rich about that prior to the meeting.

Richard Harris: So, the Board can't act on it tonight because your location on Route 9 it has to go before the County Planning Board also, that's a State Law. We take care of that part we send the application in but they only meet once a month so they don't meet until the end of March so Paul or I will let you know when they act and then you have to come back here after their approval, assuming they approve it and that will be the time that the Board would see your revised plan and also the sign application which we'll work with you on before that meeting. So you could do both that next, I don't know if the next meeting would it be? Is this on for the March, okay so we would plan to have you back on the 25th so the Board could see the revised plan and your sign permit so we will take care of that tomorrow or Wednesday.

Jesus Vazquez: Alright.

Don Roberts: And then they will get back to you when you can be back on again but again, we've got to refer to Saratoga County Planning Board so, alright.

Jesus Vazquez: Okay, so should I pass this to you?

Richard Harris: Yes, you can leave it right here and I'll mark it stamp it in for today.

Jesus Vazquez: Okay, I also have another paper showing a plan for extension I wasn't sure if you guys needed that or not?

Richard Harris: Yea you could give me all of that, yea. You might want to talk to the Board about that now, how you're looking to expand into the neighboring space. I'll take that, yup okay the seating plan for next door. Yea why don't you brief the Board about that part of this that's internal, okay.

Jesus Vazquez: So yea one thing that we noticed was that Caputo's has very limiting seating and sometimes we get friends or groups, family that bring their kids and their friends and family so sometimes you get like easily 15 people and it looks like it's already full so we had a little talk with the owner of that plaza about how I would like to find a way to expand and luckily we came to a, he told me that H&R Block which is the business next to us they want to decrease

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their square footage because their business is only for tax season and after that they don't use a lot of their square footage because they don't do a lot of business after tax season so since they're coming to their end of five year lease I believe or something like that, he was asking me if I was serious about expanding and I think since if I'm having an opportunity I might as well go for it and that's why I found an architect, I know a couple of people an architect or someone who could help me out move this around and that's how I kind of got this idea put together and that's why I brought it to Paul, and Paul helped me out getting my application together and I haven't gotten completely for that expansion but I'm working on that also.

Don Roberts: Okay so we'll be seeing that in the future also.

Jesus Vazquez: Right, that's our future hopefully with in 6 months if everything goes approved and everything goes okay, it's about 700-750 square footage that we are adding to Caputo's, and we can offer a little nicer dining room for friends and family and stuff like that.

Don Roberts: Okay, good

Tom Koval: Sounds good.

Don Roberts: Alright, okay so we will get back to you when you will be on next time, alright.

Jesus Vazquez: Alright, thank you

Don Roberts: Thank you.

Tom Koval: Thanks.

Caputo's Pizza (Watkins Plaza) – Site Plan

TABLED. Board received a presentation on the proposed site plan to relocate the walk-in cooler and expand the seating area into an adjacent tenant space.

Murray Auto Sales, 315 Rt 146 – Site Plan (24.035)

Don Roberts: Alison is going to recluse herself from this one.

Rob Murray: Robert Murray, I'm looking to take this parcel and turn it into a car lot 60 cars operations will be identical to 441 Towne Auto. Hours, employees.

Richard Harris: You guys will probably remember a year ago he got final approval on that

Rob Murray: Yea just about a year yup.

Richard Harris: Very similar set up, less cars out in front, you were only putting, you only had like seven

Rob Murray: We only had seven cars out front there, no fence on this property.

Don Roberts: Well, we've got to refer this anyway, we've got to refer it to MJ. And Saratoga County Planning Board so right off the bat I personally, this is only me, I think sixty cars is too many myself, that's what I think, but it's my own opinion.

Rob Murray: I gave it to the architect to draw it up and tell me what we could put there.

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Don Roberts: Okay.

Richard Harris: Any thoughts of any type of landscaping or I'm sorry

Don Roberts: That's what you could put there but I still think sixty cars is going to be very unsightly, at least that's my own opinion.

Charlie Lucia: Just curious, as I look at your, just your sketch here that you've got, would there be any thought at all to maybe moving some of your car spacing to the back of the wood framed building as it's shown here, and near Fellows road?

Rob Murray: Yea we could do that, I'm trying to find out off the back of the house, the previous owner re did the septic system, and I applied for the drawings but there was no real drawings, we're not really sure how many leach fields she put in, I'm trying to figure that out, but no I wouldn't have a problem with relocating I just don't want to be on top of the septic system.

Charlie Lucia: It definitely makes sense.

Tom Koval: Wasn't your stormwater retention over in there, or did you ?

Rob Murray: We're back from the road where the stormwater is and it would be the east side of the property where that point is, there is drops off pretty steep.

Tom Koval: MJ would look at that anyway, well let's refer it, see what they come back with.

Don Roberts: We refer it to MJ and Saratoga County Planning Board, and we'll get back to you, alright.

Rob Murray: Okay, yea sounds good alright so I'm all set until I hear from you.?

Don Roberts: Next step you'll hear from us.

Rob Murray: Sounds good thanks so much for your time.

Murray Auto Sales – Site Plan

TABLED. Board received a presentation on the proposed site plan to construct a used auto sales lot.

Hudson River Road Storage Facility, 482 Hudson River Rd – Site Plan & Special Use Permit

(24.037 & 24.032)

Michael Vopelak: Hello I'm Michael Vopelak, here from 482-484 Hudson River Road. So, we just recently finished renovating those front two buildings you see on the screen. We turned them each into 4-unit apartments, and the back building which is existing used to be the old Dukes Grove where they used to have parties and we're looking to turn that into 48 garages, self storage units pictured below.

Tom Koval: How are you getting back to them, between the two apartment buildings?

Michael Vopelak: To the right side of the right building, we already put in a temporary road for the back apartment unit, which has access in the back of the building.

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Tom Koval: That's your property I thought that was Abele's?

Michael Vopelak: No, it's ours, we got the survey done and we have you can see on the right side of the right building we have plenty of space to go through.

Tom Koval: Okay, oh where they had the cars and trailers and crap parked?

Michael Vopelak: They used to have a road that went all of the way back to I think a driving range maybe in the back there, I don't really know what was back there.

Tom Koval: No one knows.

Richard Harris: I couldn't scan all of that, our plotter's broke right now so I just had to put it on the 11x17 for this.

Tom Koval: Okay, so you're still you're not showing the road coming into the self storage units yet?

Michael Vopelak: No, it's not showing on the survey as it is, right now.

Tom Koval: Not that it makes a huge difference, but it should be on there.

Michael Vopelak: I can definitely get them to add that, it's no problem.

Tom Koval: So, you're building on the existing, you're doing these on the existing slab under that existing roof that was already there?

Michael Vopelak: Correct, we just couldn't figure anything else to do with that building as it sits.

Tom Koval: No, and I've been in it a few times It's

Michael Vopelak: See, you can see there how the road on that drawing currently up on the screen.

Tom Koval: Now not that we're voting on this tonight, but most all of the self storage places we have approved there's, we don't allow any outdoor storage.

Michael Vopelak: We don't plan on having any, with the new apartments there we do want to keep it looking clean, I mean we're getting pretty high rent in those buildings we're actually completely rented now with tenants moving in April, March and April so we don't want any outdoor storage.

Tom Koval: Yea we definitely don't either.

Don Roberts: We'll have to refer this to Saratoga County Planning Board so we can't act, we've got to set a public hearing for what time period out here, what May? End of April, okay.

Richard Harris: I do want to mention Mike, I'm probably going to put you in contact with the fire chief, he had sent an email late today just he had some questions and concerns, I didn't respond back to him because the meeting was starting but I'll put you in touch with him to find out what they were, in advance of the public hearing maybe you guys can address. I don't know what his concerns are exactly but typically has to do with access.

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Michael Vopelak: Yea the way we put in the curb just for the back apartments we made sure there was room that an ambulance could go in, turn around. We put in extra wide in those areas behind the apartments for those because we did think that could be an issue with them.

Tom Koval: Generally, you'll need to get a hold of an 80,000 lb. fire truck and the turn radius looks a little narrow on that entrance road, the turn radius you may have to address that.

Michael Vopelak: Yea it isn't that narrow currently, what's there to get to the back units because we did understand that.

Tom Koval: Where's that road going to that's going out back?

Michael Vopelak: That's the same road that used to go to the driving range in the back there whatever was in the back.

Tom Koval: The septic system's that square part?

Michael Vopelak: Yup there's a raised bed in the back, we just put in a new grinder pump.

Tom Koval: Yea I wired the last one, 4 times.

Don Roberts: So, if I can get a motion for a public hearing for April 22nd that would be good.

Richard Harris: Yea so I think in addition to County, which is required, and the public hearing we'll have Mike connect with the fire chief and I think, Joel do you think this warrants, it's an existing structure?

Joel Bianchi: Unless there's exterior site improvements, I don't think it raises itself to have us review it.

Richard Harris: Yea there's no storm water change.

Tom Koval: Are you taking that tent structure down that was alongside that rat roof?

Michael Vopelak: Yes, that's a firepit I believe is what it was? That would go away yes.

Tom Koval: Okay.

Lyn Murphy: So, you need the motion.

Don Roberts: I've just got to tell you, personally I think what you're doing here is going to be a big improvement so thank you.

Michael Vopelak: Yea it was definitely something when we started, I'll tell you that.

Richard Harris: It's come a long way in a year and a half, I'll leave it at that.

Tom Koval: I'll make a motion to set a public hearing for our second April meeting which is the 22nd

Charlie Lucia: I second

Don Roberts: So, we've got a motion and a second for a public hearing April 22nd. All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, we'll see you then.

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Michael Vopelak: Thank you guys very much I appreciate it.

*Hudson River Road Storage Facility– Site Plan & Special Use Permit
TABLED & PUBLIC HEARING SET. Board received a presentation on the proposed site plan to
convert the existing 4,800 SF pavilion into a self-storage facility, and set a Public Hearing for April
22, 2024.*

Don Roberts: Anyone got anything else?

Charlie Lucia: I don't think so I make a motion to adjourn.

Don Roberts: Do we have a second? A third?

Tom Koval: I second.

Don Roberts: So, we've got a motion and a second all in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, thank you, good night.