

Town of Halfmoon Planning Board

May 22, 2006 Minutes

Those present at the May 22, 2006 Planning Board meeting were:

Planning Board Members: Steve Watts – Chairman
 Don Roberts – Vice Chairman
 Rich Berkowitz
 Marcel Nadeau
 Tom Ruchlicki
 John Higgins
 John Ouimet

Alternate

Planning Board Members: Bob Beck
 Jerry Leonard

Senior Planner: Jeff Williams
Planner: Lindsay Zepko

Town Attorney: Lyn Murphy

Town Board Liaisons: Mindy Wormuth
 Walt Polak

CHA Representative: Mike Bianchino

Mr. Watts opened the May 22, 2006 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they have reviewed the May 8, 2006 Planning Board Minutes. Mr. Roberts made a motion to approve the May 8, 2006 Planning Board Minutes. Mr. Berkowitz seconded. Motion carried.

Old Business:

06.142 OB Berkshire Bank, Halfmoon Crossing – Commercial Site Plan & Sign

Mr. Joe Bianchine, of ABD Engineering, is representing Mr. Todd Fischer, of Equinox, for Berkshire Bank's commercial site plan and sign applications. *Mr. Bianchine stated the following:* Mr. Fischer is also present for this proposal. This project has previously been before the Board. The proposed bank would be located at Halfmoon Crossings next to Linens n' Things, across from Home Depot and adjacent to Park 200 Apartments. They have answered CHA comments and Mr. Fischer will address the landscaping for this project. *Mr. Fischer stated the following:* The bank has mentioned some security issues and there are concerns that they have with the way this plan was drawn up. The landscape plan shows 7 arborvitae trees near the back of the bank. The bank proposes to plant trees to try and hide the back of the bank. Also, for the security of the bank employees, the bank wishes to eliminate two of the existing trees and space the arborvitae trees evenly with 5 trees along the back. At the suggestion of Mr. Roberts, the Board would like to screen the project from the apartments. Also, for safety

reasons, they are requesting to eliminate the row of trees proposed along the rear of the employee parking lot and they believe the existing berm would be adequate screening for the bank if they fill in the gaps with 4 to 5 more trees. In the future they would like to bring the roadway straight through as a service road. Mr. Watts asked what the bank meant by security reasons. Mr. Fischer stated he thinks the bank is concerned about someone hiding in the trees. Mr. Higgins asked if the ATM would be located in the back. Mr. Fischer stated, no the ATM would be located on the side of the bank. Mr. Higgins stated that the Board should not consider the approval of the future through service road, as it is not presented as part of this project. Mr. Fischer stated this was understood. Mr. Ouimet asked if the proposed row of arborvitaes would be removed at the back of the building. Mr. Fischer stated just two of the arborvitaes would be removed and they would plant more trees to fill in the gaps to the far rear of the property. *Mr. Bianchino stated the following:* CHA had originally signed off on the site plan and they did receive the email that was sent to Mr. Williams with the pictures and the revisions. Based on the photographs, CHA is comfortable with filling in the gaps on the berm and eliminating the arborvitaes that are along the parking lot. Mr. Fischer stated they would be eliminating the arborvitaes at the rear of the parking lot and they would reduce the trees from 7 to 5 at the back of the building. Mr. Bianchino stated okay. Mrs. Murphy stated that the Board's motion should be conditioned upon the changes as noted by the applicant to the approval of the Town Board prior to the issuing of a CO. *Mr. Fischer stated the following:* They are proposing a two-faced 42.08 SF monument sign, 3 wall mount building signs, directional signs around the project, stop signs, do not enter signs and signs designating the drive-thru lanes. The total signage requested is a little less than 75% of what is allowed for this project. Mr. Roberts asked how the signs would be lit. Mr. Fischer stated the signs would be internally lit and the directional signs would be reflective. Mr. Roberts asked if any of the signs would have neon. Mr. Fischer stated no.

Mr. Roberts made a motion to approve Berkshire Bank's commercial site plan contingent upon the site plan showing a full landscape buffer along Park 200 Apartments. Mr. Ouimet seconded. Motion carried.

Mr. Roberts made a motion to approve Berkshire Bank's sign application. Mr. Nadeau seconded. Motion carried.

06.150 OB Mohawk Army-Navy, 215 Guideboard Road – Sign

Mr. Arno Reihls, the applicant, proposed a sign application for Mohawk Army-Navy store located at 215 Guideboard Road. *Mr. Reihls stated the following:* The sign that is currently on the building is a temporary sign to let people know that the store was there. The proposed sign dimensions would be 3 FT x 10 FT + (2) 9 FT x 2.5 FT, one sided and internally lit.

Mr. Roberts made a motion to approve Mohawk Army-Navy sign application. Mr. Berkowitz seconded. Motion carried.

New Business:

06.162 NB Sportsplex of Halfmoon, 6 Corporate Drive – Sign

Mr. John Daniels proposed a sign application for the Sportsplex of Halfmoon located at 6 Corporate Drive. *Mr. Daniels stated the following:* The sign is proposed to be located on Route 9 500 FT south of Corporate Drive on the west side. This sign would be facing south only for northbound traffic. The sign would be 10 FT x 10 FT, one-sided and not lighted. Mr. Higgins asked if any vegetation would be removed where the sign would be located. Mr. Daniels stated no. Mr. Ouimet stated the sign should state the Sportsplex of Halfmoon is located to the left to direct northbound traffic to the left hand lane on Route 9 to make the left-hand turn. Mr.

Daniels stated that they would like a portion of the sign to be interchangeable to change the message 2 to 3 times a year.

Mr. Roberts made a motion to approve the Sportsplex of Halfmoon sign application contingent upon the signage would be a 10 FT x 10 FT one-sided sign and the wording on signage would be change to say "Left on Corporate Drive". Mr. Nadeau seconded. Motion carried.

06.163 NB Boni – Route 146 PDD, Route 146 – Concept-Commercial Site Plan-PDD

Mr. Scott Lansing, of Lansing Engineering, proposed a conceptual commercial site plan-PDD for Boni-Route 146 PDD. *Mr. Lansing stated the following:* The PDD is for a hospital healthcare facility, medical office and a light industrial) use. They have been referred to the Planning Board from the Town Board. Mr. Kevin Dailey who is representing Boni Enterprises is also present tonight. The parcel is located on the south side of Route 146 approximately 1 mile east of I-87 and Route 9. The overall parcel is approximately 80.99-acres. There are both Federal wetlands and State wetlands on the parcel. The parcel is currently zoned R-1 Residential and the Comprehensive Master Plan identifies the parcel as a mixed-use commercial parcel. They are proposing 2 curb cuts on Route 146 adjoining to 2 cul-de-sacs. They have potential future access points toward the south of parcel to extend onto approximately 4,100 FT of roadway for the project. The proposed hospital medical facility would be a 225,000 SF. hospital and medical facility. There would be a 60,000 SF five-story parking garage. The facility would be a 24-hour emergency service with 120 beds. They would meet Town's parking regulations for the 120-bed hospital. They are proposing approximately 700,000 SF of space over several lots. At the current time they have not identified what these lots would be. These lots would be divided and developed on a tenant-by-tenant basis for the parcel. The architecture for these individual buildings would adhere to the theme for the hospital healthcare facility. The future medical office would be a 4-story structure with associated parking. They are also proposing a future medical warehouse for record storage or supplies for the medical offices and the hospital facility. The parcel is currently in the water district and they are proposing to extend the water from Route 146. Storm water management would be on-site. They are proposing a gravity line to a conceptual pump station for sewer. From the central pump station they are anticipating that a force main would go up and to Route 146 and go down towards the proposed Fellows Road PDD and eventually to the trunk line on Route 236 toward Route 146. The major public benefit would be to provide quality health care and emergency treatment to the citizens of Halfmoon. At the current time there is a ½ hour commute to major medical facilities in the area. The proposed hospital, ancillary structures and medical professional office buildings would also provide needed medical services for the area. There would also be several hundred employment opportunities associated with the hospital facility and the ancillary structures. They also see the sanitary sewer pump station as a community benefit. The applicants intend to size the pump station to pick up flows from the adjacent D&R Village MHP as well as the Halfmoon Light Industrial Park. A potential future roadway connection towards the south would also be a community benefit for the potential. There is also a potential for a trail connection through the roadways and off to adjacent parcels. They feel that this project is in accordance with the Comprehensive Master Plan and in accordance with the Draft Performance Overlay Zoning District for the Route 146 corridor. They would like to submit the studies that they have on an Archeological Phase 1A/Phase 1B study for the parcel, a wetlands study, they have had both Federal and State wetlands delineated on the parcel and these have been sent to both DEC and the Army Corp of Engineers and they plan on receiving a jurisdictional determination from both of these agencies shortly. They will continue to work on the sanitary sewer and they

plan to perform a traffic study and a geotechnical study. Mr. Roberts stated the Board would need a more detailed site plan. *Mr. Lansing stated the following:* At the current time, they are working toward the zone change and an approval for the PDD for this project. As tenants are known, they would subdivide off individual parcels and they would submit site plans for each individual parcel. At this time, the primary parcel that they are focusing on is the main 225,000 SF hospital building. *Mr. Nadeau state the following:* The current site plan does not give the Board a way to analyze the site to see if we can give a positive recommendation as a PDD. The Board would need to know exactly what is proposed for this PDD and the Board would have to determine if all of the remaining buildings for this site would function. One building would not be a proper analysis for a determination. *Mr. Dailey stated the following:* They are currently working on the site plan with hospital architects and they are waiting for these answers also and hopefully they will be available in the foreseeable future. When they were before the Town Board for the PDD, they showed 19 lots with a number of buildings on those lots and they are also trying to plan ahead for future growth of the community. They want to have the ability to grow and expand in future. In talking with the Town Board, they have told him specifically that they do expect something in the way of a significant public benefit. The applicant is well aware that they need to have some size in the PDD to be able to afford to do this kind of public benefit. Mr. Berkowitz asked if the applicant has applied for a Certificate of Need. Mr. Dailey stated the following: The hospital they are working with has a Board of Directors, unions, doctors, State Health Department and they have their own local/political scene and they stated that as progress is made with the Town Board and Planning Board, they will then look at making progress on their end. Everyone is aware that a Certificate of Need is something that has to be done. Mr. Berkowitz asked if this project could go forward without the Certificate of Need. *Mr. Dailey stated the following:* No, and they also can't go forward without the zoning change. If the door is open from the Town of Halfmoon to allow this kind of facility to come to their Town, then it would be appropriate to apply for the Certificate of Need. It is a question of which goes first and in this particular case, the zoning change would have to go first. Mr. Nadeau asked what kind of traffic would this facility generate. Mr. Lansing stated he did not know, as this would be something that the traffic consultant would have to put together. Mr. Nadeau asked where the future project would tie-in. Mr. Lansing stated toward the south and he believes the Comprehensive Master Plan shows a cross-town connector in the general vicinity. Mr. Nadeau asked if a traffic light would be proposed for this project. Mr. Lansing stated they were working with the DOT on this. *Mr. Dailey stated the following:* They were talking to Mr. Jerry Belinski who is working with Environmental Design Partnership and they talked about coordinating what ever may be done relative to any approaches to the Town. The Belinski property has a lot of wetlands but there are a couple of upland areas that might be useable. If they could tie any driveways or roadways into the Belinski property, even if they develop after our property, we would afford them easements to pickup utilities and roadways. It is unknown at this point whether a north/south road from this connector could be brought up to Route 146 opposite Werner Road, which would be the ideal location, from the Town's perspective, to put a traffic signal. If need be, the entrances for this project could be moved to line up to something on the other side of the road. They expect to put the traffic signal and turn lanes in at their expense.

This item was tabled and referred to CHA and the applicant was asked to provide a full build-out scenario and to conduct a traffic study.

The following projects: 06.164, 06.165 and 06.166 were presented as one item to the Planning Board.

- 06.164 NB** Tironi 1 Realty LLC, 1 Vosburgh Road – Change of Tenant
06.165 NB Cusack & Company CPA's LLC, 1 Vosburgh Road – Change of Tenant
06.166 NB Andrea DiDomenico Law Firm, 1 Vosburgh Road – Change of Tenant

Mr. Roberts recused himself from this item and Mr. Leonard replaced him. Mr. Watts asked Mr. Bruce Tanski, owner of the Vosburgh Road Office building, how many parking spaces were available at this site. *Mr. Tanski stated the following:* There are 15 parking spaces. He is speaking on behalf of Mr. Battaglia, of Cusack & Company, and he has been in one of his office buildings for the last five years and 95% of the time Mr. Battaglia is the only employee and occasionally someone will drop paperwork off and leave. Mr. Battaglia comes in at night around 6:00pm and this would be his satellite office to be used mainly in the evening. Mr. Tironi's office has people that come in to pick up their material and then leave and his employees do not park at the facility all day long. The only office that would have employees at the building during the day would be Ms. DiDomenico's Law Firm. Ms. DiDomenico stated she had 3 full-time employees plus herself. There is 1 full-time paralegal, 1 full-time legal secretary, 1 part-time law clerk plus herself. The office hours were 8:00am to 5:00pm. She does not have clients coming to the office everyday and if they do it would only be for about an hour. Mr. Watts asked how many people would be at this site if she had a deposition. Ms. DiDomenico stated maybe 3 and it would last about 2 hours. Mr. Tanski stated he could land bank parking if needed. Mr. Watts asked if all the parking spaces were 10 FT x 20 FT. Mr. Tanski stated yes. Mr. Watts asked if there was any green space. Mr. Tanski stated they had just seeded about an acre and a half at this site. Mr. Nadeau asked about the neighbor who had a complaint about the buffering. Mr. Tanski stated the neighbor was putting in a fence and they have put in some trees. Mr. Watts suggested that four of the parking spaces be kept 10 FT x 20 FT and the remainder of the parking spaces changed to 9 FT x 20 FT and the green space could be used if the parking becomes a problem. Mr. Tanski stated okay.

Mr. Berkowitz made a motion to approve the 3 change of tenant applications for the Vosburgh Road Commercial Office site with the conditions that the Planning Board reserves the right to change some of the green space to expand parking if needed and the Board asked for four 10 FT x 20 FT parking spaces and the remainder of the parking spaces would be 9 FT x 20 FT. Mr. Ruchlicki seconded. Motion carried.

- 06.167 NB** Oak Brook Commons PDD, Route 9 – Addition to Site Plan

Mr. Bob Kentworthy, of Oak Brook Commons, is representing Mr. Chuck Hoffman for an addition to site plan at Oak Brook Commons. *Mr. Kentworthy stated the following:* They would like to add a 787 SF addition to an existing 1,440 SF maintenance garage in the Oak Brook Commons apartment complex. Mr. Williams stated the proposed addition is on the site plan and Mr. Hoffman stated in his narrative that a retaining wall would be constructed to the rear of the proposed utility garage to accommodate the grade change. Mr. Ruchlicki asked if this addition would be for the same use as the existing garage. Mr. Kentworthy stated yes, it would be used for equipment and storage. Mr. Ruchlicki asked if there would be any vehicles parked outside the garage. Mr. Kentworthy stated no.

Mr. Ruchlicki made a motion to approve Oak Brook Commons PDD addition to site plan. Mr. Ouimet seconded. Motion carried.

Mr. Ruchlicki made a motion to adjourn the May 22, 2006 Planning Board Meeting at 7:50 pm.
Mr. Roberts seconded. Motion carried.

Respectfully submitted,

Milly Pascuzzi
Planning Board Secretary