

**Town of Halfmoon Planning Board
August 14, 2023**

Those present at the August 14, 2023, Planning Board meeting were:

Planning Board Members:

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

Planning Board Alternates:

Alison Pingelski- absent
Laurie Barton-absent

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow -absent

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 Town Planning Board meeting to order please. Have the Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve.

Tom Koval: I'll second it.

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

New Business:

Kpb Architecture Sign, 426 Crescent Vischer Ferry Rd – Sign (23.119)

Keith Buff: Good evening my name is Keith Buff I'm the owner of 1426 Crescent Vischer Ferry Road which is also home to my Architecture practice and I'm here requesting approval for a single sided monument sign as depicted in the image above. The proposed sign is 7 feet wide, 3 foot 6 inches tall and its about 24 and a half square feet, and as you can see by the site plan provided I actually proposed to put this in front of my building not out at the road which puts it at about 34 feet 4 inches from the property line on the road side and 23 feet 8 inches from the side property line. The sign is pretty simple its essentially two pieces of core-ten steel on a wood frame. The name of my practice will be on it along with the address numbers, the letters range from 4 inches tall to about 10 inches tall. The sign will be lit by a ground mounted spotlight, the spotlight will likely be on a photocells so it comes on at dawn, you know goes out at dusk comes on at dawn. That's about it, its pretty straight forward if you have any questions?

Don Roberts: Just to confirm I know you already said it, but the sign is completely on your property?

Keith Buff: Oh yea.

Don Roberts: Thank you, any other questions?

Tom Koval: I make a motion to approve the sign

Rich Berkowitz: Second

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

Kpb Architecture Sign– Sign

APPROVED. Board approved a new sign for the existing, approved business.

Slek Salon, 1603 Rt. 9 – Change of Use/Tenant & Sign (23.128 & 23.118)

Carley Clarke: Hi, I'm Carley Clarke I'm representing my client, I'm from AJ Signs, 842 Saratoga Road Burnt Hills and we are just replacing the existing sign with an internally illuminated sign that is halo lit just around the letters SLEK, salon is applied in vinyl, and its 8.5 square feet.

Don Roberts: Thank you.

Tom Koval: We should do the change of tenant first

Don Roberts: Yes

Kelsey Gabrielle: The change of tenant is the same exact as Platinum

Don Roberts: Your name?

Kelsey Gabrielle: Kelsey Gabrielle

Lyn Murphy: Thank you.

Kelsey Gabrielle: And it is the same exact business, doing the same exact thing, just switching over to Slek instead of Platinum Salon.

Don Roberts: How many employees?

Kelsey Gabrielle: Um, anywhere from it could be a max of eight but normally it has about five on a regular basis and it fluctuates between part time and full time depending on the renters that I get.

Don Roberts: Questions by the Board?

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

Tom Koval: Ill second

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

Kelsey Gabrielle: Thanks so much.

Slek Salon – Change of Use/Tenant & Sign

APPROVED. Board approved the use of 1,500 SF at 1603 Rt. 9 for a hair & beauty salon, with new signage.

Kabab House, 222 Guideboard Rd- Change of Use/Tenant & Sign (23.129 & 23.130)

Samere Chanthry: Samere Chanthry, 222 Guideboard Road, Halfmoon for a Kabab House.

Don Roberts: Okay, and your hours of operation will be? When will you be open?

Sham Sabas: We start open on September 1st. and hours are like 11 to 8:30.

Rich Berkowitz: Monday through Sunday?

Sham Sabas: Monday through Sunday

Don Roberts: Any other questions by the Board?

Rich Berkowitz: Is it one tenant replacing another?

Richard Harris: Yea, it was Rolling Smoke

Don Roberts: You're going to have to table in it?

Sham Sabas: It's going to be the same size, 10 x 2 and 18 x 5

Don Roberts: It's mostly a takeout but you're going to have a table in there also, well a couple of tables.

Sham Sabas: A table just for waiting customers for take out

Don Roberts: Right

Tom Koval: Ill make a motion to approve the change of tenant and the sign

Rich Berkowitz: Ill second

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

Kabab House- Change of Use/Tenant & Sign

APPROVED. Board approved the use of 3,120 SF for a take-out restaurant, with new signage.

Arsenal City Lawn Sprinklers, 40 Farm to Market Rd (Bldg. 6A) – Change of Use/Tenant (23.120)

Bruce Tanski: Bruce Tanski, Clifton Park, I'm here for Tamara Sullivan she still can't talk that well so I'm here. Arsenal City Lawn Sprinklers they wish to utilize one storage unit totaling 1,500 square feet of storage at 40 Farm to Market Road related to their sprinkler business. The proposed tenant has been advised that the unit is strictly for storage. No outside storage or disposal of waste is permitted. The tenant is also aware that an office desk is permitted but there will be no partitioning for office space.

Don Roberts: Questions by the Board?

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

Tom Koval: Ill second.

Lyn Murphy: I just have a quick question, is there a bathroom, restroom, facilities?

Bruce Tanski: Yes, and also too for the Boards notification JA started the construction on the issue we had with the sewer.

Lyn Murphy: Yes, its my understanding the County has reviewed the application and is ready but its going to be to the next meeting before its.

Bruce Tanski: We did get the permit.

Lyn Murphy: Right, but not the approval yet, but you'll have it next week.

Bruce Tanski: Right and it will be inspected by Saratoga County Sewer

Lyn Murphy: Perfect, thank you.

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

Arsenal City Lawn Sprinklers – Change of Use/Tenant

APPROVED. Board approved the use of 1,500 SF for storage for a lawn sprinkler business.

Wylie Wood, 40 Farm to Market Rd (Bldg. 5D)- Change of Use/Tenant (22.131)

Bruce Tanski: They wish to utilize 1500 square feet it will be equipment and supply related to his wood working hobby. He has been advised that this unit is strictly for storage, no outside storage or disposal of waste. The tenant is also aware that an office desk is permitted but no partitioning of office space.

Tom Koval: So, is he actually doing wood working in there or will he be storing stuff?

Bruce Tanski: Storing stuff.

Rich Berkowitz: I make a motion for approval for the change of use and tenant

Tom Koval: Second

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

Wylie Wood)- Change of Use/Tenant

APPROVED. Board approved the use of 1,500 SF for storage of private woodworking equipment and supplies.

Capitaland Flooring, 40 Farm To Market Rd (Bldg. 2C&D)- Change of Use/Tenant (23.132)

Bruce Tanski: This last one is a little confusing, Capitaland Flooring occupies 2 storage units totaling 3,000 square feet. They wish to maintain one of its current spaces in 1C, move from its other space 6A to 2C in addition the business would like to utilize a third space at 2D, so the total space occupied by this tenant will be 4,500 square feet.

Tom Koval: If we have no issues with that, I make a motion to approve.

Rich Berkowitz: I second

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

Bruce Tanski: Thank you very much

Don Roberts: Your welcome

*Capitaland Flooring)- Change of Use/Tenant
APPROVED. Board approved the use of 3,000 SF for storage of flooring equipment and supplies.*

Norrine's Restaurant, 405 Hudson River Rd – Change of Use/Tenant & Sign (23.133 & 23.134)

Jimmy Trudeau: Hello my name is Jimmy Trudeau, and I'm up here representing Norrine's Italian American Restaurant. We've got approximately 6,000 square foot of building that we are going to be converting into the restaurant that was a restaurant I believe it was Costanza's back in the day and then it went to Chrome, it was sort of going back to the kind of menu that Constanza's was Italian American food vs. entertainment.

Don Roberts: The restaurant will be occupying the entire building?

Jimmy Trudeau: Right now, we are just going to be open up with a soft launch it will be in the front part of the building, and then we will be going into the dining area and then eventually into the hall area where they had weddings and banquets and stuff like that.

Don Roberts: Okay, questions?

Tom Koval: Jimmy I believe a past Board, which was before my time, had limited lighting on the site.

Jimmy Trudeau: It's what?

Tom Koval: They limited outside lights in the parking lot, I would suggest that some lighting be added in the parking lot, of course shading from the neighbors so some type of lighting

Jimmy Trudeau: There is actually a light on top of the building and then there is

Tom Koval: Those are substandard, I have frequented the place a lot, it was a very dark parking lot

Jimmy Trudeau: There is also two light poles in the back

Tom Koval: I know they limited the previous restaurant

Jimmy Trudeau: They limited it?

Tom Koval: Yes, they did, so I would suggest that some lighting be added and that we do not put any type of restrictions other than the obvious it can't flood into the neighbors' houses.

Jimmy Trudeau: The two poles that I was talking about, the lights do not work in them, but I am going to assume the wires do go to it, and they are on the northern end of the property, which is away from the neighbors to the south.

Tom Koval: So, on the southern part, that was always a very dark parking lot for the interest of public safety I think that should be lit up a little bit more, however with proper attention as we take it to not flood light it to the neighbor's house.

Jimmy Trudeau: And that is where the one that is on the building is on the southern part of the building.

Tom Koval: I used to hear a lot of complaints from patrons that it was a very dark parking lot and even when I was discussing you opening with friends of ours because we are all down that end of town, they had the same comment, that it's a very dark parking lot.

Jimmy Trudeau: Okay we will definitely take it into consideration. The signs by the way that we are going to put up will just be on the building, the existing signs that were there, approximately a 5x6 oval.

Don Roberts: So, no freestanding, just on the building?

Jimmy Trudeau: On the building correct.

Tom Koval: I believe that's what was there prior

Jimmy Trudeau: Yea, we are going to try to cover up the little roughage of the siding and use the brackets that are already on the building.

Richard Harris: You're putting up two signs though, correct?

Jimmy Trudeau: Yes, the other one is going to be on the front side of it, which is the southern side where the entrance is and that's just going to be a smaller oval, but just on that part.

Tom Koval: I make a motion to approve the change of tenant and the signs.

Rich Berkowitz: Ill second.

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

Tom Koval: Good luck

Jimmy Trudeau: Thank you, you guys have a great night.

Don Roberts: You too

*Norrine's Restaurant – Change of Use/Tenant & Sign
APPROVED. Board approved the use of the existing building for a restaurant, with
associated signage.*

All Buttered Up Tattoo, 1603 Rt. 9 – Change of Use/Tenant & Sign (23.136 & 23.137)

Hannah Reed: Hi, I'm Hannah Reed and I'll be opening All Buttered-up Tattoo & Beauty Lounge, so a change of tenancy and sign approval. It was a tattoo shop before so I'm not changing use, and also just changing the existing signage to reflect my business name rather than the prior.

Don Roberts: Thank you, questions by the Board.

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

Tom Koval: Second

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

Hannah Reed: Thank you.

*All Buttered Up Tattoo– Change of Use/Tenant & Sign
APPROVED. Board approved the use of 900 SF for a tattoo and esthetics business, with associated signage.*

Coulombe Lot Line Adjustment, 5 Ceremuga Ct & 226 Brookwood Rd (23.124)

Brian Ragone: Brian Ragone Landscape Architect, Environmental Design Partnership. It's a lot line adjustment from the Brookwood Farms Phase II subdivision to 226 Brookwood Road which is Mike Coulombe's property. The second parcel is 5 Ceremuga Court, I think that's how you say it, the proposals take about a 1/3 of an acre from the 5 Ceremuga Court and give it to 226 Brookwood Road property. It's being done because there's drainage along the back side of the parcel there and he would like to continue to maintain that without any trouble.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion for a public hearing on August 28th.

Tom Koval: I'll second

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

Brian Rangone: Thank you.

Coulombe Lot Line Adjustment,- PUBLIC HEARING SET. Board set a Public Hearing August 28, 2023, for a proposed lot line adjustment.

Fairways of Halfmoon Pavilion, 17 Johnson Rd - Site Plan & Special Use Permit (23.109 & 23.111)

Jason Dell: Good evening my name is Jason Dell an engineer with Lansing Engineering here on behalf of the applicant for the Fairways of Halfmoon Pavilion Site Plan Amendment. The outdoor pavilion project for the Fairways Golf Course was approved back in late 2022 and the pavilion is currently under construction. The original site plan for the pavilion called for about a 3,200 square foot pavilion and access sidewalk and the current pavilion as it currently stands was constructed in approximately the same general location as what it was originally approved as however it was rotated more in an east west direction as well it was reduced in size down to a little over 2,800 square foot with an additional 1,550 square foot concrete sidewalk. Also included or what was constructed out there was an asphalt path around the perimeter of that pavilion, so that is also out there right now. This pavilion the intent for it is to serve as an outdoor shelter space for golfers who do not want to go into the Club House and during larger events the pavilion is intended to serve as overflow space alleviating the need for future outdoor tents in that area. That is also the applicant's intent to prepare and serve food and beverages in the pavilion a small cooking and grilling area as well as a service counter and sink will be installed in the pavilion as well as a men's and women's bathroom. So, we are here this evening to request an amendment to the approved site plan for the currently constructed pavilion.

Don Roberts: Thank you Jason, first of all this will be referred to our Town Engineer, MJ Engineering, Joel right, also it will be referred to Saratoga County Planning Commission and also to the fire district. That being said any questions?

Lyn Murphy: I just want to make it clear for the record you're saying its overflow but in reality, the applicant may have events that are solely for the pavilion, which is fine, and this Board will consider that, but I just don't want you to limit yourself to overflow when you may have actual events there.

Tom Koval: I think we previously approved it for bridal showers and that type of thing.

Lyn Murphy: And this Board was very clear that they should probably have bathrooms and a kitchen.

Tom Koval: Originally, I think I suggested you put bathrooms in, Bruce the gazebo is coming out once this is done?

Bruce Tanski: We are going to take the gazebo and I'd like to move it down by the pond, paint it white and put a couple of benches in it.

Tom Koval: Right so you are going to be doing your on the turf cooking in this pavilion. The parking lot is for golf carts only, right?

Bruce Tanski: Yes

Tom Koval: Well, the new parking lot you added, this blacktop area here

Bruce Tanski: Yes, golf carts only

Rich Berkowitz: The part in front of the pavilion not the parking lot?

Tom Koval: Well, they put it in front of the bar but its not part, its not going to be a striped automobile parking, correct?

Jason Dell: No, it's along here and it actually does extend up, some repeats done along here.

Tom Koval: Right so where you're putting the golf carts currently on the grass, you're going to move them down to the other area?

Jason Dell: Yea we are going to, in the process of preparing a master plan for some additional parking not only to clean up the existing parking that there now and make it a little bit more optimized as far as the layout goes right now with the big arch that's there you could see that's pretty inefficient as far as parking layout goes so we are going to come back at a later date with a master plan for the whole golf course and banquet facility there to add more parking and to make the maneuvering there more efficient.

Tom Koval: Leaving this side of the parking lot and going around that point where those two boulders are, are impossible without a 3-point turn in my truck, absolutely impossible.

Bruce Tanski: That's what we're looking to do

Tom Koval: So again, shrink that little island up a little bit. There's not going to be any outdoor music around, within this pavilion or on the outskirts of it because I know

Bruce Tanski: Well, I can't say that because we've had outdoor music at that place for 20 years, so you know

Tom Koval: Its not a concert venue though, it's a golf course.

Bruce Tanski: I understand that, but you know what I can't relegate myself to say I can't have.

Tom Koval: We can though.

Bruce Tanski: I understand that but listen I've lost hundreds of thousands of dollars since covid alright and I've had concerts out there for the last 20 years I do one or two a year, and then we have outside weddings where we have a band and different things like that and we do last call at 9 o'clock at night and in 20 years we've never had the police there and I'm just trying to do this to survive

Tom Koval: I respect that, I honestly respect that however you have neighbors, it's a golf course its not a concert venue so for us to give you permission to do outdoor music it goes against what the approval for the golf course was originally. Now if we don't put that condition in there, now there is going to be music down there, no different than the brew pub where you said there was going to be no music and then now there is music, now its advertised music.

Bruce Tanski: And I respect what you are saying, but a man as far as I'm concerned sitting inside playing guitar by himself is not bothering anybody outside, its just to generate business. That's all we're trying to do.

Tom Koval: And I get it, Bruce I'm a businessman, I understand it a hundred percent I know what you're trying to accomplish, however you do have neighbors and we have to be respectful of our neighbors too. I'm not saying you're not being but like the event you had a few weeks ago, you finished early I've got to give you credit

Bruce Tanski: 9 o'clock we were done

Tom Koval: Everybody told me you were on the money at 9 o'clock, but for us who approved that I think that should be brought up at the public hearing and have the public's opinion of what that is because the public is me, I don't hear it from my house, it doesn't bother me one single bit, but you do have a lot of neighbors there plenty of whom you sold houses to.

Don Roberts: Well, this is a special use permit so its going to need a public hearing anyways and I can almost guarantee, I can almost guarantee you Tom that's going to come up at the public hearing.

Tom Koval: Certainly, and I don't think that pavilion is the place to have music.

Lyn Murphy: Have you applied for your liquor license yet?

Bruce Tanski: Pardon me?

Lyn Murphy: The liquor license, are you going to have separate liquor license for the pavilion?

Bruce Tanski: I do not have to.

Lyn Murphy: Okay, so then?

Bruce Tanski: Because we have a beer license for the gazebo, so we would just transfer it, we don't do mixed drinks out there.

Lyn Murphy: I'm not asking you to limit your menu, I'm just saying you are applying for a liquor license part of that liquor license

Bruce Tanski: It gets transferred from the gazebo to the pavilion.

Tom Koval: You're getting rid of the gazebo or you're just going to move it.

Don Roberts: I think this young man has something to say, your name please.

Matt Chauvin: Matt Chauvin on behalf of Mr. Tanski. Good evening, I've dealt with this on a number of other occasions in this town and in others and I would submit that perhaps a compromise can be reached. If this Board were to work with the applicant to set some very specific limitations and conditions under which music or entertainment would be a viable option. This Board has already approved this structure for bridal showers etc. its I would submit unrealistic to expect that those events would not have some music playing not necessarily live music but music over a speaker, stereo a DJ, things like that, its my understanding that it's very common with those types of events.

Tom Koval: Matt we did limit that in our original approval if you read it.

Matt Chauvin: I did, and I would submit that we are seeking to expand on that there is no question. I think that there is a happy medium to be crafted here with language that would limit it and protect the neighbors but also allow the business to operate the way that so many others that look identical to it operate in this region and right across the board.

Tom Koval: What point does it go from being a golf course to being a wedding venue or an outdoor public venue? I mean I know your endgame and goals and I respect them. I know your trying to make a nice place in this, however it was approved as a golf course, and it keeps expanding and we have neighbors around. It's not in the middle of nowhere it's not in a super rural area, it was when it was first approved but it's no longer that way. I completely respect that covid cost everybody, it cost me a lot of money and I would do everything I can to make that money back but I'm not going to do it at the expense of someone else. That's why I'm saying you have to address this at a public hearing. We have to listen to the comments, see which neighbors come out, if the neighbors don't have a problem with it, I don't have a problem with it.

Matt Chauvin: That's what I was trying to get at, is if we come back with some proposed limiting language and I'll give you something specific before that public hearing so that you've got a framework within which to work.

Tom Koval: So, the neighbors can hear it

Matt Chauvin: So, the neighbors can hear it, and then have something substantive rather than an amorphous undefined idea to talk about that might structure the public hearing a little bit better but also give everybody an idea and understanding about what the rules of the road are. If you would be willing to consider it, but if you're not willing to consider it I don't want to waste anybody's time with it.

Tom Koval: I'm open, personally I'm open for anything. Once again, I want the neighbors to hear it and I want feedback from the neighbors. It's not affecting me it's affecting them.

Lyn Murphy: Yea the reason it becomes more of an issue is because it wasn't in the initial application, so its not been put anywhere to the public that there may be music, so the more you can do to define that and give the parameters would be better but we just don't want people to be all of the sudden surprised by oh there is music because that was never mentioned in the application.

Rich Berkowitz: You might want to consider acoustical versus something like Wicked, you know different types of bands and different types of music are.

Matt Chauvin: This is not a goal to turn this into a concert venue, or an event space of that massive nature. It's music and entertainment ancillary to the other operation.

Rich Berkowitz: Right and that's all we're looking at.

Matt Chauvin: What we're trying is to make sure that we can continue to do that.

Tom Koval: Let's try to make the neighbors as comfortable with it as possible and we will consider it. If we get feed back from the neighbors that there is no way they want anything that's where my decision, my decision is

with people directly affected, if we don't get any negative feedback, or a lot of negative feedback of course we are going to weigh the good with the bad

Matt Chauvin: Yea

Tom Koval: I'm okay with it because it doesn't affect me directly, but I don't want it to affect them.

Matt Chauvin: Understood, very fair.

Richard Harris: Can you clarify also what the concrete pad will be used for so we can have

Bruce Tanski: Huh

Richard Harris: What the concrete pad will be used for it's shown right here.

Bruce Tanski: We just put it out there so if somebody comes off the 18th hole and they want to sit down

Richard Harris: Okay so it would possibly be outdoor seating or standing, okay.

Tom Koval: I'll make a motion to set a public hearing September 11th.

Lyn Murphy: So, they made a motion to set a public hearing for September 11th.

Rich Berkowitz: I'll second. Has there been loud bands inside versus outside on the patio ever? Like a loud band rock band versus a country western band versus acoustical?

Lyn Murphy: The only thing we can say

Rich Berkowitz: No, in the past on the patio has anything ever been?

Tom Koval: They did just have a louder band, country band.

Lyn Murphy: We've never gotten any complaints.

Rich Berkowitz: Okay that's all I was wondering.

Tom Koval: It wasn't acoustical, but it wasn't Metallica

Matt Chauvin: It's never been a loud rock band or country band like you would see at Wicked or the Mill or some of these other venues, it's smaller again ancillary to other events that are being operated and or the restaurant use so it's drawing patrons in for the restaurant providing them entertainment while they are there or ancillary to a wedding, to a designated event.

Rich Berkowitz: But has anything been hyped into or performed on the back patio?

Lyn Murphy: Yes

Tom Koval: Yes, two or three weeks ago.

Rich Berkowitz: And there has never been any complaints about it?

Tom Koval: It had nothing to do with the restaurant that was put out there as a band and drew a large group of people so let's not muddy the water here.

Matt Chauvin: To bring people into the Brewery, so it's to bring people in. No there has not been any complaints, yes, they have been out on the back patio.

Rich Berkowitz: Okay, so I'm just wondering if this has been done before if there has been any complaints or is this an expansion of what has been done on the back patio versus what can be done in the pavilion?

Matt Chauvin: My expectation is it would be never in excess of what's been done on the back patio simply the location may be different.

Rich Berkowitz: Right if it's been done before.

Bruce Tanski: We've done it before we've never had any complaints and I don't think the Town had any complaints

Rich Berkowitz: Right, that's all I'm wondering.

Bruce Tanski: This time we had a lot of people and not one complaint.

Rich Berkowitz: No, that's what I'm wondering so, there hasn't been.

Tom Koval: Keep it on the back patio as opposed to moving it down to this pavilion, which is much closer to residents.

Bruce Tanski: I never intended to move any music except for a wedding or something but if this Board lets me I would do it as the same way we did before. It would be on the patio outside the banquet house and that's away from everybody and we must have done something right because we didn't have as far as I know I don't think the Town received one complaint, I could be wrong, and I have Hopeck and Micklas as neighbors.

Lyn Murphy: This is closer, way closer to them.

Rich Berkowitz: It's farther away.

Lyn Murphy: No, they are right on the line.

Rich Berkowitz: It's farther away from Hopeck and Micklas

Tom Koval: I don't care what the last name is.

Rich Berkowitz: And I understand that

Bruce Tanski: In past experiences you know at the public hearing you're going to have Hopeck and Micklas they are going to be here, and they are not adhering to anything we want to do, they never have. They've called OSHA on me they've done all kinds of things. So, they are never going to acquiesce to whatever I want to do.

Tom Koval: we take everything with a grain of salt, we listen to all sides.

Don Roberts: Okay we have, anybody else have anything? We have a motion and a second to have a public hearing on September 11th, all in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, thank you.

*Fairways of Halfmoon Pavilion, 17 Johnson Rd - Site Plan & Special Use Permit
PUBLIC HEARING SET. Board set a Public Hearing September 11, 2023, for proposed site
plan changes.*

Tabor Road Flex Space and Self Storage, Tabor Rd (south side) – Site Plan (23.092)

Jason Dell: Jason Dell again with Lansing Engineering here on behalf of the applicant for the Tabor Road Flex Space and Self Storage project. Our goal this evening is to introduce this project to the Board with hope that this Board will refer us along to MJ to begin the engineering review. This project is located along the southern side of Tabor Road, it's about 1500 feet east of the intersection of Tabor and Ushers. This site is located directly east of the Twin Bridges Transfer Station as well as the County Waste Transfer Station just to give you an idea. So, this parcel encompasses about 31.5 acres and is zoned as part of the LIC, light industrial commercial zone. The project will consist of 14- 6,000 square foot flex space self storage buildings. These buildings will be utilized by multiple entities with varying uses. This product and this project is very similar to Mr. Tanski's project over on Farm to Market Road. It's the same 6,000 square foot building and it's laid out in a very similar configuration to that project and the goal is to mimic what's going on over there with this project. There will also be on the southern side of the site an area set aside here as well as access from the storage area through there for a business that would like to process wood into firewood over there. Wood will be brought in, cut up into firewood and then hauled out of there so it's a space set aside for that. There will be one access point into the project from Tabor Road. Water will be provided by the Town by a connection to the municipal line that is along Tabor and sanitary Sewer will be provided to each one of the buildings will connect to County's truck line that traverses beneath Tabor Road, and storm water will be managed in accordance with all requirements. So, we are here to answer any questions that you may have with the hope that it's referred along with MJ to begin the review process.

Don Roberts: Thank you Jason, once again we are going to refer this to MJ Engineering for review, fire district and Saratoga County Planning and the question I have is , it may be too early to tell but anytime a project like this comes on Tabor Road we get complaints about truck traffic. Can you address what kind of trucks might be coming in this site?

Jason Dell: Sure, very similar to what's going into Farm to Market Road right now. The sites not laid out for large tractor trailers to access it, this is more for your large pick up trucks, trucks with trailers, Box trucks, but the way it's currently configured very similar to what's out there now, it's about 40 feet between each one of the buildings so just by the nature of the way it's laid out it will not accommodate large tractor trailers to come in and out of there. We did take that into account when looking at this knowing my previous work on Tabor Road there and the issues that did come up.

Don Roberts: I'm glad to hear that thank you. Any questions by the Board? Go ahead

Tom Werner: Logging trucks.

Tom Koval: That's where I was going, I'm looking at your ...

Tom Werner: You're talking about trees that have been cut down, logs brought in for processing at this site?

Jason Dell: Bruce what size trucks does he have?

Bruce Tanski: He has one truck that brings the logs in and cuts them up.

Tom Werner: Large trucks?

Bruce Tanski: Typical trucks, it's a logging truck.

Tom Koval: So, it's about a 30, 30-foot deck.

Bruce Tanski: Yea

Tom Koval: There is no clear path, I have 2 concerns with that, there is no clear path front to back that you are not maneuvering a grapple body truck in there. The other concern I would like to see is a bigger aerial view of neighboring properties because neighboring properties, a lot of firewood processing is a noisy operation. I've been around them forever, it's a noisy operation. Between the hydraulics the saws the splitting.

Bruce Tanski: The only neighbor I have is Mike Styles and on one side I have Twin Bridges and across the street they're building another warehouse there is no neighbors around and

Tom Koval: Is there just a little bit better aerial from you for us to look at.?

Richard Harris: You actually have a residential neighbor who's in the audience right here.

Bruce Tanski: I'm sorry what?

Richard Harris: There is a residential neighbor right here, right here.

Bruce Tanski: Oh, okay I wasn't aware.

Richard Harris: They're in the audience

Bruce Tanski: Okay

Tom Koval: I mean your other Farm to Market Road is a quiet operation for the most part other than cars coming and going. My big concern is firewood processing. Like I said I've been around it a long time, I know it, and the path of traffic to even get back there is not a conducive to a large truck.

Jason Dell: Yea, this access point coming through here can easily be shifted to come through here, this is just our initial concept plan so that can easily be shifted over here.

Tom Koval: I figured that would be an easy solution, but the noise is going to be a bigger problem, and hours of operation for that.

Tom Werner: Do you have an estimate on roughly the number of vehicle trips in and out of the site per day for all uses? You mentioned box trucks, pickup trucks.

Bruce Tanski: No, I know over on Farm to Market Road we only have one tractor trailer once a month dropping off carpet. Guys come in the morning for 7 o'clock with their trucks and they take what they want and leave and come back in the afternoon. Nobody's there basically during the day

Tom Koval: About the same size as Farm to Market?

Bruce Tanski: Yes, identical.

Tom Koval: We could realistically do a traffic study on Farm to Market coming out of his facility.

Tom Werner: But you've got multiple access points on Farm to Market?

Bruce Tanski: Pardon me.

Tom Werner: But you've got multiple access points into the property on Farm to Market?

Bruce Tanski: We have one access point.

Tom Werner: Oh, I'm sorry.

Tom Koval: We could do a study to see, especially with that one house to the... I would say east. That access is very close to them with only it looks like minimal screening so any vehicles turning in or out would be probably shining lights on their property its hard for me to judge distance.

Jason Dell: This is quite a slope coming down here so this will all be cut and packed so this will probably be about a 10- to 12-foot-high slope going up here to the neighboring property

Tom Koval: Okay

Jason Dell: So, you will look over a lot of that you will see the roof.

Tom Koval: Very preliminary stage but I wouldn't mind doing a site visit on this.

Tom Werner: Does the ITE trip generation manual have any guidance on something like this? I realize you don't know yet on who the, what the businesses will be located there but?

Bruce Tanski: It's the same as we have right now, like I said they come at 8 o'clock in the morning they take their stuff, and they leave, and they come back at 5 o'clock there's nobody there during the day.

Tom Werner: So, what's that volume that's what we are asking about, the volume of vehicles, roughly on a daily basis?

Bruce Tanski: You know maybe 20, 25 cars trucks that's it.

Tom Koval: Well, a traffic study would answer that. The only difference between this and Farm to Market is the house right there, and once again same thing as your last project, your neighbors are my concern. They're there already, you're asking permission to go there.

Bruce Tanski: I understand

Don Roberts: Anyone else?

Tom Koval: Do you think it deserves a visit?

Don Roberts: We could, okay

Tom Koval: Yea I would like to do a site visit, I don't know if it's too early or?

Don Roberts: No, I don't think it's too early, we are not going to have a public hearing right now we are going to wait until we hear back from Joel anyway so, Tom, okay Tom Werner, Tom Koval and Charlie you'll be the committee to go out and check this out, okay.

Richard Harris: Now you mentioned traffic studies that's something that the Board?

Don Roberts: I think Joel should take a look at this first, right Joel?

Joel Bianchi: Sure.

Richard Harris: You want Joel to focus on traffic, a little more than?

Don Roberts: Yes

Tom Koval: The only reason I suggested it is because it's so similar to his other project we may find out it's a nonissue completely and we are not wasting a lot of their time or beating a dead horse.

Don Roberts: Well, I would say if Joel thinks we need a traffic study then we go with it.

Tom Koval: Yea I mean Bruce saying he is only having 20, 25 cars a day out of his other place if that's the case that's a minor interruption if it turns out to be a hundred vehicles a day that's a major interruption.

Don Roberts: Why spend the money now for them if we don't need to, really you know.

Tom Koval: Right, we're not looking to cost him money.

Don Roberts: We'll go with Joel's lead on that, alright, okay? Anyone else? Okay so we'll review it and get back to you alright, thank you. Anybody else?

***Tabor Road Flex Space and Self Storage, Tabor Rd (south side) – Site Plan
TABLED. Board received a presentation on a proposed 84,000 SF warehouse/flex-space and
outdoor wood processing development and referred it to several agencies for review.***

Charlie Lucia: I make a motion to adjourn.

Don Roberts: I have a motion to adjourn, do I have a second?

Tom Koval: Ill second.

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