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**Town of Halfmoon Planning Board  
August 28, 2023**

**Those present at the August 28, 2023, Planning Board meeting were:**

**Planning Board Members:**

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

**Planning Board Alternates:**

Alison Pingelski- absent  
Laurie Barton

**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

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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 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.

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

**Public Hearing:**

**Coulombe Lot Line Adjustment, 226 Brookwood Rd & 5 Ceremuga Ct – Minor Subdivision (Lot Line Adjustment) (23.124)**

**Brian Ragone:** Good evening, Brian Rangone. Landscape Architect with Environmental Design Partnership. We're looking for a lot line adjustment. The owner of 226 Brookwood Road, Mike Coulombe would like to have a lot line adjustment with Brookwood Farms, 5 Ceremuga Court. The proposal is to take about a 1/3 of an acre out of 5 Ceremuga Court and give it to 226 Brookwood Road property. Mr. Coulombe is looking to maintain his drainage in the back area there where the triangle is.

**Don Roberts:** And that's it right?

**Brian Ragone:** Yea

**Don Roberts:** At this time, we will open the public hearing, would anyone in the room wish to speak? Once again would anyone in the room wish to speak? (No comments) Anyone online wish to speak? (No comments) Nobody? Okay at this time we will close the public hearing, comments by the Board?

**Tom Koval:** I'll make a motion for a negative declaration to SEQR.

**Marcel Nadeau:** Ill second

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

**Tom Koval:** Ill make a motion to approve the lot line adjustment

**Marcel Nadeau:** Ill second

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

**Brian Ragone:** Thank you.

**Don Roberts:** You're welcome

***Coulombe Lot Line Adjustment – Minor Subdivision  
APPROVED. A Public Hearing was held, and the Board approved a lot-line adjustment between two lots.***

**New Business:**

**Summit Senior Living, 29 Sitterly Rd – Sign (23.139)**

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**Amy Mason:** Hello, I'm Amy Mason with Azo Ridge Design. So, the packet that I handed in front of you, sorry I only have three, I didn't realize there were so many of you. So I just wanted to review some areas that we are proposing to place this signage because we weren't a hundred percent sure where you guys measure the setback from, if it's from the property line or from the road, so there's the proposed option A, with that we're just worried about the sanitary line, so that's why we have a couple of other options for you to look at. Option B we did drive by there today, there are some trees in the way that would prevent people from viewing the sign as they are driving up. And then option C that's the position that we are preferring. We would put it between the property line and the easement it would be a zero setback from the property line but like I said I wasn't exactly sure where you measure the setback from.

**Richard Harris:** It would be from the property line

**Amy Mason:** Okay

**Richard Harris:** I don't, some of this is new it was not part of the packet

**Amy Mason:** Right

**Richard Harris:** And the estimates I did based on where you drew it here

**Amy Mason:** Yes

**Richard Harris:** Was about 30 foot back from the property line that being the property line here. Is that not true?

**Amy Mason:** That would be where option A is

**Richard Harris:** Okay, what was the problem with option A?

**Amy Mason:** 15 Yard setback from the property line.

**Don Roberts:** Why is that a problem?

**Amy Mason:** There is just a sanitary line there, it is part of the property the Town doesn't own it, but that would be our only reservation with putting it there.

**Richard Harris:** I mean I think, I think we have to be careful about site distances on Sitterly that was a concern.

**Don Roberts:** All along, all during the proposal for the project it was a concern

**Tom Werner:** And not only site distance but not to block the view of motorists on Sitterly of a car waiting to pull out

**Don Roberts:** The further back the better for us.

**Amy Mason:** Okay

**Don Roberts:** Really, don't you guys agree to keep it the further back the better?

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**Amy Mason:** Yes, so on the following page we have a driving, the view from driving and the page after that there are some photos of signs in the area, and option C, based on our measurements it would be similar to what those other signs in the area would be.

**Don Roberts:** Well, signs in the area that doesn't play a role in this.

**Amy Mason:** I understand

**Don Roberts:** Because each property is different.

**Tom Koval:** Would you say you think there is a sanitary line there, or you know there is a sanitary line there?

**Amy Mason:** I know there is a sanitary line there.

**Tom Koval:** Okay, you just don't want to build this on top of the sanitary line is that the issue?

**Amy Mason:** Yea it's not tied into anything currently but that doesn't mean that it won't be in the future, so we just wanted to keep that in mind.

**Tom Koval:** What was that sanitary line installed for?

**Amy Mason:** Summit Senior Living there was a building there before that was torn down and a new site has been made so the sanitary line was there for that

**Tom Koval:** When they demo'd that they didn't take out the existing sewer line?

**Amy Mason:** No, it was never tied into anything

**Rich Berkowitz:** It's not being used right now?

**Amy Mason:** No, it's not

**Rich Berkowitz:** And they didn't make you take it out?

**Amy Mason:** The Town doesn't have ownership of it.

**Tom Koval:** They just capped it.

**Don Roberts:** It hasn't been used in all of this time; chances are it's not going to be used.

**Amy Mason:** Okay, yea we just wanted to give you a couple of different options to choose from.

**Tom Koval:** If we are going to vote on this today, I would only feel comfortable voting on the original proposal

**Amy Mason:** Okay

**Don Roberts:** Which is the farthest one back, that's how I feel as well

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**Richard Harris:** Which is your option A you're showing here, which is this right here basically.

**Bridgett Shoemaker:** My name is Bridgett Shoemaker I'm with Azo Ridge Design, I'm Amy's boss so the, it's actually a new sanitary line and I just wanted to clarify, it has not been bonded by the Town yet, so it is the new line put in for

**Richard Harris:** You mean the County, we don't own the sewer.

**Bridgett Shoemaker:** Yea, excuse me the County, so it hasn't been bonded yet so it's not currently tied in, it eventually will be, so we just want to make sure that we stay clear of that so we're going to be within that 15 foot setback from the property line but that puts us right on the easement, a five foot easement, a fifteen foot easement from the new manhole cover that is in there now, so we're just in that really tight space, we just want to make sure that you guys were aware that there is a sanitary line there, there's an easement there shown on the plot plans.

**Richard Harris:** I mean I think you'd want to make sure with County Sewer that you're not going to put footings in that cause a problem.

**Bridgett Shoemaker:** Right, right. We know to call Dig Safe and our contractors are probably aware of that so we'll steer clear of it, but again it's just one of those things that we wanted to make sure that as a Planning Board you were fully aware of that there is sanitary lines in place that will eventually be tied into County and your Town's systems, so anytime we know that something like that is coming into play we want to make sure that there's you know if you need a legal release or anything like that or a hold harmless.

**Richard Harris:** That would be for County Sewer to discuss with you, right?

**Joel Bianchi:** I was going to say that if it's a County easement the County may require a hold harmless, that's their call, this Board really doesn't handle that, except for utility, separate agency.

**Bridgett Shoemaker:** And that's just all we want to make sure that you guys were aware of it before we went and placed the sign and then ran into an issue later, so other than that the proposed location is adequate for.

**Don Roberts:** Option A

**Richard Harris:** Option A

**Bridgett Shoemaker:** Option A, yes

**Don Roberts:** Okay so we're all clear on that it's going to be the original request?

**Bridgett Shoemaker:** Yes

**Don Roberts:** Okay, thank you.

**Joel Bianchi:** If that's in the County Sewer easement the Town is not giving you permission to put it in that easement. They are saying its okay as long as the County Sewer says it's okay.

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**Bridgett Shoemaker:** It's currently still both privately owned by Summit because it has not been bonded yet, but Summit has said to us, we own it, no one else owns it, it's not tied into anything at this point in time so but again we wanted to make sure that everyone was aware.

**Tom Koval:** So, we would just have to set a condition that

**Bridgett Shoemaker:** Yea that we sent the hold harmless to the County or, however.

**Richard Harris:** Yea, I mean if this Board approves it then the County Sewer says no you can't put it there, I guess

**Bridgett Shoemaker:** Yea then we get to come back and see you.

**Richard Harris:** Okay

**Don Roberts:** As long as we all understand that.

**Bridgett Shoemaker:** Yea.

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

**Charlie Lucia:** I second

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

**Bridgett Shoemaker:** Thank you.

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

***Summit Senior Living– Sign APPROVED. Board approved a new sign (“Option A”) for the Summit of Halfmoon Senior Living Facility.***

**Prestige Services Office, 3 Cemetery Rd – Change of Use/Tenant (23.146)**

**Jason Dell:** Good evening my name is Jason Dell, an engineer with Lansing Engineering here on behalf of the applicant for the 3 Cemetery Road change of tenant. The applicant will be purchasing 3 Cemetery Road from Mr. Tanski. That parcel is about .57 acres and on that parcel there's an existing 3,040 square foot office building with 15 existing parking stalls that was previously utilized by Clifton Court Apartments for their office. Prestige Services intends to operate the business office out of the existing building they will be moving some of their employees from the 4 Enterprise site to this building at 3 Cemetery. Prestige will operate during normal business hours from 8 am to 6 pm Monday through Friday and 8 am to Noon on Saturday and closed on Sunday. Prestige anticipates about 12 full time employees at this office.

**Don Roberts:** Thank you Jason, questions by the Board?

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

**Tom Werner:** Ill second it.

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

**Jason Dell:** Thank you.

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

*Prestige Services Office– Change of Use/Tenant*

*APPROVED. Board approved the use of 3,040 SF for an office related to their existing business.*

**Platinum Hair Studio, 1385 Crescent Vischer Ferry Rd – Change of Use/Tenant & Sign (23.151 & 23.152)**

**Stacie Massaro:** Hello I'm Stacie Massarro, I am the owner of Platinum Hair Studio, I've been located at 1603 Route 9 in Clifton Park and I'm looking to move to 1385 Crescent Vischer Ferry Road to relocate our business.

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

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

**Tom Koval:** Ill second

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, the sign?

**Carly Clarke:** Carley Clarke from AJ Signs. Its tin mounted its aluminum, its non-lit just simple letters on the building it will be the first sign installed in the whole plaza

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

**Tom Koval:** I'll second

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

**Stacie Massaro:** Thank you so much.

*Platinum Hair Studio– Change of Use/Tenant & Sign. APPROVED. Board approved the use of 1,000 SF of space for a hair & beauty salon, with new signage.*

**Upstate Grapplers Club, 15 Liebich Ln – Change of Use/Tenant & Sign (23.140 & 23.141)**

**Mark McRoberts:** Hi my name is Mark McRoberts, I'm the owner of 15 Liebich Lane. My company owns half the building, half of a 10,000 square foot building. Upstate Grapplers Club wants to rent the other 5,000 square feet I think you have their information in front of you. Richard, I think you had a meeting with one of the tenants. Any questions?

**Don Roberts:** Any questions by the Board?

**Rich Berkowitz:** I have one are there going to be any events any matches or is it just training?

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**Mark McRoberts:** Not that I'm aware

**Rich Berkowitz:** Okay

**Tom Koval:** I will make a motion to approve the change of tenant

**Charlie Lucia:** I second

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

**Tom Koval:** Sign?

**Mark McRoberts:** We are adding to an existing sign

**Tom Koval:** I make a motion to approve the change of sign application

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

**Mark McRoberts:** Thank you.

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

*Upstate Grapplers Club, 15 Liebich Ln – Change of Use/Tenant & Sign*

*APPROVED. Board approved the use of 5,000 SF of space for a martial arts/grappling studio, with new signage.*

**Empire Adas, 1917 Rt 9 – Change of Use/Tenant & Sign (23.142 & 23.138)**

**Darla Dulso:** Hi my name is Darla Dulso for Ray's Signs. ADAS is Advanced Driver Assisted Systems, and we're looking for mixed signage on the wall. There is an illuminated box which is the circle, LED illuminated. Empire Adas which is channel letters and advanced driver assisted system is aluminum, non-illuminated letters.

**Don Roberts:** Are you with Adas? Could you speak on what you do? I mean.

**Josh Jewett:** Good evening I'm Josh Jewett owner of Empire Adas, we are an electronics business that solely resets safety features on vehicles when they are disconnected. More and more of your vehicles today have safety items so smart cruise, crash avoidance, blind spots, back up cameras. Whenever those items are involved in disconnecting or any type of repair work, they have to be calibrated, it's all done by computer and targets so that's what that building is going to be used for.

**Don Roberts:** Okay, thank you, questions by the Board?

**Richard Harris:** Do you have plans for the other building onsite, are you buying the property or just leasing this one building?

**Josh Jewett:** We're just leasing the one building.

**Richard Harris:** Okay, thanks.

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**Marcel Nadeau:** So, you are just doing the accessory portion you're not doing OBD II?

**Josh Jewett:** Say that again

**Marcel Nadeau:** You're not doing OBD II?

**Josh Jewett:** No that is, so they do plug into some of that but there is no disconnecting there is no, it's just strictly similar to the OBD II you go in there with a scan tool and open up cameras have the target in the correct spot.

**Marcel Nadeau:** It's more towards accessories for the vehicle?

**Josh Jewett:** Yea, vehicle electronics

**Rich Berkowitz:** Are cars going to be stored outside, there aren't enough spots but are cars going to be stored outside?

**Josh Jewett:** There may be some cars there overnight

**Rich Berkowitz:** They're pretty much just dropped off you recalibrate, and you pick them up?

**Josh Jewett:** Correct, they're fully assembled you wouldn't know the difference.

**Rich Berkowitz:** I'll make a motion to approve the change of use.

**Marcel Nadeau:** Second

**Don Roberts:** All in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, and how about the sign?

**Tom Koval:** I'll make a motion to approve the sign.

**Marcel Nadeau:** Ill second.

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

***Empire Adams, – Change of Use/Tenant & Sign***

***APPROVED. Board approved the use of 12,000 SF of space for a calibration service center, with new signage.***

**Main Street Barber, 10 Johnson Rd – Home Occupation & Sign (23.147 & 23.148)**

**Mike Rabbit:** How are you doing Mike Rabbitt, owner, operator? I want to work out of my garage.

**Don Roberts:** Out of your garage?

**Mike Rabbitt:** Yea

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**Don Roberts:** How many chairs are you going to have?

**Mike Rabbitt:** Just me

**Don Roberts:** Just you?

**Mike Rabbitt:** Just me, that's all it is now, I've been open for 15 years.

**Don Roberts:** So, one chair?

**Mike Rabbitt:** Well, there might be a couple that people could sit down and wait but one chair to get a cut at a time yep. No one else is working with me.

**Don Roberts:** Okay questions by the Board?

**Rich Berkowitz:** I make a motion to have a public hearing on September 25.

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

**Richard Harris:** I don't know if you were here at the pre-meeting but because of your location it has nothing to do with you but your within a certain distance of a County road so we have to send this and we handle this, there is no cost or application to you, to County Planning Board and based on the timing of when they meet they don't meet again before September 11, September 25<sup>th</sup>, we have to have their decision in hand for this Board so they are setting a public hearing for our second meeting in September and I got your edits and stuff with the sign, they might want to talk about that but your location.

**Mike Rabbitt:** I might not have one, I just, that was an in-case sign, I mean

**Richard Harris:** Yea

**Mike Rabbitt:** I don't even know what I want it to look like, you know, just the dimensions.

**Lyn Murphy:** You've got a month to think about it.

**Mike Rabbitt:** I want to know one thing

**Richard Harris:** Sure

**Mike Rabbitt:** Is it considered a sign if you put something on the back of your mailbox like a light.

**Richard Harris:** What do you mean the back of your mailbox?

**Mike Rabbitt:** Like a barber pole in the back of my mailbox?

**Richard Harris:** I would say a barber pole I would not call a sign, I would defer to our Board

**Lyn Murphy:** The problem is you're going to be in the right of way so if it gets taken out by a plow, you're on your own.

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**Mike Rabbit:** Alright, okay that's fine.

**Don Roberts:** And we can't approve anything in the right of way anyway so, that wouldn't involve us.

**Lyn Murphy:** A barber pole wouldn't typically be something you would come to this Board for approval

**Mike Rabbitt:** I get it, I can have it.

**Marcel Nadeau:** How many neighbors in your area, how many houses?

**Mike Rabbitt:** Only one that touches my property

**Richard Harris:** I'll take a look up there, there is a large odd shaped flag lot that comes out, the driveway is actually further to the west, but this kind of shows the surroundings of single-family homes and then Pruyn Hill

**Don Roberts:** Okay so we've got a motion for a public hearing on the 25<sup>th</sup> do I have a second?

**Tom Koval:** I second

**Don Roberts:** Okay, all in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, see you September 25<sup>th</sup>.

***Main Street Barber – Home Occupation & Sign***

***PUBLIC HEARING SET. Board set a Public Hearing September 25, 2023, for a proposed home occupation.***

**Bridgewater 1 Solar, 6 Brookwood Rd – Site Plan (Renewal) (23.153)**

**Bridgewater 2 Solar, 4 Brookwood Rd - Site Plan (Renewal) (23.154)**

**Sean Ryan:** Sean Ryan Eden Renewables, yea we are just requesting an extension on the site plan approvals our construction schedule just got a little delayed.

**Don Roberts:** Nothings been done?

**Sean Ryan:** Nope

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

**Rich Berkowitz:** I make a motion to renew the site plan

**Tom Werner:** I'll second it.

**Richard Harris:** Yea, we are doing 1 and 2 both

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

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**Sean Ryan:** Could I also just ask the Board to confirm, I know Rich, you sent me the email, but we won't need any special use permit extension?

**Richard Harris:** No

**Lyn Murphy:** You're entitled to the one-year site plan extension, if that were to expire then you would have to go through the whole process again, but because you are within that time period you can get the one extension without having to go through the whole process.

**Richard Harris:** He just wants to confirm there's no expiration on special use permits in our ordinances on site plans.

**Lyn Murphy:** No, right

**Sean Ryan:** Thank you

**Lyn Murphy:** But if the site plan expires, he is going to have to go through the whole thing

**Richard Harris:** You've got to go through the whole thing again so, it's good you came in three months early.

**Sean Ryan:** Yes, I try to stay on top of it

***Bridgewater 1 Solar - Site Plan (Renewal)***

***Bridgewater 2 Solar - Site Plan (Renewal)***

***APPROVED. Board re-approved the site plans for a proposed solar farm development at 4 & 6 Brookwood Road.***

**Dawson Senior Center PDD, 200 Pruyn Hill Rd – Major Subdivision & Site Plan (23.093 & 23.125)**

**Jason Dell:** Jason Dell engineer with Lansing Engineering here on behalf of the applicant for the Dawson Senior Center PDD. The last time we were before this Board, this Board provided the positive recommendation back to the Town Board for the PDD. The PDD was approved by the Town Board and since then we did submit engineering plans for the project and gone through several rounds of review and we are back here tonight and our goal for this evening is to update the Board on where we are with the plan, get any additional feedback pertaining to the plan and request that the Board Schedule a public hearing for the subdivision portion of the project. So, a brief overview, the site encompasses about 23.5 acres and is located at the corner of Farm to Market and Pruyn Hill, this again is zoned as part of the PDD so for this project, that will include the construction of 17-2-unit town houses, for a total of 34 town homes and a 3 story 124-unit senior living facility. The large senior living facility will be very, very similar to Falcon Trace a senior facility that's located in Town behind the Toyota that's currently operating. So, for our project there will be a new Town Road constructed between Pruyn Hill and Farm to Market. That road will be about 1,400 linear feet is proposed to be dedicated to the Town. That will provide access for the Town Homes as well as provide the primary access to the senior facility. We will also have an emergency only access out onto Pruyn Hill that would provide a secondary means of egress from the senior facility if the need ever presented itself. Parking for the senior facility has been designed to be very similar to the needs for the existing Falcon Trace site. We are proposing 182 parking spaces with an additional 12 parking stalls that are banked should they ever be needed by the applicant. Water and sewer will be provided by a connection to the Town of Halfmoon system and the Saratoga County Sewer system and storm water will be managed in accordance with all requirements so since our last time with you folks we did submit the detailed engineering plans, we did go through

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a round of review with MJ we've addressed all of our comments to date. We submitted to emergency services to the fire department. We did get comments from them, we responded to comments. We have not had any further feedback from them for the project, we've also submitted and addressed comments from the sewer district. We have received our ACOE permit for the project as well as we have SHPPO sign off at this point as well. So, we are here to answer any additional questions you folks have and ask that you schedule a public hearing for the subdivision.

**Marcel Nadeau:** Jason on the Farm to Market entrance what is the site distance there because the road tends to crown up?

**Jason Dell:** On Farm to Market here?

**Marcel Nadeau:** Yes

**Jason Dell:** That was all, we did provide a traffic study, I don't remember the exact number, but we do meet all requirements for ASHTO. That was reviewed by the TDE, that traffic study was also submitted to DOT for their feedback, so we do meet all requirements for site distance at both entrances not just Farm to Market Road, but Pruy Hill as well.

**Marcel Nadeau:** I know Pruy Hill is fine but Farm to Market

**Tom Koval:** That entrance onto Farm to Market that's not directly across from that single family home that's there is it?

**Jason Dell:** No that's further up here I believe.

**Tom Koval:** That's further up, don't want to be blinded from every dot.

**Jason Dell:** We did at the request to our emergency access over here used to come out over here across from the driveway. I believe at this Boards request we did shift that over to be against the property line here that it lines up with the trees across the street now, and again that way for exit only but we did shift that over.

**Tom Koval:** It's going to be gated?

**Jason Dell:** Right now we are not proposing it as gated, we've got it with signs with the type of clientele that will be there, I don't know if it's in the best interest to have gates there or bollards there should somebody need to access that, but if the Boards wish we will certainly put a gate there.

**Richard Harris:** If you need to access quickly?

**Jason Dell:** Yes

**Tom Koval:** So, what keeps it from becoming a full-time entrance and exit?

**Jason Dell:** It's narrower, it's 20 feet wide versus our much wider access over here, and if it's to remain just with signage it would need to be policed by the owner of the facility and the clientele that is there but in thinking about it do we want gates there or bollards there if there are some older folks that need to use that, again we'd leave that up to you if that's something you did want to have a gate there we would certainly put that up.

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**Rich Berkowitz:** Can't you just put emergency vehicle access only?

**Jason Dell:** We have signage on the plans now for that.

**Tom Werner:** Jason what kind of traffic volumes are you anticipating, with 182 parking spaces, 150 some odd units?

**Jason Dell:** Again, we rehashed through the traffic issues at the PDD level, however we do have 38 trips in the am peak and 48 trips in the pm peak, and there was no level of service changes and no mitigation recommended for the traffic study, and DOT did concur with the traffic study.

**Tom Werner:** DOT?

**Jason Dell:** Yup

**Tom Werner:** How were they involved?

**Jason Dell:** We asked to get their input, and we forwarded that correspondence to Rich.

**Joel Bianchi:** And Tom we have actually suggested that because it goes out on Pruyn Hill Road actually gets onto 146 so we said it was a good idea to get DOT engaged, plus DOT the drainage does go to their highway. We thought based on recent activities that DOT wants to know when we are sending things to their system so.

**Don Roberts:** Jason so since this is an updated plan, we're going to resend this again to our town engineer, fire, Saratoga County Planning Board and also because of a concern in our pre-meeting to the EMS people as well, just so you know.

**Jason Dell:** We did resubmit back to the fire department already they have the revised materials and a comment response letter, so does MJ so we've already responded to all of that.

**Don Roberts:** So, you'll look at this once again right Joel?

**Joel Bianchi:** Yes, we're almost finished with next part

**Don Roberts:** Okay, thank you.

**Rich Berkowitz:** The elevators are EMS rated they can fit a stretcher?

**Jason Dell:** Yes

**Tom Koval:** So, we're anticipating what is it 140 apartments?

**Jason Dell:** 124 senior apartments.

**Tom Koval:** And how many parking spots?

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**Jason Dell:** We've got 182. Right now, the current Falcon Trace the parking lots are only half full, correct Bruce, they aren't full?

**Rich Berkowitz:** That's the same at Coburg Village also I'm in and out of there all of the time.

**Don Roberts:** Anyone else?

**Charlie Lucia:** Just curious and maybe the answer lies with us but I walk Farm to Market often and it is a pretty good grade going west, and as you come up there is that rise and with a driveway there obviously it can be there but maybe just a sign or something to say an access way or a driveway you know because folks don't do 45 on Farm to Market.

**Jason Dell:** We can certainly look into a sign

**Charlie Lucia:** Something just to give folks an idea

**Tom Koval:** I'm really thinking we should gate that emergency exit though because if not it could become an entrance. It's narrower than the main road and then we're going to have traffic conflicts on it, one's going in and one's going out. It's not intended to be an entrance and exit all of the time it's got to be blocked off somehow.

**Jason Dell:** We can certainly do that.

**Don Roberts:** Anyone else? Okay so we referred it to our agencies we'll get back to you.

**Rich Berkowitz:** Should we do a public hearing?

**Don Roberts:** Should we wait to hear back?

**Joel Bianchi:** We'll have our review done by the end of this week so I wouldn't, if the Boards, so far, the comments we've had are not going to change much

**Don Roberts:** Alright then we can do it then.

**Tom Koval:** the 25<sup>th</sup>?

**Richard Harris:** We can do it for the 25<sup>th</sup> it will give us time to get County, yea because a lot of reviews, it seems like more and more reviews done by agencies and applicants during the PDD stage so Joel's already been looking at this, fire's looked at this one round, we sent a second round, so when it first started not a lot was done at PDD stage before your recommendations; it seems like in a decade you guys get a lot done in the PDD stage and when you come back it's not as many engineering questions to overcome.

**Don Roberts:** Okay

**Tom Koval:** So, I'll make the motion to set a public hearing on September 25<sup>th</sup>. And I would like to see feedback from Clifton Park ambulance on this.

**Don Roberts:** We are going to refer it to them. It's already referred.

**Rich Berkowitz:** I just texted them, they are good with it.

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**Lyn Murphy:** I want to get a formal letter.

**Rich Berkowitz:** Formal would be better.

**Don Roberts:** We have a motion, do we have a second?

**Charlie Lucia:** 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, see you the 25<sup>th</sup>.

**Jason Dell:** Thank you, Rich will you reach out to ambulance, or do you want me to do that?

**Richard Harris:** We'll do that.

**Jason Dell:** Okay

***Dawson Senior Center PDD – Major Subdivision & Site Plan  
PUBLIC HEARING SET. Board set a Public Hearing September 25, 2023, for a Major Subdivision  
related to a proposed senior living facility and townhome development.***

**Old Business:**

**ELP Halfmoon Solar, 48 Smith Rd – Site Plan & Special Use Permit (23.047 & 23.048)**

**Jamie Fordyce:** Good evening, Jamie Fordyce here and Will Bliss representing ELP Halfmoon Solar. No major changes since we were last in front of the Board at the public hearing. We did submit some additional information and tried to be responsive to some of the comments that came up at the public hearings, that's in your packets. I do want to clarify and underscore what Rich said at the start of the meeting that the fires that have been in the headlines associated with solar projects have all been entirely originating at the battery facilities of those projects, there are no such battery facilities proposed here in this project.

**Don Roberts:** Okay, I'm glad you said it because with all correspondences have been entered into the record right Rich?

**Richard Harris:** Yup I've got every letter, email, and study from everybody

**Jamie Fordyce:** Great

**Richard Harris:** The reports you received were here Friday night.

**Don Roberts:** Right, yes, okay go ahead.

**Jamie Fordyce:** I just wanted to clarify that, and we are here to answer any questions from the Board.

**Don Roberts:** Thank you, questions by the Board?

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**Charlie Lucia:** Just curious, with the property the way it is and the plans submitted is there the potential area to build battery storage on that property?

**Jamie Fordyce:** No, I mean there's area on the property, you would have to go back before the first of all the Board but more importantly the utility for interconnection study, it's an entirely different study, so yea certainly no plans and if there were you'd see them, thank you.

**Tom Koval:** I was speaking before that there's a lot of these battery facilities even though they are not putting them in through several scattered around the area already they just put one in on Hudson River Road in Stillwater, right alongside two houses. NYSEG put it in. It wasn't even a private thing, so they're out there and they are the cause of the fires, just like you hear all of the stories about recharging bicycles these stupid things catch on fire, it's the batteries that are the problem, they're not as stable as they should be.

**Don Roberts:** Once again you're not using them?

**Jamie Fordyce:** No

**Richard Harris:** I think you said to me, the battery here is what is in your computer? The size.

**Jamie Fordyce:** Yea, it's not even, it's what's similar to a UPS unit so you like if there's a fault on the grid just so we can still communicate with the solar array, so probably about this big, and it's a pretty standard component of any electrical

**Richard Harris:** But it's not storing energy

**Jamie Fordyce:** No

**Richard Harris:** Derived at the site?

**Jamie Fordyce:** No

**Richard Harris:** Okay

**Tom Werner:** There was an article from HELMA, Fire Trace International and Material, also in the case the other possible hazards or concerns are the inverters and or connectors, isolators. Tom you're the electrician it's not just

**Tom Koval:** It's no different than the grid in your own house, there is a danger in everything in your house. If you have a short circuit and the breaker doesn't function properly it's gonna catch fire. That's the conductor aspect of it. The inverter changes from DC to AC, it can heat up but they're all over the place too, it's a rare occurrence. Solar fields have been around for a long time, I wired them 20 years ago and they're still going we haven't had problems with them, like they were trying to stress problems they're having right now is with the storage batteries. Solar panels on the roof of your house I wouldn't want one on the roof of my house because it's a source of electricity and when they are fighting fires it's hard to shut down. Freestanding array like this there's, it's not, you don't have the same risk involved in it at all. So, in my opinion being in this field way too long. They're safe.

**Don Roberts:** Thank you Tom, anyone else have any questions for the applicant?

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**Charlie Lucia:** Do you see this project once started taking longer than a year to complete the construction?

**Jamie Fordyce:** To complete it probably from start to finish it's about 12 months, will we take 12 months to get started I don't think so.

**Charlie Lucia:** Alright

**Rich Berkowitz:** How often do you take care of the landscaping, mowing the property and

**Jamie Fordyce:** Once it's operational.

**Rich Berkowitz:** Once it's operational

**Jamie Fordyce:** Yes, probably a couple of times a summer depending on how much rain you get probably three or four times this summer but

**Rich Berkowitz:** Does someone monitor that just so the grass doesn't grow too tall that it's yea certainly we'll have a schedule that's typically taken place once a month during the summer months, we also will typically kind of pick up if the grass starts to get long, we'll be able to see that the panels are being slightly shaded, and we would dispatch our landscaper.

**Rich Berkowitz:** Are there cameras there also for security? Or just the monitor?

**Jamie Fordyce:** It's typically an energy monitor

**Rich Berkowitz:** You have an energy monitor but no safety cameras?

**Jamie Fordyce:** Not as planned at this array.

**Tom Koval:** You do have staff visiting regularly though?

**Jamie Fordyce:** Yea, yea

**Tom Koval:** So, if they see that it's getting out of control?

**Jamie Fordyce:** Our landowner actually does also live on the property as well so.

**Tom Werner:** What's the risk of grass fire or vegetation fire and what type of suppression system would you bring to bear on something like that and are there particular challenges for the local fire department to come in and fight a fire that's underneath these panels?

**Jamie Fordyce:** Naturally like a brush fire, so I mean we have coordinated with the fire department we have insured that the road is as wide as they like I believe they had us increase it from 15 to 22 feet and we've got turnarounds that will accommodate their vehicles as far as a brush fire they are going to fight it similar to how they would fight a normal brush fire in the area. The panels themselves don't really contain any fuel right, so they're not going to burn or make a fire any worse, you know if there is grass that is exceptionally dry that could burn but

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**Tom Werner:** Well, this is burning out in the middle of a solar field how are they going to get to it? They gonna have to walk in?

**Jamie Fordyce:** Oh well yea so the access road provides pretty good access you can see it runs

**Tom Werner:** Well yea to get the vehicle in then they've got to get to the fire

**Tom Koval:** It's no different than if it catches fire in a muddy field and this time, they have a stone road going into it then they can get at it.

**Tom Werner:** They have four-wheel vehicles and that, that they can drive in the fields.

**Tom Koval:** We don't have any four wheel

**Jamie Fordyce:** Yea they don't have brush trucks, which is actually why we went for the wider road, we had originally talked about that with the fire department. There is a good 15 feet between each row right and so firefighters will be able to access the arrays, but the truck will be able to pull into that central location so that they will be able to fight fires

**Tom Werner:** Have you gotten any comments from, this is what Clifton Park/ Halfmoon Fire Department?

**Jamie Fordyce:** Yup

**Lyn Murphy:** So, they actually signed off?

**Jamie Fordyce:** Yes, they already signed off

**Tom Werner:** On the bigger one, okay

**Jamie Fordyce:** So, there's also a note in the drawing set where our contractors can host a safety debrief with the fire department energization so walk through where all of the critical equipment is, if there is any additional signage that they would like to see that would be covered by that meeting as well.

**Tom Koval:** I would imagine if this is getting mowed on a fairly regular basis you're taking a lot of the fuel away from it as opposed to what would be there if it was in its natural environment in close proximity to all these houses, so you're cutting down the fuel source.

**Don Roberts:** Okay anyone else?

**Marcel Nadeau:** Question for Joel on this SEQR application, it states that a proposed action is not consistent with adopted land use plans, is that referring to the current comprehensive plan?

**Joel Bianchi:** That is the adopted one, not the one that's going through a review now. Because that is not

**Marcel Nadeau:** So, the one we have in plan now.

**Joel Bianchi:** The one that's currently in place, yes

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**Marcel Nadeau:** In place now, thank you.

**Don Roberts:** Anyone else?

**Rich Berkowitz:** I make a motion to have a neg dec on SEQR

**Tom Koval:** I'll second

**Don Roberts:** Okay, I have a motion and a second for neg dec to save confusion I like to do a roll call vote a yes means you're in favor of the motion a no means you're not in favor of the motion.

**Roberts:** Tom?

**Tom Werner:** No

**Don Roberts:** Yes

**Tom Werner:** No

**Don Roberts:** Tom Koval?

**Tom Koval:** I am in favor

**Don Roberts:** That's a yes

**Tom Koval:** Yes

**Don Roberts:** I'm a yes

**Rich Berkowitz:** Yes

**Marcel Nadeau:** No

**Charlie Lucia:** Yes

**Laurie Barton:** Yes

**Don Roberts:** Motion carried, that's on the neg dec.

**Rich Berkowitz:** I make a motion to approve the special use permit and the site plan

**Tom Koval:** I'll second

**Don Roberts:** Tom?

**Tom Werner:** No

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**Marcel Nadeau:** NO

**Tom Koval:** Yes

**Don Roberts:** Yes

**Rich Berkowitz:** Yes

**Laurie Barton:** Yes

**Charlie Lucia:** Yes

**Don Roberts:** Motion carried, okay good luck.

*ELP Halfmoon Solar – Site Plan & Special Use Permit*

*APPROVED. Board approved the revised Site Plan and Special Use Permit for a proposed solar farm.*

**Laurie Barton:** I make a motion to adjourn

**Tom Koval:** Second

**Don Roberts:** I have a motion to adjourn by Laurie, I have a second by Tom, all in favor Aye? (All were in favor) Opposed? (None were opposed) Motion carried, thank you, be safe good night.