

A meeting of the Town of Moreau Planning Board was held on July 16, 2012 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen called the meeting to order at 7:00 p.m.

Present:

G. Peter Jensen	Chairman
Keith Osborne	Planning Board Member
Chris Barden	Planning Board Member
John Arnold	Planning Board Member
Linda Riggi	Alternate Planning Board Member
Ronald Zimmerman	Planning Board Member
Reed Antis	Alternate Planning Board Member
Tricia Andrews	Secretary

Absent:

Erik Bergman	Planning Board Member
David Paska	Planning Board Member

Also Present: Malcolm O'Hara, Attorney for the Town and Joe Patricke, Building Inspector.

Mr. Osborne pointed out that for the roll call vote on the ROCCIA Enterprises, Mr. Arnold had voted Yes. Mr. Zimmerman motioned to approve the minutes of June 18, 2012 as amended and was seconded by Mr. Osborne. The motion passed unanimously, with Chairman Jensen abstaining.

### **#1 KCWR Holdings**

#### **Site Plan Review**

Stacey Frederick of Stanclift, Ludemann and McMorris presented the plans which are a change of use for Rasp Inc. from helicopter hangar to manufacturing in Thousand Oaks development.

Mr. Osborne: Manufacturing will be taking place, or is it storage?

Ron Richards (KCWR): Manufacturing of electronic control systems.

Mr. Osborne: This is ok with zoning, just a change in use.

Mr. Patricke: They have been at EPIC since 1997 and are relocating.

Ms. Frederick: Employees are 19+.

Mr. Arnold: Existing structure used for?

Ms. Frederick: Helicopter hangar and maintenance.

Mr. Patricke: But it's not in use.

Mr. Osborne: It was used for a year or 6 months.

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Attorney O'Hara: There is several tax parcels listed on the application. Where is the building actually located?

Ms. Frederick: I don't know if that's on my map.

Mr. Patricke: But you are buying them all?

Ms. Frederick: 31.28 acres and 89-2-67 are vacant.

Mr. Arnold: Is it all of Thousand Oaks?

Ms. Frederick: Yes.

Mr. Arnold: This shows floor drains, are they expected to remain open?

Mr. Richards: An environmental engineer is inspecting them and we will take appropriate action, we don't need them.

Mr. Jensen: Board, questions or concerns?

Mr. Arnold: I don't see the parking.

Ms. Frederick: A back area is graveled.

Mr. Arnold: Oh. I didn't see that.

Mr. Antis: Is there one shift?

Mr. Richards: 8-5 is standard, Monday through Friday.

Mr. Zimmerman: That's what you do at EPIC?

Mr. Barden: Do you anticipate a second shift?

Mr. Richards: We never have.

Mr. Arnold: Any other questions, comments or concerns?

Mr. Patricke: What's the required number of parking places?

Ms. Frederick: Previously approved map has 13, prior to the back area being graveled which adds 6 + spaces back there.

Mr. Zimmerman: Was one of the original 13 a handicapped spot?

Ms. Frederick: Don't know that.

Mr. Arnold: Where are they?

Ms. Frederick: We have revised maps; they don't show much other than the gravel.

Mr. Arnold: I've just got 6 by the office. Where are the other 7?

Mr. Zimmerman: I would also like to know if you'd like to pave that.

Mr. Richards: In the future.

Mr. Antis: 1 parking space per 400 sq ft. and 1 per three workers are the parking requirements.

Applicant: We can put a sign on the handicapped spot; there is a faded blue line.

Mr. Arnold: I want to mark it on the map.

Mr. Patricke: They will get us a map with that on it.

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Mr. Zimmerman: Anything interesting with deliveries? Do you get tractor trailer shipments; are they during normal business hours?

Mr. Antis: Equipment in the back will be leaving?

Ms. Frederick: Belonging to the existing owners? Yes.

Mr. Patricke: Let's go back to sq footage.

Ms. Riggi: 7,466 sq. ft.

Ms. Frederick: I have 7,400.

Ms. Riggi: That's roughly 19 parking spaces.

Mr. Patricke: And they did that.

Mr. Arnold: Reed asked about equipment. That's on another section behind another office building, are you buying all that?

Mr. Richards: No, that's it; he's not part of it. That little circle to the left is still theirs. We are to the right.

Mr. Antis: Does the Town maintain that road?

Mr. Patricke: Yes.

Mr. Zimmerman: Any other infrastructure changes, water, waste?

Ms. Frederick: Fuel storage tanks were removed that were for the helicopter.

Mr. Zimmerman: That will be part of the environmental assessment. Can we see that?

Ms. Frederick: It's not done yet.

Mr. Arnold: Any changes planned to the exterior lighting?

Mr. Richards: Probably not, it's well lit as it is.

Mr. Osborne: Signage?

Mr. Richards: No plans right now.

Mr. Jensen: Any signage must comply with the sign ordinance of the Town of Moreau.

Applicant: we don't have any now, and it's been 15 years.

Mr. Jensen: Board, Short EAF? Motion?

Mr. Zimmerman: Motion to accept a Short Form EAF For this site plan.

Mr. Antis: Second Short EAF.

All in favor.

Mr. Osborne: Motion to hold public hearing on Aug 20, 2012 for KCWR Holdings Inc. promptly at 7:02.

Mr. Barden: Second.

Chairman Jensen: Is there anything further you want to see from this applicant?

Mr. Osborne: Do we want in environmental report of some sort?

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Mr. Zimmerman: Mentioned that an engineer is looking at the property drains, etc. and I would like to see it. Would you have it for the 20<sup>th</sup>?

Ms. Frederick: Optimistically, yes.

Mr. Arnold: The drains show going to a 1000 gallon oil-water separator and to a holding or dispersion tank.

Mr. Zimmerman: Separator still there?

Mr. Richards: Under evaluation, but it is still there.

Mr. Jensen: No spills. Any questions of us?

Mr. Zimmerman: Updated drawings with the handicapped spot and ambiguity around the parking space total count.

Mr. Osborne: 19 including a handicapped spot and the unloading area for the handicapped.

Mr. Jensen: If you intend to do anything to or for the separator, note that.

Mr. Patricke: And get a permit from us to take the tanks out.

Chairman Jensen: By what date do you need info back to you?

Mr. Patricke: Two weeks prior, August 6<sup>th</sup>.

### **#2 Beans Country Store South**

#### **Preliminary Site Plan Review**

Brian, Betty and Geoffery Bean want to open a former convenience store near YMCA, we've had a store 4-5 years, this building needs cosmetic work, gas tanks are out, needs painting, cedar shakes instead of brick; here are some pictures of what we would like it to look like. Blacktop resurfacing, handicapped spaces, I think we have 48 spaces,

Betty Bean: 3,680 sq. ft., we have plenty of parking spaces.

Brian Bean: We will take the blueprint from our Queensbury store at Ridge and Sunnyside and use it here.

Mr. Osborne: Parking would be huge, it's a mess and storm water has to be addressed, we do have fast soils here.

Mrs. Bean: We will have limited seating; food is walk-in, take-out and delivery.

Mr. Osborne: This is also convenience?

Mrs. Bean: And gifts and crafts.

Mr. Bean: 10-15 employees and we'll be hiring. Open 6:30-am to 8 pm.

Mr. Osborne: Keeping the canopy there?

Mrs. Bean: Good lighting.

Mr. Antis: Parking in front?

Mrs. Bean: A few, mostly in back.

Mr. Antis: Will the curb cuts be in and out?

Mr. Bean: Out from the left...

Mrs. Bean: One in and one out.

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Mr. Bean: Pull in North and exit south.

Mr. Arnold: Label that with a big, bright arrow.

Mr. Patricke: Does the Mini-storage still have their easement?

Mrs. Bean: Yes.

Mr. Patricke: That access stays there?

Mrs. Bean: Yes.

Mr. Arnold: If mini storage still has access that will be in and out anyways.

Ms. Riggi: The way the sign is drawn here it looks real tall, is that grand-fathered in?

Mrs. Bean: We are changing the face on the existing store, if that agrees with the Town.

Mr. Patricke: Okay. What's this out front?

Mr. Bean: It's where the gas pumps were. We're going to put bears on it and a wood curb, to dress it up a bit.

Mrs. Bean: And it prevents tripping on it.

Mr. Antis: Do both ends have to be in and out?

Mr. Arnold: The access to Rogge's self-storage has to be in and out and they don't have an easement over the other side.

Mr. Arnold: Is this your site plan, this drawing?

Mr. Osborne: Will you put Macadam down?

Mr. Bean: Yes, the dirt is one of our major concerns.

Mr. Jensen: Paving?

Mr. Bean: Resurfacing, and covering the gas tank area, not increasing the amount.

Mr. Arnold: I'd like to get a copy of the existing site plan that has the drainage plans.

Mrs. Bean: The existing owner is in Jersey and he has not been responsive to our requests for more.

Mr. Arnold: I hate to ask for a full engineering review, but we need to know what's happening there. There are two circles that say sewer but they really don't tell me anything.

Mr. Osborne: People will park as close to the building as possible, I don't see them in space 19, 48 is ambitious and not required, because people will park right in front.

Mrs. Bean: Employees will be in 19-28.

Mr. Arnold: Do you have delivery trucks with supplies.

Mr. Bean: Yes, box trucks, not tractor trailers.

Mr. Arnold: Is there a delivery area?

Mr. Bean: At the back of the store.

Mr. Patricke: Parking calculations?

Mr. Antis: 3,600 sq. ft., 1 space per 100, 36 spaces, and one per 5 seats in the restaurant, 5 tables is 20 people.

Mr. Arnold: That's conservative.

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Mr. Patricke: Is that retail space?

Mr. Antis: Gross store floor area.

Mr. Zimmerman: But if a restaurant is in a place where you are doing retail, it's covered, more is not required.

Mr. Patricke: 36 is a reasonable number. When you look at these, 17-18, 8, 9, are all hard to get.

Mr. Barden: There used to be spaces on the left side.

Mr. Antis: I'm more concerned with traffic on the front of the building, people cutting across.

Mr. Bean: But we have Rogge's easement, we can put an arrow and try to direct it.

Mr. Antis: Between the island and the entrance. Public safety.

Mrs. Bean: we don't want people to park there; we don't want that for car flow.

Mr. Barden: Is the front the only point of entry to the store?

Mr. Arnold: How about strategically placed bears.

Mr. Patricke: Cut the parking down to 36 and be more realistic.

Mr. Osborne: Eliminate pedestrian conflicts. Using the back for employees is wise.

Mr. Antis: Will a tandem be able to get around if there are cars in some of those?

Mr. Arnold: 10 by 20 ft. for a parking space, and 24 ft. between ends of spaces, you can't get 3 in there.

Mr. Patricke: At one point there was a great flow of traffic in there.

Mr. Arnold: I think your double in the back will be single, and a couple of spaces left off on the southern boundary so that people can go through instead of turn around.

Mr. Zimmerman: All 10-15 employees will not be there at once.

Mr. Osborne: Are you planning on leaving the charity boxes?

Geoffrey Bean: They are gone.

Mr. Patricke: How about the dumpster, where will that be?

Mr. Bean: Behind.

Mr. Osborne: And you have to provide access to it, adjust parking accordingly. So grading plans, John said.

Mr. Arnold: I just want to see what's existing for storm water.

Geoffrey Bean: Wed. morning we're meeting sewer there to find out what's in there.

Mr. Zimmerman: You can do a little R & D see if the folks who pulled the tanks had a site plan.

Mrs. Bean: The landlord gave me what he had, I didn't see any drawings.

Mr. Jensen: Short EAF?

Mr. Barden motioned to accept a Short Form EAF and Mr. Arnold seconded. Motion passed unanimously. Mr. Arnold motioned to accept the role of lead agency. There was discussion as to who else would

want it and why we need to declare it. Mr. Zimmerman seconded the motion and the vote was 6-Yes and 1-No. Motion passed.

Mrs. Bean: If it's approved at a public hearing next month, when can we open the store?

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Chairman Jensen: We're not there yet.

Mr. Zimmerman: Motion to set public hearing August 20<sup>th</sup> at 7:03pm and Mr. Barden seconded.

Measure passed unanimously.

Mrs. Bean: Can we open the 21<sup>st</sup>? Does it go to anyone else?

Mr. Jensen: It is a learned opinion that this is not a change in use of an existing structure so it doesn't go to the County which works better for you. But I can't answer the question of whether you can open.

Mr. Patricke: You still need building dept inspections. Paperwork in by the 6<sup>th</sup>.

Mr. Arnold: We don't care if a parking spot is not where we want it, it's the structural and stuff.

Mr. Osborne: Sign is just a change, isn't it?

Mr. Patricke: I have to look at what they are proposing on the canopy.

Mr. Arnold: The canopy and the stand up sign are counted as sq. footage.

Mr. Arnold motioned to adjourn at 7:47 and Ms. Riggi seconded. Motion passes unanimously at 7:47pm.

Respectfully Submitted,

Tricia S. Andrews