

A meeting of the Town of Moreau Planning Board was held on June 18, 2012 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

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

Present:

Erik Bergman	Acting Chairman
Keith Osborne	Planning Board Member
Chris Barden	Planning Board Member
John Arnold	Planning Board Member
David Paska	Planning Board Member
Linda Riggi	Alternate Planning Board Member
Ronald Zimmerman	Planning Board Member
Tricia Andrews	Secretary

Absent: Chairman Peter Jensen Chairman

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

Minutes of the May meeting were reviewed. No additions or corrections were noted. Mr. Paska motioned to accept the minutes as recorded and Mr. Barden seconded. Motion carried unanimously.

**#1 Harrison Ave. Self Storage
Site Plan Review – Public Hearing**

Jeff Davis: Tom Hutchins, the engineer, will go through the project with the information I didn't have last time.

Mr. Hutchins: I did the original design and analysis for the facility, this is north. Existing Phase 1 units are in place, Phase 2 was approved in 2009 and what we are talking about is a small gravel area to the rear of what will be Phase 2, to house outdoor storage. I was asked whether this has any impact on site design or storm water design and the answer is it has a negligible .01cfs impact in water flow volume. The site is wholly impervious and all of this as wholly impervious and this future access road owned by Mr. Perkins were all in the first model, so it has a negligible impact. Any questions I will try to address them.

Mr. Osborne: Do you anticipate having to update your SWPPP?

Mr. Hutchins: No.

Mr. Arnold: Does this finding of a negligible affect include full build-out of the other ten units?

Mr. Hutchins: Infrastructure for stormwater was constructed for full build-out for one and two, adding this area the facilities can still handle it with a negligible impact. In modeling 3.47cfs peak discharge rate, adding this area doesn't change that number.

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Mr. Arnold: Added to a model including the ten units as planned.

Mr. Hutchins: Including the ten units planned, and the infrastructure is there for the whole thing.

Mr. Bergman: Garry, anything to add?

Mr. Robinson: No, but I looked at the existing SWPPP and the field and it looks good to me with what accuracy we can get, it's fine, I see no issues.

Mr. Bergman: Any public to comment on this? Board, anything? Close public hearing at 7:06p.m. Short Form EAF.

Mr. Patricke: Zoning in the immediate area is Residential at the next property, so that should be listed. It is the correct zone, but it should be listed.

(Part 2: All answers no.)

Mr. Osborne: Motion for a negative declaration regarding the Short Form EAF for Harrison Ave Self Storage.

Mr. Arnold: Second.

Atty. O'Hara: The Address is 126-128 Harrison Ave. on the application, that parcel is 126-138 Harrison Ave. Has this gone to County?

Mr. Patricke: No reason to.

Mr. Barden: Motion to approve the Site Plan for Harrison Avenue Self Storage 126-138 Harrison Ave.

Mr. Osborne: Second.

Roll call vote proceeded as follows: Mr. Osborne, Yes; Mr. Barden, Yes; Mr. Arnold, Yes; Mr. Paska, Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Acting Chairman Bergman, Yes. Motion passed unanimously.

Mr. Zimmerman: We had notes last time to revise the map, draw in the road, remove the fence, is all that taken care of?

Mr. Hutchins: Those are new details to me.

Mr. Zimmerman: Let me check.

Mr. Patricke: What's the date on that drawing?

Mr. Hutchins: I did a new one June 12th.

Mr. Patricke: You only sent me one, so the Board doesn't have one.

Mr. Hutchins: The fence line is a bit different than what's on here. I can update that and show it, there is a gate here.

Mr. Arnold: Is there going to be fencing around the back of the storage area?

Mr. Hutchins: No.

Mr. Osborne: That fence moves if there are ten more units. Do we want to amend the approval?

Mr. Bergman: With what wording?

Mr. Osborne: Motion to amend the previous motion to state that the road and access gate be shown on the mylars.

Mr. Paska: Second.

Motion passes unanimously.

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Mr. Hutchins: We file a mylar for Site Plan approval?

Mr. Patricke: In Moreau you do, at my request for the permanent records. 15 years ago.

Mr. Arnold: Motion that the Chair and one other member sign the mylars.

Mr. Zimmerman: Second.

Motion passes unanimously.

#2 Kost-IT Consulting
Site Plan Review – Public Hearing

Kevin and Lisa Ostrander appearing.

Mrs. Ostrander: It's actually Roccia Enterprises. Last time they needed to know what the spaces were going to be for. We have the restaurant that was already there, office space one, office space two where Kost-IT is operating.

Mr. Patricke: Spell the name

Mrs. Ostrander: ROCCIA Enterprises, LLC.

Mr. Paska: There was an apartment mentioned last time.

Mrs. Ostrander: There is an apartment on top.

Mr. Ostrander: That use will continue?

Mrs. Ostrander: We would like to get rid of it, but we have a tenant.

Mrs. Ostrander: Do you have questions for us.

Mr. Patricke: We had a question on parking.

Mr. Arnold: We need to make corrections on the application and EAF. They say Kost-It, LLC and need to be Roccia.

Mrs. Ostrander: It was changed, but perhaps not on the copies you received.

Mr. Arnold: On the EAF, it's Kost IT. 3.4 acres or 4.28 acres?

Mrs. Ostrander: 4.28.

Mr. Patricke: Where's that?

Mr. Arnold: Original application.

Mrs. Ostrander: He was referring to the Kost-IT at the time.

Mr. Ostrander: It was the square footage of Kost-IT, then I found out I had to do ROCCIA as the owner of the building. Site plans provided show the sq. footage of all three tenants.

Mrs. Ostrander: On the site plans, we have the 4.2 acres exact.

Mr. Patricke: Do we have a number for the office space?

Mr. Ostrander: Office 1 is 2,860 sq ft.

Mrs. Ostrander: That's the middle space.

Mr. Ostrander: The restaurant is.

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Mr. Bergman: Where are we at for stormwater?

Mr. Osborne: There is no stormwater.

Mr. Arnold: There is, it's just not managed.

Mr. Patricke: How many beds in the apartment?

Mrs. Ostrander: One.

Mr. Osborne: Office space for parking sq footage?

Mr. Patricke: Let me look.

Mr. Osborne: I don't think it's an issue.

Mrs. Ostrander: There's a lot of space, it is gravel. We'd like to get it paved.

Mr. Arnold: If you did you'd need a stormwater plan.

Mrs. Ostrander: Yes, it's quoted at a cost of \$100,000.

Mr. Patricke: 300 sq. feet parking for office space.

Mr. Bergman: Given the opposite hours with the restaurant.

Mrs. Ostrander: Kost-IT is just office space; there are no clients that go in there.

Mr. Osborne: Curb appeal is important.

Mrs. Ostrander: There's a lot we would like to do.

Mr. Robinson: The restaurant is 2,400 sq. ft., the office 2 is 2,100.

Mr. Patricke: The apartment?

Mrs. Ostrander: About 300 sq. ft.

Mr. Robinson: 990 sq. ft. on the apartment.

Mr. Patricke: Let's go through that again. Office 1?

Mrs. Ostrander: Restaurant 2,460; Middle space 2,860 is Office One; Office 2 on the left is 2,100.

Ms. Riggi: That's not to scale then.

Mr. Ostrander: No, it's not.

Ms. Riggi: 8,350 sq. ft. total.

Mr. Osborne: No stormwater or additional landscaping proposed at this time?

Mr. Barden: You talked about a berm between this and the property to the South because of people cutting through.

Mr. Ostrander: I'd like to at the street, but it's not now.

Mr. Patricke: You talked about something perpendicular so the neighbor to the North doesn't cut though.

Mr. Osborne: Why can't we get that and landscaping?

Mrs. Ostrander: Money. We are refinancing with Adirondack Trust, but we haven't got it now.

Mr. Arnold: Is this still attached to the Motel?

Mrs. Ostrander: No.

Mr. Zimmerman: You want to get office one as a rentable space?

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Mr. Ostrander: No, office two, the Kost-IT space. Want to attract a tenant for office 1.

Mr. Patricke: You understand what you get tonight is all you get.

Mrs. Ostrander: We would come back with an engineer when we are ready to do more.

Mr. Patricke: Our Code is very vague on existing sites when they come up and it causes confusion. We don't have a clearly defined way to do site plan review.

Mr. Arnold: And this has some of its sewer elsewhere.

Mr. Barden: That privacy fence isn't a separate parcel.

Mr. Arnold: The map has three parcels, and I keep thinking they are separate. Doing the calculations, you need 28 parking spaces for that total sq. footage. Does a restaurant have another amount?

Mr. Patricke: 5 seats per parking space, they have seating for 49, so 10 spaces.

Mr. Arnold: So this far exceeds the need for parking.

Mr. Bergman: Do we need a public hearing?

Mr. Patricke: This is a continuation of a public hearing.

Mr. Osborne: I think it's incomplete, I want landscaping and more fleshing out, I am just one member.

Mr. Arnold: You had talked about that break-off with the motel portion and putting rocks in there. Is it something you really want to do?

Mr. Ostrander: As it stands today, school busses and sometimes trucks, and the hotel use the property.

Mr. Arnold: I am almost sure you mentioned large stones. I know a berm is different cost-wise and I don't know what's acceptable to the Town, but I like connected spaces, but I don't own a property where that happens. Anything that lets traffic move along Route 9 is good, to me.

Mr. Osborne: But you're not planning to close it now, so it's not an issue.

Mr. Bergman: Anything to add?

Mr. Patricke: Do you have a correct application?

Mr. Arnold: Kost-IT?

Mr. Patricke: Roccia Enterprises, LLC.

Mr. Arnold: The description should say 8,350 sq ft.

Mr. Paska: Current Zoning? There's the apartment, is it Residential?

Mr. Patricke: It's a non-conforming use, but the Zoning is Commercial.

Mr. Bergman: 4.28 is the total acreage.

Mr. Zimmerman: Should it say office or restaurant? Should we mention the residential?

Mr. Patricke: Doesn't hurt.

Atty. O'Hara: That's accurate.

Mr. Arnold: Should it say light industrial on the surrounding use?

Mr. Patricke: No, that's permitted, but the zone is Commercial.

Mr. Bergman: Total number of sales areas 3, parking number 50. We had from left to right 2,100; 2,860; 2,460; apartment 990.

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Mrs. Ostrander: Yes.

Mr. Patricke: Ok on the application, let's correct the EAF.

Mr. Bergman: Public hearing closed, 7:44p.m., Short Form EAF let's correct as we go. Kevin Ostrander, project name Roccia Enterprises, LLC. Address?

Mr. Patricke: 1451 Route 9. You have Suite 300 there, is that approved by the inspector?

Mr. Ostrander: Yes, those are approved suite numbers, there are 4 of them.

Mr. Bergman: Amount of land affected, says NA.

Mr. Patricke: Ok.

Mr. Bergman: Complies, surrounding land use is commercial.

Mr. Patricke: and residential, down the road a bit and across the street.

Mr. Bergman: No other finding.

(regarding permits) Mr. Zimmerman: The restaurant has a DOH Permit, is that what that's asking?

Mr. O'Hara: I don't think that's the intent here.

Mr. Bergman: Part 2: No comments.

Mr. Zimmerman: Motion for a negative declaration, on the Short Form EAF for Roccia Enterprises, LLC.

Mr. Barden: Second

Roll call vote proceeded as follows: Mr. Osborne, Yes; Mr. Barden, Yes; Mr. Arnold, Yes; Mr. Paska, Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Acting Chairman Bergman, Yes. Motion passed unanimously.

Mr. Bergman: Motion for approval?

Mr. Barden: Motion final approval for Roccia Enterprises, LLC for Site Plan for 1450 Route 9, Suite 300.

Mr. Patricke: I suggest a comment that for paving, etc. the applicant will have to return to the Planning Board.

Mr. Barden: Add that it's as drawn and to make further improvements the applicant will need to revisit the Planning Board.

Mr. Zimmerman: The revision is for the interior of the building. Second.

Roll call vote proceeded as follows: Mr. Osborne, No; Mr. Barden, Yes; Mr. Arnold, ~~No~~ **Yes**; Mr. Paska, **[Amended 7/16/12]**

Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Acting Chairman Bergman, Yes. Motion passed.

Mr. Bergman: Do we do mylars for this?

Mr. Patricke: We don't have one, but we can wait until they do the paving or other improvements with full Site Plan.

Mr. Arnold: That applies to any other additions, right?

Mr. Bergman: This only applies to renovations for Kost-IT.

Mr. Osborne: If you come back, get the application complete and ready to go the first time. It puts the Board in a tenuous position.

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Mr. Bergman: Anything else?

Mr. Patricke: There's training in Washington County, if anyone's interested.

Mr. Osborne: And it's in the evening.

Mr. Patricke: You got the email?

Ms. Riggi: I didn't.

Mr. Patricke: I think the Town will pay for it.

Mr. Paska: I didn't see it.

Mr. Arnold motioned to adjourn at 7:55p.m and Mr. Paska seconded. Motioned passed unanimously.

Respectfully Submitted,

Tricia S. Andrews