

A meeting of the Town of Moreau Planning Board was held on March 19, 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
Erik Bergman	Planning Board Member
David Paska	Planning Board Member
Ronald Zimmerman	Planning Board Member
Tricia Andrews	Secretary

Also Present: Stefanie DiLallo Bitter, Attorney for the Town and Joe Patricke, Building Inspector.

The minutes were reviewed and amended to reflect that Mr. Arnold's comment on page 1540 regarding the square footage of the warehouse should say "corrections on the plans to 4,000 sq ft warehouse" and that Mr. Zimmerman was present at the meeting.

#1- McCormick Property Management Site Plan Review

Richard Jones, architect for The McCormick Group. The new building incorporates a contractor's office and a small, attached warehouse for contractor's use. It will be on the North parcel of two on the East side of US Route 9. 2,000 sq. ft. of office space and 4,000 sq. ft. of warehouse, with parking and drives. Regarding a portion of site, septic on North side is brand new to attach to water and gas on Route 9, entrance off of Route 9 needs DOT highway permit. The building will be a single story, with pitched roofs, metal siding, pre-finished roof, and a loading dock on the warehouse on the South side of property near the parking area. Adding landscaping around the building, deleting or reducing non-permeable area by 15%.

Chairman Jensen reviewed the ground rules for a public hearing. Questions or comments?

Mr. Patricke: May I see your prints?

Dianna Dublois: I live right across from parcel. Do you have plans so we can see them put up? Talking *one* driveway?

Mr. Jones: Yes. This is the corner of the existing building, there's another dead center of the two.

Ms. Dublois: Will that come down?

Mr. Jones: Yes, it does. The new entrance drive will be just to the north of the present one. All of the

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front remains landscaped, the North we maintain tree line here and on back side, back becomes lawn area.

Ms. Dublois: You are taking down trees?

Mr. Jones: Yes, on the North side. 60-70 ft. of trees, but maintaining a 20-25 foot buffer.

Ms. Dublois: That fence comes down?

Mr. Jones: It stays the other one relocates to the South side of the property for security.

Ms. Dublois: What's in the warehouse?

Mr. Jones: Overhead Door of Glens Falls.

Kay Ely: Will there be an additional driveway?

Mr. Jones: Yes, a separate one for Overhead Door.

Ms. Ely: Overhead Door, but not a construction company?

Mr. Jones: They are considered a contractor.

Ms. Ely: Will there be a lot more vehicles coming in and out? We already have difficulty getting out onto Route 9 and there's already another business going in, an ambulance right below us and trailer sales, a few residences along the West side and it's impossible.

Mr. Jones: Greg Hydock is here from Overhead Door and he can address the traffic, etc.

Mr. Hydock: First question about what we store: its door sections as well as parts and springs.

Mrs. John Gaye: You are moving from the one in the village?

Mr. Hydock: Yes. As far as traffic, we have six trucks, installation trucks going out each day at about 8:00 or 8:30 until 4:30-5:00. They don't come and go a lot, they leave in the morning are gone all day. Sales trucks come and go, three of them. As far as tractor trailers, maybe four in a week, Monday morning, not a high volume trucking business, it's fairly minor.

Ms. Ely: You will have a showroom with people coming and going.

Mr. Hydock: Yes, but the bulk of our business is we have to go to their home and see what they need. Three people a day in the showroom looking at options maybe.

Ms. Dublois: Hours?

Mr. Hydock: I am in at quarter until seven, and my secretary is there until 5:30, Saturday hours in 9 months a year.

Ms. Dublois: We used to get big gas tankers at all hours doing their gas runs. It was ridiculous.

Mr. Hydock: We generally get a load from Overhead Door, if they arrive before business hours we have them stay at Exit 17 so that they are not sitting at our property.

Ms. Dublois: I have a day care, so it's hard to see all this traffic.

Mr. Arnold: Starting with one I brought up last month. The shared drive between the two properties, why we are not considering it?

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Jim McCormick: We don't want to see a U-turn central, which already happens 6-8 times a day, even when I installed signs. If the Board would accept as proposed, it would be beneficial, may ease the traffic situation, but we don't know until it's done.

Mr. Arnold: If the shared drive is a T, straddling the prop line, I don't see how it affects u-turns. You will chance the U turn, but you go right, they go left, and you have one curb cut. I see a handicapped space marked out where people have to walk in across traffic, and if you save some space you can put that space closer to the building.

Mr. Jones: The loading dock is on the back of the office.

Mr. Arnold: You moved the loading dock.

Mr. Jones: We no longer have a drive around the building.

Mr. Arnold: I am uncomfortable with the location of the handicapped spot. I usually am not a proponent of shared drives, residentially but here, I am.

Mr. Hydock: Hoping to pull the trailers in front of the building and have them back in around the building.

Mr. Arnold: That would be easier with a shared drive too.

Mr. Osborne: I am on board with a shared driveway too.

Mr. Osborne: Elevations? Lighting downcast, cut off? Signs?

Mr. Hydock: The sign will be similar to what we have, a little cleaner.

Mr. Osborne: The McCormick sign is the poster child for what a sign should look like. Test pits on the soil? It runs fast, do you have to amend your soil?

Mr. Patricke: We will do it when they apply, standard procedure.

Mr. Osborne: I would like to see more landscaping, but it's not a deal killer.

Mr. Arnold: Plans show two extra doors on the front.

Mr. Jones: These doors are on the back side in the warehouse.

Mr. Arnold: Gotcha.

Mr. Jones: Canopies extending over them.

Mr. Osborne: Do you intend to drive through the warehouse?

Mr. Hydock: It won't be drive-through traffic, back in and load on both sides.

Mr. Hydock: Regarding this shared driveway, if he sells, and I am still there or vice versa, that shared driveway is not an issue?

Mr. Arnold: It gets written into the deed so that whoever buys it knows. There's 40 feet for shared liability.

Mr. Osborne: And shared maintenance.

Mr. Jones: You want a new curb cut?

Mr. Arnold: You' be cutting a new one anyway, now blocking off the old McCormick one and adding a new one that's for both.

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Mr. Jones: You would cut down on our parking; do you want us to give up paved space?

Mr. Patricke: You're asking him to scrap a driveway he just put in.

Mr. Arnold: What I want is shared on the property and splitting as soon as possible. It makes it easier for Route 9. It's not a deal breaker.

Chairman Jensen: Anything further?

Attorney Dilallo-Bitter: What is the status of the subdivision? Is there a new tax map number?

Mr. McCormick: I have to remove the building before I file it. I am waiting for tonight's decision to do that.

Attorney Dilallo-Bitter: It concerns me, because we don't have a final subdivision map. Might be that the building has to be removed before we approve it, because the subdivision doesn't exist.

Mr. Patricke: I don't think you can approve the subdivision with the building in violation, how would we justify creating something that doesn't comply with zoning? It has to come down. The subdivision hasn't been filed.

Mr. Osborne: That's putting the cart before horse. I wasn't aware of that.

Mr. Hydock: If he knocks it down in a week, what's that mean for timing?

Mr. McCormick: Joe hasn't signed it yet.

Mr. Patricke: You can get that in the morning.

McCormick: The next step is back to the Planning Board?

Mr. Barden: Are we able to render an opinion on it tonight?

Chairman Jensen: You can, if you want it to you can approve subject to contingent upon successful completion of the subdivision, dependent on Code Enforcement to make sure that happens.

Mr. Zimmerman: Comments from the County?

Mr. Patricke: No we didn't. I think it will be no impact.

Mr. Zimmerman: Sometimes they will give us additional insight, since it's on the Route 9 corridor

Chairman Jensen: They usually would.

Ms. Ely: Where is the other driveway going, if it's not going to be shared?

Mr. Hydock: Here's the property line, it would be here (demonstrated).

Ms. Ely: Which side? Left side of mine?

Chairman Jensen: Board, anything further? If not, we turn to the environmental assessment.

Mrs. Gaye: Will there be a light on all night?

Mr. McCormick: They will be on a timer or a sensor. No worse than the big light on the pole that's there now.

Mr. Hydock: Right now it's on a motion sensor.

Chairman Jensen: Time for an EAF.

(Part 1: no comments. Part 2, regarding storm water.)

Chairman Jensen: Mr. Robinson?

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Mr. Robinson: I had some questions about his methodology, it needs some details, but it is a workable plan. We would work out some details before the plan is signed.

Mr. Patricke: Are you saying they are major or minor?

Mr. Robinson: They are minor.

Mr. Arnold: Will there be a dumpster on site?

Mr. McCormick: Two.

Mr. Arnold: Where?

Mr. Hydock: Left, back off the blacktop trash 20 yd and recycling.

Mr. Osborne: Enclosure to screen it from Route 9?

Mr. Hydock: They are at the back corner so not near Route 9, behind the building.

Mr. Arnold: How is the garbage truck going to do that?

Mr. Hydock: He'll have to.

Mr. Arnold: Is it in the daytime? Could you tell them that you want it done in the daytime?

Mr. Barden: Subject to 7 a.m. noise ordinance?

Mr. Patricke: Not in a commercial zone. Regarding screening, we require it no matter where you locate them.

Mr. Arnold: Not necessarily screened from the front, but some nice lattice work.

Mr. Barden: Time of pickup; there's no way not to back up in there, so not at 5:30am. You have to dictate that.

Mr. Hydock: Between 7am-5pm?

Mr. Barden: That's reasonable.

Mr. Arnold: Since they have to back around the whole building.

Chairman Jensen: Last question I always ask, is anyone aware of any environmental concerns with the site? Public hearing closed. Board, what do you want to do?

Mr. Zimmerman motioned for a negative declaration regarding SEQR and was seconded by Mr. Osborne. Motion passed unanimously by roll call vote.

Mr. Osborne: Motion to approve the proposed office and warehouse with the following conditions: outside lighting will be placed on motion sensors, engineering signoff prior to site plan approval or signing of mylars. Dumpster located on site plan and screened, trash pickup between 7-5, and completion of the subdivision.

Attorney Dilallo-Bitter: Conditioning final approval of subdivision before building permit.

Mr. Zimmerman: Also, no overnight tractor trailer deliveries on site.

Mr. Hydock: No trucks idling at night on the property.

Mr. Arnold: I will second but have some discussion. I brought up the concept of the shared drive way; can we have some kind of consideration? Can you plan it so that you can find two extra parking spaces maybe three, maybe put them where the delivery lane is and then block them off when you know you've got a delivery coming?

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Mr. Jones: If people were in them, no one could get through the driveway. He's got 6 drivers and 3-4 staff, visitors parking.

Mr. Arnold: I understand employees leave their car there all day but you have room around the building, you could shift it and find other spaces so you can find shared access. If there is some way it can be done, in spite of that very nice new curb cut Mr. McCormick already did, the new one has to happen one way or another.

Mr. McCormick: Timing is everything.

Mr. Osborne: Then I would want to see it on the plan before we approve it.

Mr. Arnold: The design of the entrance doesn't change.

Mr. Osborne: But I am still concerned with the flow of traffic

Mr. Barden: And those three parking spots.

Bob Sears: This was discussed at length before the site plan was presented. Jim, myself and Greg discussed it and we felt that separate was the best way, especially with tractor trailers. It did not go without discussion before we presented it.

Mr. Arnold: I just don't want it brushed off, I am concerned about two driveways side by side on Route 9 and it helps smooth traffic flow if we can find a way to share.

Attorney Dilallo-Bitter: The no trucks idling overnight, I am not fond of that word, can we have a time?

Mr. Osborne: During non-business hours.

Mr. Zimmerman: After 5pm. and before 7am.

Attorney Dilallo-Bitter: Identified as what?

Chairman Jensen: We don't lock them into hours.

Mr. Osborne: What if they decide to open at 2am?

Mr. Patricke: DEC says they can't idle anyway. You are just saying they can't park.

Mr. Hydock: There is a little bit of a time issue here in that my lease is up where I am and I extended it a month, August 1 is my date. It's do-able and I just want to Board to know.

Chairman Jensen: Any further discussion?

Mr. Zimmerman: Can we move forward without hearing from the County?

Chairman Jensen: This is contingent upon the County.

Mr. Zimmerman: Motion that the chairman and one other member sign the final mylars.

Mr. Bergman: Second.

Motion passed unanimously by roll call vote.

Chairman Jensen: You won't move forward until your subdivision problems are settled.

Mr. Patricke: We're going to go talk about it.

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#2 Kevin Ostrander/Kost-It Consulting
Site Plan review

Chairman Jensen: Since the applicant is not present, do you feel that you have adequate information to render a decision?

Mr. Bergman: No.

Mr. Zimmerman: No.

Chairman Jensen: I will ask or request Mr. Patricke to get more info.

Mr. Zimmerman: The application is incomplete.

Mr. Osborne: No public hearing.

#3 Cerrone Builders
Site Plan Review

Dan Ryan, Vision Engineering representing Cerrone. This is a preliminary, introductory review. We need a special use permit for our side setbacks, so I am going to go quick, this is preliminary. Looking for a positive dialog and your preferences on particulars. Existing conditions, two parcels; one directly along Route 9, an access road and easement through National Grid right of way, and the second parcel has a vacant single family dwelling. There's a pit that was mined for soil, debris and refuse on site, truck beds, tanks.

Chairman Jensen: Nothing that glows in the dark?

Mr. Ryan: No, it's all clean sand. Part of the project will be cleanup to get it ready for construction. Cleared areas straight back from the road, front parcel basically flat grass nothing there to look at, did test pits and perc test for septic, and results were sufficient. Front and first half of rear parcels are commercial, back parcel is residential all the development is in the commercial zone. The back side drops down towards wetlands in the back. Some grading planned on the residential portion, keeping all the development away from the slope. We'll use the existing pit for our storm water. We are planning an office building, on the small parcel up front. One entrance servicing both uses, along the access route just discussed, 1000 sq. ft. garage attached small office building, for Cerrone's needs. 2-3 small offices. Garage storage for equipment and vehicles.

Chairman Jensen: Are you contemplating a showroom for people to come in and talk to them?

Mr. Ryan: A small room dedicated to picking out features after they have a contract. We have adequate parking. It is to look residential in nature and similar to adjacent houses, maintain character of the corridor while providing a commercial use. Straight line access to rear parcel. Game plan is two phases, office building, site improvements, pads, and first two rows of buildings, entire development except last two structures. Future development would just be erection of buildings. Warehouse storage use has a

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special use permit and we need side line setbacks, will be at the Zoning Board next week and back to you in April.

Attorney Dilallo-Bitter: You currently have two lots and you maintain two lots?

Mr. Ryan: The intention is to merge them. We have on-site septic and a small drainage pond. Parking for 4, including a handicapped spot. You have a landscape plan, we will buffer the South side residence and a little in front of the building. A sign out front near the entrance will be in the next package. I know other projects/uses has come up he would like to have trailer or vehicle storage for daily operations and would screen it with fence or landscaping, we would like feedback about that.

Mr. Barden: Where?

Mr. Ryan: This area here. We would screen it if you felt it was appropriate.

Mr. Arnold: Septic where?

Mr. Ryan: At the front of the property.

Mr. Osborne: Don't confuse the chamber in the back for that.

Mr. Ryan: New water service, electric, gas, maybe new conduits out back for future security system, etc. Wall sconces porch lighting, pole mounted lights in the packet. Eliminating the access point.

Mr. Zimmerman: Anything on the units themselves?

Mr. Ryan: Wall packs light mounted to buildings, two rows on opposite sides. Will tweak and adjust in the next packet.

Mr. Arnold: First page, property to your South has a structure encroaching onto your lot.

Mr. Ryan: The survey picked it up, 1.7 and 2.9 feet. Doesn't impact the project, so the applicant has no desire to challenge them, but will have screening landscaping to soften. Not going to rectify that.

Mr. Arnold: But you are building close to a 15ft setback that's being encroached upon.

Mr. Ryan: We had to really look at it from the ideal location of the entrance.

Mr. Arnold: It clears the lot line by 4 inches.

Mr. Ryan: Drainage front and back separate, you have a prelim storm water report.

Mr. Ryan: We are looking for feedback, questions, important changes you'd like to see.

Mr. Barden: Will you be able to meet your grade, or be bringing fill in?

Mr. Ryan: There's a large mound on the back and we will use it to flatten the site and are using the existing pit as a storm water pit.

Mr. Arnold: Did you do test pits on that mound?

Mr. Ryan: At the bottom.

Mr. Osborne: Adjoining site work?

Mr. Ryan: We are working on an easement for the site work, we will have a letter of intent or another solution by the next meeting

Mr. Osborne: You mentioned signage.

Mr. Ryan: Will have at next meeting.

Mr. Paska: Keyed access is 24 hours?

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Mr. Ryan: It is, but it's dimly lit and people don't tend to go in at night.

Chairman Jensen: Have you had experience with the volume of traffic?

Mr. Ryan: Gave you a long form EAF, and a peak condition would be 4-5 cars. It's not a high volume use, busier on Saturdays.

Mr. Arnold: Is that a standard distance between buildings?

Mr. Ryan: It is pretty standard. A company developing the buildings had input.

Mr. Osborne: Mcadam?

Mr. Ryan: Paved.

Chairman Jensen: Place for snow?

Mr. Ryan: Yes, for snow and runoff we will push it to the back line, we have 30 feet between pond and edge of pavement.

Mr. Osborne: Benches in design?

Mr. Ryan: We will, more details then.

Attorney Dilallo-Bitter: Could you provide the deed and whatever you have per the easement with National Grid?

Chairman Jensen: Mr. Patricke, you will send to the County and to Mr. Robinson?

Mr. Patricke: I can't, unless he gets those things in the next two weeks. We meet on the 16th. I have to turn it in by the 2nd.

Chairman Jensen: They go to ZBA.

Mr. Patricke: We won't get it from the County before the 16th so we can't see you until May. You have to get zoning.

Mr. Ryan: Can we get it without the County?

Attorney Dilallo-Bitter: The meeting has passed.

Mr. Zimmerman: We are going to want to set a public hearing and we won't until next month.

Chairman Jensen: It's May anyway before we hear it.

Mr. Patricke: Referred to engineer, Garry's gone for a week next Wed. Talk to Dan before then.

Chairman Jensen: Any questions of us?

Mr. Ryan: Nope, thank you for your time.

Chairman Jensen: Board, I have some reading for you. It concerns a project which may eventually come before us, came from the Town Board. Minutes from Feb 22. Just for information.

Mr. Patricke: You all got flood plain info.

Attorney Dilallo-Bitter: I will get a resolution to you per McCormick.

Motion to adjourn was made at 8:05pm by Mr. Zimmerman and seconded by Mr. Osborne. Motion passed unanimously.

Chairman: We need more information of Kost-It decides to do anything.

Mr. Patricke: Okay.

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Respectfully Submitted,

Tricia S. Andrews