

THE LAWN CARE CO.

2 NOLAN RD
S. GLENS FALLS, NY 12803

TOWN OF MOREAU
351 REYNOLDS RD
MOREAU, NY 12828

Dear planning board members,

First, let me start with apologizing for moving forward with the Nolan Rd. location without the consent of the town. I do not like to use ignorance as a excuse. However, through all the excitement of moving forward with our business I never considered any need to consult the town to do so. After only one conversation with Jim Martin I thoroughly understood the necessity of the process and could only wish I had known earlier. I hope this does not leave you with a negative perspective. I am proud to be at this location and look forward to working with the town now and in the future to grow as a business and make Moreau even better than it already is.

As a landscaping company we are excited to create a beautiful scene for all the traffic to see as they pass our location or sit at the light in front. We plan to keep a simple, relaxing, and more “residential” feel to the property so our customers can envision themselves at someone’s home rather than at a place of business. We will create beddings with plants and mulch as well as a few hardscape displays that will gently fit the profile of a residence. We do plan to have a few “commercialized” displays in the front but want to keep them from making the property look to busy and cluttered. The location of the displays and the amount are subject to change and will be based on their appearance as we set up. We are going for a classy look but still must create an image that leaves our customers without question of our services.

We do not plan to make any structural changes to the building. All the changes will be made within the landscape. We submitted a proposal to continue the existing split rail fence as shown in this packet. The fence will meet all regulations and we will stain it to fit the color scheme of the building. (brown)

A small, raised bedding will be built around the sign in front to hold annual flower arrangements and a large mulch bedding will be installed at the front corner with shrubbery and perennial plants as well. We will be building small 2'x4' bench high retaining wall displays and installing them in front of our 6-space customer parking. This not only will act as a display but will act as a barrier from parking to lawn. We plan to install a firepit display to the left of the entrance with stone and Adirondack chairs to showcase the materials used in that setting. The aforementioned "commercial" displays should be located to the right of the customer parking and will face both the road and the driveway. The plan is to keep the front from looking like a circus and more like a peaceful place to "hang out"

As for the operational side of things. Our hours of operation begin at 7am with the office opening at 9am. The office will close at 530 pm and the workers in the field will typically be finished around the same time. Employee parking is located to the right of the entrance and holds 6-7 vehicles. As you turn into the lot and pass employee parking it will lead you to the rear side of the building where you will see bulk material bins containing materials such as, mulch, stone, stone dust, top soil, etc. The plan is to make these out of rough-cut timbers and stain them rather than the commercial appearance of large concrete blocks. To the left of the bins is parking for trucks and trailers. We currently have 4 trucks (2 stay here overnight), and 4 trailers. One trailer is a mowing trailer holding a few mowers and all other small equipment needed for a 3-person mowing team. Another trailer is specifically an equipment trailer. We also have a dump trailer and a multi-use enclosed trailer. We have roughly 8 mowers, 2 snowblowers, lawn aerators, dethatchers, verti-cut machines and many other small tools required for daily operation. All of which are kept in good condition and stored without appearing as clutter. After you pass the trucks and trailers there is a space along the tree line where we plan to store materials such as pallets of pavers, irrigation pipe, shredded straw/hydromulch, and more. Again, all kept in a neat and

organized fashion. As you round the building, you will see our 6 yd trash container which is emptied regularly and never overflowing. Beyond that is a portable outdoor storage tent. This holds hand tools and other materials. We plan to install another next to it to keep dry goods inside and out of the elements.

I hope I have painted a good picture and you can see my vision the way I do. I am a very particular person and my team knows that. We do not own much for new equipment as we are still an adolescent company, but we do like the clean and neat appearance regardless. When I reached out to inquire the lease, I was happy to hear that Ty Hall owned the property. I have not known Ty from before leasing the property, but I have always seen his trucks and vans around the area and complimented the fact that they are all very well kept. In the landscaping business this is not often the case and I intend on being the exception to that rule.

I am not sure of the complete process for the site plan review but I ask that if this letter finds you before the first meeting, to please reach out if you have any questions or concerns prior to the meeting so I may have them addressed before hand. We are currently operating from the location so feel free to contact me and id be happy to do a walk through with you. I may not have started the process as simply as it should have been and again, my apologies. However, I would certainly like to see it through with minimal delays or issues from my end.

Thank you for your consideration.

Sincerely,

David A. Whitbeck
Owner
The Lawn Care Co.
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