

A meeting of the Town of Moreau Planning Board was held on February 27, 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
Linda Riggi	Alternate Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
David Paska	Planning Board Member
Reed Antis	Alternate Member
Tricia Andrews	Secretary

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

The January minutes were reviewed. Ms. Riggi pointed out that Mr. Paska was not present at the last meeting and that Mr. McNamara, Town Engineer, was in the audience. Mr. Arnold motioned to accept the Jan. 23, 2012 minutes as written, Mr. Osborne seconded, and the motion passed unanimously with Mr. Zimmerman abstaining.

#1- Harrison Place Apartments Public Hearing- Site Plan Review

Ms. DiLallo-Bitter stated for the record that her firm Bartlett, Pontiff and Rhodes, represents the applicant in other matters but not in the one at hand.

Travis Mitchell appeared representing Harrison Place. The Chairman opened the public hearing with the usual preamble. Mr. Mitchell presented a map, demonstrating the parcel as an orange area. It is located in a UR zone, 3.2 acre site, Harrison Ave. at top and Sisson running North-South on this picture. Mr. Mitchell: This is a tax map to show proximity to the Sisson Reserve project with 80 units approved of 120 total proposed for that site. This parcel is now used as a horse field with a barn that will be removed. Minimum lot size with water and sewer, maximum density is 28 units, proposing 26 units with water and sewer, and storm water management on site. Rendering of site, 2 buildings, 12 units on the West and 14 on the East, 14 unit garage buildings between, areas for storm water, which is sheet flow from impervious surfaces, basin connected with swale to rear basin. At the December meeting, we

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discussed sidewalk across the frontage, so that has been added to plans. Here is an architectural elevation of typical building, and a color photo of an existing project. Here's a garage elevation.

There is parking along the frontage of the building, 56 and 28 garage bays, totaling 3 parking spaces per unit, a trash enclosure, a sidewalk on frontage out to Harrison Ave. Hard curb, nose in parking. There will be a sign at the Harrison Ave. entrance, we provided details this month. Plans are for an overhead light at the entrance, ornamental lighting scattered throughout. Utility connection details, water main South side of Harrison Ave. Talked to Garry Robinson and fire services about a hydrant, will add one on the site; an existing hydrant is out on Harrison Ave. Sewer service by pressure on North side will have duplex grinder pump for each building. Mr. Robinson suggested an increase in size of holding tank, will do that.

Standard water details for Moreau will be added to detail sheets. Mr. Robinson also asked about a check valve built into the pump, would like to see one at the connection to the main at Harrison Ave. and we will go ahead and do that. Planting schedule remains unchanged. Along the front, along Harrison Ave., and at the entryway sign. Site plan application is an unlisted action under SEQRA, we submitted a Long Form EAF, SWPPP and design narrative, natural heritage, endangered species reports, no impact letter in the file. The traffic assessment predicts 16 am 32 pm peak hour trips, and no adverse impact.

Approvals necessary are site plan review, sewer district agreement with the Town Board and DEC approval thereof. Sign, sidewalk and snow storage addressed, we put drywells in the bottom of the basins to address frozen ground condition concerns. Fire and EMS- per their review we added hydrant, traffic study was reviewed and the Town's consultant agreed with the Creighton-Manning assessment, utilities were reviewed with Garry Robinson and no issues outstanding.

Chairman Jensen: In keeping with public hearing, ground rules. Any questions of the applicant?

Richard Hughes: I live just west of the project. Creighton-Manning says traffic won't impact and I don't know what you are familiar with. Harrison Ave. it is overtaxed right now with traffic and I sat in my driveway and waited for 7 cars to pass to come to the Dec. meeting and you've already approved Leonelli. It's a two-lane country road.

Mr. Mitchell: The studies do factor in background roads and other growth on the board for the surrounding area.

Mr. Hughes: It's really bad.

Mr. Antis: No rear entrance or exits for anyone to use the backyards so if someone wants to barbecue they will be out front.

Mr. Mitchell: True, there are no patios planned for these units.

Mr. Arnold: Where's the rear exit on these buildings? A window?

Mr. Schermerhorn: They are sprinklered per fire code, but codes don't require second exit it for two-story buildings.

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Mr. Arnold: None on the ground floor either?

Mr. Schermerhorn: Right, there's a main foyer with entrances, no back entrances. These are affordable to rent and patios and amenities are nice but they cost more. The drawback is that the Fire Marshall comes around because grills have to be a minimum of 6-8 feet from buildings, sidings melted. It's not that I don't want people to barbecue, but one person spoils the building. Anything with more than two units has to be sprinklered and monitored for smoke, CO2, etc. I am building 3 stories in HF and Queensbury that have elevators and no back entrances are required for those, either.

Mr. Patricke: I don't remember that the Code ever required second egress if you had an escape through a window.

Mr. Arnold: I've never lived in an apartment that didn't have egress but it probably didn't have a sprinkler system.

Mr. Antis: Why is the siding vinyl instead of fiberboard?

Chairman Jensen: We can't get into it.

Mr. Schermerhorn: I'm happy to address it. Fiberboard is more money than vinyl and not used as much, vinyl is durable and we've always used it.

Mr. Osborne: Parking. Why so many?

Mr. Schermerhorn: As this comes up people ask why I do more than required. Most people have a car today, for a two bedroom apartment I will almost always have two cars, and in the winter, snow plow space and places for people to move to when we are clearing snow or when people have friends over. I am not a fan of overbuilding, it is expensive, I just know what works, but if you want me to take a couple spots off I will entertain it. If I don't have enough they park on the lawn.

Mr. Osborne: You can bank it, but this seems excessive per unit at 3.2, I don't know how the Board will react to it. Where are you getting your water quality volume from, as it's all sheet flow?

Mr. Mitchell: Filter strips on the edge of the parking, and we do meet the Code.

Mr. Osborne: Are roof leaders cut off?

Mr. Mitchell: Good question.

Mr. Schermerhorn: I normally gutter them, prefer not to.

Mr. Osborne: Serious water quality right there.

Mr. Robinson: There's a stone trench on front and back of the building where the roofs drain.

Mr. Mitchell: Test pits were done in October; ground water is down 3+ feet from existing grade so fill is necessary. The test pits are missing from the map.

Mr. Patricke: The tubes are still in there and you monitored them.

Mr. Robinson: Mentions them in the SWPPP.

Mr. Arnold: I may have missed it; you have an endangered species evaluation on the site?

Mr. Mitchell: Yeah we have a sign-off.

Mr. Arnold: Also couldn't find the percent of impervious surface area.

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Mr. Mitchell: It's in the SWPPP, don't have it offhand.

Mr. Arnold: Perhaps it looks worse than it is?

Mr. Osborne: Is there any quality of life in the planning? I would see kids in these parking lots.

Mr. Schermerhorn: Request comes for playground sets, I try to avoid them in case of accidents and liability, but you know, one of the things that I have found with kids is that they are busy and don't play outside as much. I don't have much trouble with kids in the complexes. We have a recreation fee in Queensbury per unit and here too, that is \$700 per unit and the fees are to provide something, the money will go into the Recreation around the corner or something will be done in this area. If you want me to I will, but I prefer not to put in a play set because of liability.

Chairman Jensen: Mr. Robinson, you have had an opportunity to review this and are you satisfied with the designs here that it is adequate for our purposes?

Mr. Robinson: There are minor details missing and a few that need to be addressed but the stormwater report is fine. They did take the roof disconnect with the assumption that it will go into the roof trenches, they have 100% water quality volume.

Mr. Mitchell: It's easy when you've got sand.

Chairman Jensen: Moving on to the EAF. (Read into record.)

Mr. Zimmerman: Part A #9 "located over a sole-source aquifer," why does it say yes?

Mr. Mitchell: It is over a principal aquifer, most of Saratoga County is. Adirondack Lake.

Ms. Riggi: $28 + 56$ parking spaces = 84

Mr. Osborne: #7-24 isn't there a formula for tons of waste per month?

Mr. Zimmerman: There is for disposal, not generation. We're not going to dispose on site.

Mr. Arnold: The number is different from the other site we just reviewed.

Mr. Mitchell: It's based on actual usage at other projects, but DEC will evaluate it.

Mr. Arnold: The math came out to a very high number on another project, this seems more reasonable.

Physical change to site: Yes Mitigated: No.

Unique land forms, No. Protected Water body, No. Groundwater quality or quantity, No.

Alter drainage or runoff? Triggers reviewed. NO. Remainder No.

Transportation Systems, No major traffic problems.

Population triggers reviewed, response was yes to demand for community services, mild to moderate.

Does not increase zoning density.

Mr. Zimmerman: Back to #1 land physical change. If you look at the second bullet it says depth of water table is less than 3 feet. We should mark small to moderate because it's is 1.5 feet.

Chairman Jensen: Final question when we do an EAF. Does the site glow in the dark?

Mr. Arnold: Garage space is available, what is the arrangement. One per apartment?

Mr. Schermerhorn: What I will do is, they don't have to take it, it will be rented to them. If I don't rent it, I can't rent it to someone who doesn't live there, but it is on demand.

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Mr. Arnold: You're willing to stipulate that on the plans?

Mr. Schermerhorn: It's on the record that they must be lease-holders on the property.

Mr. Arnold: You already have two extra.

Mr. Schermerhorn: I do expect some will rent more than one, but I will also have one for snowblowers and other equipment on site.

Mr. Osborne: You already mentioned that it's not a problem. Would the Board be amenable to losing some parking?

Mr. Arnold: It's 2.1 per unit plus garages.

Mr. Osborne: Assuming that they are used as spaces.

Mr. Arnold: Other project we didn't count them.

Mr. Patricke: We decided not to count them.

Mr. Zimmerman: Those were laid out differently; they were attached to the units.

Chairman Jensen: Responding to Keith, I am not opposed to more, we'd dislike less. Not requiring to reduce. I like the availability of swing spaces for snowplowing.

Mr. Schermerhorn: Emergency responders need room to for the rare calls that we do get occasionally, that's one positive.

Mr. Zimmerman: Are you looking for common ground, semi-pervious area?

Mr. Osborne: That's why I bring it up, there's a lot of sheet flow, it's not something I will say no over, but from a perm point of view.

Mr. Schermerhorn: I did meet you with the sidewalk.

Mr. Osborne: That's acknowledged.

Mr. Zimmerman: Harrison Place is the official name?

Mr. Mitchell: Yes.

Mr. Osborne motioned for a negative declaration with regards to SEQR and Mr. Arnold seconded. A roll call vote proceeded as follows: Mr. Osborne, Yes; Ms. Riggi, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried unanimously.

Mr. Zimmerman: Garry, you are comfortable that everything's been addressed that needs to be in the plans in terms of notes?

Mr. Robinson: We have an agreement on what needs to be added. The SWPPP's complete.

Mr. Zimmerman: Additional test hole info will go on it?

Mr. Robinson: No major issues.

Ms. Riggi: Minor issues. You have $28 + 56 = 81$ parking spaces. Spell 'apartments' right.

Chairman Jensen: If you decide to give this a blessing, do so subject to consultants' comments.

Mr. Osborne: Motion to approve Site Plan for Harrison Place Apartments conditional upon garages being leased to on-site tenants only and subject to the sign off by the Town engineer and attorney.

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Mr. Patricke: There is still an easement on the property that has to be resolved.

Ms. Riggi: Second.

A roll call vote proceeded as follows: Mr. Osborne, Yes; Ms. Riggi, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried unanimously.

Chairman Jensen: Town Consultant and traffic.

Mr. Zimmerman: Motion that the Chairman and one other member sign the mylars when they become available.

Mr. Arnold: Second.

Motion carried unanimously.

#2- McCormick Property Management

Richard Jones, architect for McCormick group. Were here 3-4 months ago did a subdivision into two lots; this is the 1 acre parcel, the North parcel heading back towards the Village. Looking to construct a new building on that site, there's a block structure now that straddles the new property line, that comes down, grading that, constructing a new structure 2000 sq. ft. office on front side and 6,000 ft. warehouse on back side.

Chairman Jensen: This is on Route 9?

Mr. Jones: Yes.

Chairman Jensen: Have you been to the ZBA?

Jones: No, we have not.

Chairman Jensen: You need to go there before you come here.

Mr. Patricke: For what?

Chairman Jensen: Maybe I am reading the schedule wrong. "...Uses permitted by special permit. Warehouse for enclosed storage." He wants 6000 sq ft. of warehouse space.

Mr. Patricke: His principal use is office.

Chairman Jensen: 6000 sq. ft. for one use and 2 for the other. Counsel?

Mr. Patricke: The warehouse wouldn't be there without office, it's an accessory use.

Ms. DiLallo-Bitter: One tenant?

Jones: Yes, Overhead Door. The building is wood frame with gabled roofs, Route 9 facing, small drive, parking on South Side adjacent to existing property, with a drive from Route 9. We have not contacted DOT yet. Septic on North, maintaining tree line on rear and on North property line cutting in a little to get septic in there. We have heard about municipal sanitary sewer coming, so we may turn runs toward Route 9 in case of sewer coming down Route 9. Site is a large graveled parking lot now, increasing non-perm by 9000 sq. ft. on site.

Mr. Paska: What size trucks are using this entrance?

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Mr. Hydecky: once per week, 53 foot trailer on a tractor.

Mr. Osborne: You are confident that these radiuses are going to work?

Mr. Jones: We may need to ease the radius on the way out.

Mr. Osborne: Could you interconnect with next door?

Mr. Jones: We could discuss it.

Mr. Osborne: We'd appreciate it.

Mr. McCormick: A loop?

Mr. Jones: We'd have to pick a point carefully, parking is adjacent, we'd have to move our snow storage to accommodate that.

Mr. Arnold: Shared access to Route 9?

Mr. Jones: Each property would have one curb cut, but an interconnect between the two.

Mr. Osborne: Macadam?

Jones: Macadam and gravel perimeter. Accommodating on-site storage for groundwater. The site is flat, there's an existing swale on Route 9.

Chairman Jensen: Is the warehouse 6,000 or 4,000sq. ft.?

Mr. Jones: 4, 6 is the total.

Mr. Patricke: Get that corrected.

Mr. Arnold: Assuming directionality is around the building then back up to the loading dock?

Jones: They may back around. A guy is coming to discuss that this week.

Mr. Arnold: Is that snow storage or storm water back there?

Mr. Jones: Both.

Mr. Arnold: That's a tight corner.

Mr. Jones: We are trying to stay within the gravel on the site.

Mr. Patricke: It's an improvement over what they are doing now.

Mr. Arnold: Also depends on whether there are cars there.

Mr. Osborne: Elevations, colors?

Jones: In process.

Mr. Osborne: No pink polka dots. Lighting?

Mr. Jones: On the building.

Mr. Osborne: Downcast.

Mr. Jones: Yes.

Mr. Osborne: Less than an acre, so no SWPP?

Mr. Jones: Right.

Chairman Jensen: Further questions?

Mr. Osborne: Signage?

Mr. Jones: Haven't discussed it yet.

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Chairman Jensen: Board, do you want a public hearing?

Mr. Zimmerman: Motion to schedule a public hearing March 19th 7:00 for Mc Cormick Property Management Project.

Ms. Riggi: Second.

Motion passed unanimously

Mr. Osborne motioned to accept a short EAF for this project and Mr. Bergman second. Motion passed unanimously.

Mr. Arnold: Corrections on plans should read 2,000 sq ft of warehouse, the lighting fixture schedule says you have a 70volt 200watt should be 120 v 70 watt. Just a typo.

Mr. Zimmerman: Did we talk about a sign?

Mr. Jones: We will detail it for the next meeting.

Mr. Zimmerman: Plantings?

Mr. Hydecky: Not a whole lot different from what we have now, wood, something on the building.

Jones: We are allowed one free standing and one on the bldg?

Mr. Patricke: You are allowed sq footage.

Jones: Oh.

Mr. Osborne: We like the McCormick sign.

Mr. Patricke: Do you have the planting list?

Jones: Yes.

Mr. Patricke: Do you want this to go to the County?

Chairman Jensen: Yes.

Mr. Patricke: Get corrected versions two weeks before the meeting so I can send them to the County. I want 11 copies. Do you want storm water review?

Chairman Jensen: Yes. See you in March.

Mr. Arnold: Brought to Mr. Patricke's attention an article about farm animal/livestock/ traffic issues and fencing.

Ms. DiLallo-Bitter: Regarding resolutions, I will be drafting them after meetings.

Mr. Osborne: Instead of a motion about signing the mylars, why not update the Code?

Mr. Patricke: that's not in the subdivision regs, but we at the Board do two signatures because I needed them to enforce the regs. It's not a requirement of the County, it's internal.

Mr. Osborne: It's unique to make that motion every time.

Mr. Patricke: It's necessary because of complications. Either on the drawing or conditioned helps me enforce it.

Mr. Arnold: We need to approve those resolutions at the subsequent meetings?

Ms. DiLallo-Bitter: That's right.

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Motion to adjourn was made at 8:21pm by Mr. Arnold and seconded by Mr. Osborne.

Respectfully Submitted,

Tricia S. Andrews