

## Town of Halfmoon Planning Board

### April 10, 2006 Minutes

Those present at the April 10, 2006 Planning Board meeting were:

**Planning Board Members:** Steve Watts – Chairman  
 Don Roberts – Vice Chairman  
 Rich Berkowitz  
 Marcel Nadeau  
 Tom Ruchlicki  
 John Higgins  
 John Ouimet

***Alternate***

**Planning Board Members:** Bob Beck  
 Jerry Leonard  
 Ken Wengert

**Senior Planner:** Jeff Williams  
**Planner:** Lindsay Zepko

**Deputy Town Attorney:** Bob Chauvin

**Town Board Liaisons:** Mindy Wormuth  
 Walt Polak

**CHA Representative:** Mike Bianchino

Mr. Watts opened the April 10, 2006 Planning Board Meeting at 7:00 pm. Mr. Watts asked the Planning Board Members if they have reviewed the March 27, 2006 Planning Board Minutes. Mr. Roberts made a motion to approve the March 27, 2006 Planning Board Minutes. Mr. Berkowitz seconded. Motion carried.

**Public Hearing:**

**06.140 PH E. Tanski/Harding Subdivision, 84 Guideboard Road – Minor Subdivision**

Mr. Watts opened the Public Hearing at 7:01 pm. Mr. Watts asked if anyone would like to have the Public notice read. No one responded. *Mr. Scott Lansing, of Lansing Engineering, stated the following:* The overall parcel is approximately 11.2-acres and is zoned Residential/R-1. The proposal is to create three lots from the existing lot fronting on Guideboard Road. Lot #1 would be 9.25-acres which is bisected by Niagara Mohawk Power Corporation. The balance of the parcel is approximately 1.68-acres and the applicants are proposing to divide this 1.68-acre parcel into 2-lots to be used for duplex lots. There would be a shared driveway with access to Guideboard Road. Water would be serviced from an existing water main along Guideboard Road. There would be individual services going to each of the units. For sanitary sewer they are proposing grinder pumps at each unit going through an easement of the Lands of

Rosebrook to Starboard Court where there is an existing sanitary sewer manhole. Mr. Watts asked if anyone from the Public wished to speak. No one responded. Mr. Watts closed the Public Hearing at 7:02 pm. Mr. Higgins asked if the easement language had been submitted to the Planning Board. Mr. Lansing stated not at this time but they would be submitting it to the Board. Mr. Berkowitz asked if they had received a response from the County. Mr. Lansing stated no. Mr. Watts stated that the Saratoga County Planning Board has placed this item on the agenda for their April 20, 2006 meeting.

This item was tabled awaiting Saratoga County Planning Board's response and the easement language was needed for the Town's Attorney review.

**Old Business:**

**05.133 OB Precision Valve & Automation, 15 Solar Drive – Commercial Site Plan**

Mr. Chris Motyl, representative for Precision Valve & Automation, proposed an addition to PVA's commercial site plan in the rear of the building located in the Parkford Industrial Park. *Mr. Motyl stated the following:* The original plan was to bring a new driveway out to Crew Road. The DOT would not allow a curb cut onto Crew Road because Crew Road was part of the State's driveway. They have since reconfigured the site plan and the access would remain off of Solar Drive. The proposed addition would be constructed in the rear of the building and the existing pavement would be extended around the building. DEC has approved the new wetland plan. They have a new storm water management report which was one of the comments from CHA's review. I have discussed with Mr. Williams the need for signs around the addition to prevent parking along the building so the fire department would have full access. Mr. Watts asked if they were revising the storm water plan. Mr. Motyl stated he had a storm water management report that CHA's requested that he would submit to the Board for review. Mr. Higgins asked if they currently had sufficient parking because he has noticed several cars parked on the roadway. Mr. Motyl stated that with the proposed additional parking spaces they would meet the required code for parking with excess parking beyond what is needed. Mr. Higgins asked if they would be adding additional employees. Mr. Motyl stated yes, there would be additional employees with the proposed addition. Mr. Watts asked Mr. Williams if there would be adequate parking. Mr. Williams stated they would be in compliance with the parking. Mr. Higgins asked how many employees they had. Mr. Motyl stated he was not sure but he would find out this information. Mr. Motyl stated there were two comments in CHA's letter, which were the storm water management report and the access around the building regarding a fire lane. *Mr. Higgins stated the following:* The Town doesn't allow parking on roadway for safety reasons. If there are vehicles currently parking on the roadway then obviously there is not enough parking. If this proposal is for an addition onto the building and there is not enough parking now, the current and proposed parking may not be sufficient and the Board should review this to ensure there would be adequate parking for the addition. Mr. Roberts asked what the working hours were for PVA. Mr. Motyl stated it was just a daytime operation. This item was tabled for storm water information and for employee verses parking information.

**06.102 OB Lawrence Circle Commercial Site Plan, Lawrence Circle – Concept-Commercial Site Plan**

*Mr. Scott Lansing, of Lansing Engineering, stated the following:* This project was presented to the Board several months ago for the conceptual plan. The overall parcel is approximately 1.54-acres and is currently zoned C-1 Commercial which requires a minimum front yard setback of 50 FT., side yard setback of 15 FT. and rear yard set back of 30 FT. The applicant's are

proposing a 10,000 SF of commercial retail space on the west portion of the building. They are proposing a 2,000 SF Dunkin Donuts with a drive-thru. The balance of the building, which is 8,000 SF, would be retail. At this time the applicants have not secured any tenants for the retail space. 50 parking spaces would be required per the Town's zoning ordinance and at this time they are showing 55 parking spaces. There would be 2-way vehicle access at the front portion of building and then 1-way around the rest of the building. There would be loading zone in the rear, 2 dumpster areas, a storm water management area and a cueing area for the proposed drive-thru for Dunkin Donuts as well as a bypass area. When the initial concept was presented to the Board, the Board had concerns with traffic for the parcel. Since the last meeting and with the help of Mr. Williams, the Town sent an inquiry to DOT regarding this site. DOT has indicated that Lawrence Circle is a Town road and that DOT does not have jurisdictions over the access points of this parcel, however, DOT did encourage improvements to the Lawrence Circle entrance ways to NY State Route 146 and Old Route 146 given the fact that Lawrence Circle is only approximately 16.5 FT wide at those access points. They have performed a traffic study for the parcel and they are indicating that the project would not have a significant impact on the level of service of either one of the Lawrence Circle intersections or the signalized intersection of Old Route 146 and NY State Route 146. The applicants have prepared a rendering of what the front of the proposed building would look like for the Board's consideration and they are before the Board tonight for comments from the Board and hopefully for a referral to CHA so they may review the traffic study. Mr. Ouimet stated he had concerns with the traffic flow around the site because when the drive-thru is active the parked vehicles would have trouble backing out. *Mr. Lansing stated the following:* They have angled the parking spaces so the maneuvering of car would be easier to get into the aisle. Also, there would be a lane for both the cueing, for the drive-thru and then they have another bypass lane so they feel there is adequate room for a vehicle to back out and to negotiate around the drive-thru lane. They would be willing to work on this with CHA if they feel that there is not adequate room available. *Mr. Ouimet stated the following:* The concern would be about the width of those lanes and if there would be enough maneuverability room there. Another issue would be the access to and from Route 146. If a car were traveling east on Route 146, a left hand turn would be a very difficult swing onto Lawrence Circle and without a traffic signal at this intersection; he doesn't know how this could be done. Mr. Lansing stated that this was addressed in the traffic study. Mr. Ouimet that stated Mr. Lansing has stated they do not feel that there would be a significant traffic problem, but he doesn't see it that way. Mr. Nadeau stated he agreed with Mr. Ouimet because stacking would occur at the traffic signal with the eastbound traffic during rush hour. Mr. Roberts asked if this was part of the traffic study. Mr. Lansing stated that he believes it was because according to the study the level of the service did not increase to the point where it was a problem for any one of these intersections. Mr. Roberts stated he agreed with Mr. Ouimet and Mr. Nadeau and he does not see how this would not be a problem. Mr. Nadeau stated there would be a lot of congestion in this area for this small site. Mr. Watts asked Mr. Bianchino if he has reviewed the traffic study. Mr. Bianchino stated that he had not. *Mr. Watts stated the following:* He had further concern for the proposed retail space at this site with not knowing who would be the tenant in this retail space. If a Dunkin Donuts is proposed for this site and a dance studio or CURVES or something along that nature is proposed for the retail space, there may be further traffic issues. The traffic study may have to be readdressed when the tenants are known for the retail space. Mr. Watts asked Mr. Williams if this project was referred to the Saratoga County Planning Board and if this item would be on their April 20, 2006 meeting. *Mr. Williams stated the following:* This project was previously referred to the Saratoga County Planning Board and they asked for additional

information. Also, he has sent the County the NY State DOT's response to the project and the summary of the traffic study. *Mr. Polak stated the following:* Lawrence Circle was a private drive that the Town took over to maintain it for the residents in that area. Lawrence Circle is also a substandard Town road and the width of the road and drainage may have to be looked at so problems are not created. Mrs. Wormuth stated that improving the width of Lawrence Circle might impact the surrounding properties. *Mr. Lansing stated the following:* They are completing the survey of the parcel for boundary and topography. According to the tax map information, there is a substantial right-of-way through the site and there is adequate room to expand Lawrence Circle within that right-of-way. For future submissions they will enlarge the aerial so they can see the adjoining properties and residences. Where Old Route 146 and NY State 146 were realigned, there is left over land that is either the State's or the Town's right-of-way. Mr. Ruchlicki suggested that they might be able to reconfigure the front part of the parcel to make the circle go completely around the site, which would force all traffic to the traffic signal. Mr. Polak asked what percentage of the site is for green space. Mr. Lansing stated 38 percent. Mr. Polak asked if this included the State's right-of-way. Mr. Lansing stated no it is not. Mr. Nadeau asked if the green space would be in the front or rear of the site. Mr. Lansing stated there would be green space on all sides of the site but primarily in the rear portion of the site. Mr. Higgins stated that in reading the response from the DOT, even though the roadway is not in their jurisdiction, he thinks the DOT also agrees that it is a very difficult site to get in and out of.

This item was tabled and referred to CHA.

#### **06.119 OB Savemore Beverage/Quiznos Subs, 1512 Route 9 – Addition to Site Plan**

Mr. Tom Andress, of ABD Engineering, proposed an addition to a site plan for a Quiznos Sub shop at the Savemore Beverage site located at 1512 Route 9. Mr. Andress handed out a new site plan to the Board. *Mr. Andress stated the following:* Since the last meeting, CHA had a couple of comments in reference to swale and how traffic would be directed. They now propose to use some direction arrows on the pavement and signage in the rear of the site where the Quiznos Sub parking would be located and on the western side of the building where there are parking spaces, which would discourage customers from driving to the rear of the building. The signage in the rear would indicate that it was for authorized vehicles only. Mr. Berkowitz asked why the handicap parking spaces were moved to the side of the building. Mr. Andress stated these handicap parking spaces would be moved to the front of the building. Mr. Watts asked Mr. Andress to explain the 3 FT wide ditch going in between the lot and Lewis Henry Auto and asked how much existing green space there is at this site. *Mr. Andress stated the following:* The distance from the property line to the edge of the asphalt isn't changing in the front where the 4 existing parking spaces are located and adding an additional 7 parking spaces at the same width of the existing parking spaces. There is currently an existing grass ditch and the proposed 3 FT wide ditch would also be grass that would move the drainage to the rear of the site. There is an existing ditch in the rear that goes to the detention basin. Mr. Watts asked if they would be increasing their pervious surfaces. Mr. Andress stated that he thinks they are increasing their impervious surfaces. Mr. Watts asked if there is currently a drainage issue with the existing drainage area. Mr. Andress stated not that he was aware of. Mr. Popp, owner of Savemore Beverage, stated none of his neighbors have complained of any drainage issues. Mr. Watts stated that he understood there were some drainage issues at this site. Mr. Bianchino stated it looks like the edge of the pavement is about 8 FT and right now there is not a lot of swale back in that 8 FT section at this site. Mr. Andress stated that there is

a winged wedge off the existing pavement that keeps the water going down to the rear of the property so the only water that would be going into that area would be the water falling onto the grass area. Mr. Bianchino asked if any drainage came off of Route 9. Mr. Andress stated not that he is aware of. Mr. Bianchino stated the following: The concern that CHA originally raised was because it did appear that some water may be pooling in the grass area in between the properties and they wanted to make sure all the drainage was going to the swale. With the new site plan, his concern is that he would like to make sure that what is at the site is actually what is on the new site plan to make sure the drainage is getting picked up off the pavement. Mrs. Wormuth asked Mr. Andress if he physically looked at the site. Mr. Andress stated that his partner did the plan and he is doing the presentation. *Mrs. Wormuth stated the following:* She owns the property to the north of this site and she does not have a concern with the proposed Quiznos Sub shop, but there are things on the plans that haven't been represented on her property for 5 years, including her entrance and egress to the property from the DOT right-of-way, a shed, a macadam area and the medium in the front. Her only concern is that the proposed project does not create a drainage problem. Mr. Andress stated that he would be willing to meet at the site with one of CHA's representatives to look at the drainage. Mr. Watts stated that the current map does not represent the on-site as built plans. Mr. Andress agreed that the plan represented an as built on-site of the current Savemore Beverage site and not the properties to the north. Mr. Berkowitz stated the parking on the plans add up to 34 parking spaces required and there are only 30 parking spaces represented. Mr. Andress stated he would reevaluate the parking for this site. Mr. Higgins asked if the delineation, as far as storage and retail, was still correct per square footage. Mr. Andress stated that he would look at this again.

This item was tabled and referred to CHA for revised site plan review on drainage, parking requirements and for verification that the site plan reflects actual site conditions.

### **New Business:**

#### **06.131 NB Betts Subdivision, Betts Lane – Major Subdivision**

*Mr. Brian Holbritter, of Brian R. Holbritter, P.L.S., stated the following:* He was before the Board earlier this year for a subdivision of the property of William and Beverly Betts. He is back before the Board to annex 2 small pieces of land, which equal 30 SF and 370 SF to allow access for further development. William and Beverly Betts are currently under contract with Mr. Chris Abele to open up the access. Mr. Nadeau asked if this would be the final subdivision of lands of the Betts'. Mr. Holbritter stated yes, this subdivision is just to open up that access going to the lands of Mr. Chris Abele and they are not looking to create any new parcels of land. Mr. Polak asked if this would impact the accessibility to Town vehicles. *Mr. Holbritter stated the following:* It should not impact it, as the overall right-of-way and temporary easement for the Town of Halfmoon would not change. Eventually the road might continue and there would be further subdivisions of Mr. Abele's parcel. Mr. Chauvin stated that when the future roads are installed the Town would abandon this road. Mr. Watts asked Mr. Nadeau if his question was adequately answered. Mr. Nadeau stated that because the property appears to be under contract with Mr. Abele, then he would assume at some point this would get solved. Mr. Watts asked Mr. Holbritter if he was aware that there were a number of inquiries before. Mr. Holbritter stated that he was not involved in some of the other flag lots that were created. Mr. Holbritter stated that eventually these lots might have other means of access but he does not know that at this time. Mr. Higgins asked if the property that is under contract with Mr. Abele has other road frontage because this was a substandard road. Mr. Holbritter stated at the

present time this is the only access but Mr. Abele does own other property in the area and he believes Mr. Abele is in negotiations with Mr. Hayner for a right-of-way off of Fellows Road. Mr. Nadeau stated that the Hayner's just received a subdivision approval for the Board that would tie in and hopefully solves this problem in the future.

Mr. Nadeau made a motion to set a Public Hearing for the April 24, 2006 Planning Board Meeting. Mr. Roberts seconded. Motion carried.

#### **06.142 NB Berkshire Bank, Halfmoon Crossing – Concept-Commercial Site Plan**

Mr. Todd Fischer, of Solar Associates, proposed a conceptual commercial site plan for Berkshire Bank, which would be located at the Halfmoon Crossing. *Mr. Tom Andress, of ABD Engineering, stated the following:* This proposal at the Halfmoon Crossing would be located at the western end in between the Red Robin Restaurant and Linen n' Things. The proposal is to construct a 25,000 SF bank with drive-thru's. They are proposing to use the existing entrance at Linen n' Things and they would create a curb cut off of the east side of the drive. There would be customer parking in the front of the bank and there would be an area to drive around the building for the drive-thru. This would enable you to circulate the entire building. There would be a curb cut in the rear for 7 parking spaces for the bank employees. The front parking spaces would be for customers. They are trying to set up this proposed bank project to coincide with further development. There is existing sewer and water that would serve this site. Currently there is a large storm water basin behind Linens n' Things and they would be working with CHA on the storm water management. Mr. Roberts stated there should be adequate buffering between this parcel and the apartments. Mr. Andress stated that there is a 100 FT requirement for the building and a 50 FT requirement for a vegetative buffer half way in between. Mr. Roberts asked what kind of plantings they were proposing for the buffer. Mr. Andress stated that there is existing tree row and a burm that would help buffer the Park 200 apartment complex. Mr. Ruchlicki asked if this site was lower than the property to the north. Mr. Andress stated he did not have the topography to tell him the grade of the land. Mr. Watts asked if these apartments had suffered flooding in the past. Mr. Andress stated there was a lot of discussion regarding flooding when the Red Robin was constructed and he and Mr. Bianchino made a determination that what had been done for this development and hopefully for future development would not have an effect on the apartments. *Mr. Bianchino stated the following:* The complaint was that the water was coming off of Route 9 and also off of the development on the other side of Route 9 and was going through this site. And if the Board recalls, one of the reasons why they tried to get Lowe's to over contain on their site was to try to cut back the peaks so they didn't contribute and he has not heard of any complaints since this. *Mr. Fischer stated the following:* When this project was first brought before this Board and the Town Board, all the drainage for this site was destined to go to this basin. This current detention basin has held during the past two 100-year storms and has excess capacity for this site. The current site plans are actually a reverse of what would be construction on the property. The exterior is accurate but the drive-thru would be on the other side of the building than what is shown.

This item was tabled and referred to CHA.

#### **06.143 NB Yankee Realty, Inc., 2A Halfmoon Executive Park – Sign**

Ms. Jean Hill, representative for Conley Associates and Conley Realty Services, proposed a sign application for Yankee Realty, Inc. located at 2A Halfmoon Executive Park. Ms. Hill stated the following: They are requesting a sign change for a new tenant in the Halfmoon Executive Park.

They would be replacing the DeMaria signage. Mr. Roberts stated he checked this and as Ms. Hill has stated, they would just be replacing the DeMaria signage and the sign would not be lit. Mr. Roberts made a motion to approve Yankee Realty, Inc.'s sign application. Mr. Nadeau seconded. Motion carried.

**06.144 NB Floud Subdivision, 223 Cary Road – Minor Subdivision**

*Mr. Dave Flanders, of David Flanders and Associates, stated the following:* He is representing Mrs. Betty Floud who owns land along both sides of Cary Road. They are proposing to subdivide a 4-acre parcel out of the lands located on the southerly side of Cary Road. The purpose of the subdivision is to convey the lot to her grandson. The property is presently zoned Light Industrial/Commercial (LI/C). The lot would have a 30 FT wide access strip; the lot would be a flag lot with a single-family dwelling. There is on-site private water and private septic.

Mr. Nadeau made a motion to deny the Floud Minor Subdivision due to a residential use is not a permitted in a Light Industrial/Commercial zone. Mr. Ouimet seconded. Motion carried.

**06.145 NB Tucker Subdivision, 259 Lower Newtown Road – Minor Subdivision**

Mr. Larry Tucker, the applicant, proposed a minor subdivision application for his parcel of land located at 259 Lower Newtown Road. This property has frontage on Lower Newtown road and Allen Drive with an existing single-family house. The existing house accesses the site from Lower Newtown Road. Mr. Nadeau asked if there was a steep slope on this parcel from Allen Drive. Mr. Tucker stated that it does have a drop off but it plateaus off as you come off of Allen Drive along the right hand side. Mr. Tucker stated the proposed drive and the house is all on high ground. Mr. Watts asked if this subdivision would create a second flag lot for this property. Mr. Tucker stated yes.

Mr. Roberts made a motion to deny the Tucker Minor Subdivision due to the proposed subdivision would create a second flag-lot. Mr. Nadeau seconded. Motion carried.

**06.146 NB VIA Talk, 5 Corporate Drive – Change of Tenant**

Mr. Tom Andress, of ABD Engineering, proposed a change of tenant application for VIA Talk located in the Abele Park on 5 Corporate Drive. *Mr. Andress stated the following:* The building is still under construction at 5 Corporate Drive and VIA Talk would be one of the tenants in this building. VIA Talk would utilize approximately 5,400 SF of office space. VIA Talk is a company that is affiliated with Host Rocket, which is located in another building in the Abele Park. VIA Talk is a telecommunication business. They currently have 5 employees but are proposing to have up to 20 employees. This building is set up for both office and warehouse space with 12,000 SF of office space and 16,500 SF of warehouse space. Mr. Watts asked Mr. Williams about the parking for this building. Mr. Williams stated that the site plan shows 81 parking spaces; with 20 employee spaces for VIA Talk, 25 employees for Anaconda Sports and 8 employees for Daystar Technologies for a total of 53 parking spaces needed. Mr. Watts asked if any of these tenants would generate client visitors. *Mr. Andress stated the following:* VIA Talk would not create any client visits and neither would Daystar Technologies as they would be using this office space for research only, and Anaconda Sports is not for retail sales but there might be an occasional business meeting at this site. Anaconda Sports sales personnel will take orders over the phone and visit institutional clients and distribution will take place out of the warehouse. Mr. Berkowitz asked how much tenant space would Anaconda Sports occupy. *Mr. Andress stated the following:* Anaconda Sports proposes to occupy 6,000 SF of office space and 8,250 SF of warehouse space. VIA Talk, Daystar Technologies and Anaconda Sports will be

the only three tenants to occupy the building at 5 Corporate Drive. Mr. Watts asked Mr. Andress to give a more descriptive narrative for his projects. Mr. Andress stated okay. Mr. Roberts asked if there would be a sign. Mr. Andress stated not at this time but there may be in future for all 3 of the tenants. *Mr. Ed Abele, owner of Abele Park (Capital Region Business Park), stated the following:* At this time there would be an internal directory inside the building. When they decide to do a permanent sign, they will deal with that at that point. Mr. Roberts made a motion to approve the change of tenant application for VIA Talk. Mr. Berkowitz seconded. Motion carried.

**06.147 NB Daystar Technologies, 5 Corporate Drive – Change of Tenant**

Mr. Tom Andress, of ABD Engineering, proposed a change of tenant application for Daystar Technologies located in the Abele Park on 5 Corporate Drive. *Mr. Andress stated the following:* Daystar Technologies would occupy 8,385 SF of office space. There will no production at this site. The production will be in their main building at 13 Corporate Drive and research would be done at 5 Corporate Drive. Daystar would not require a permit, as they are exempt because they have permits for their production facility at 13 Corporate Drive. Mr. Watts asked if light manufacturing required a permit. Mr. Andress stated it wouldn't require any permits as they would be performing research as opposed to production and the other production site did require DEC permits. Mr. Watts asked if Daystar Technologies were going to stay at this site. *Mr. Ed Abele, owner of Abele Park (Capital Region Business Park), stated the following:* The newspaper has stated that Daystar's main game is to go to Malta to do a major production facility but they have made a substantial investment in 13 Corporate Drive and from what he has heard there may be motivation to keep this site as a pilot facility. 13 Corporate Drive is about 100 FT away from 5 Corporate Drive so this was Daystar's attraction to utilizing the tenant space at 5 Corporate Drive. Mr. Watts stated that he hoped that Daystar Technologies would remain in Halfmoon at some level or even at an increased level.

Mr. Roberts made a motion to approve the change of tenant application for Daystar Technologies. Mr. Nadeau seconded. Motion carried.

**06.148 NB Pioneer Savings Bank, 2 Corporate Drive – Concept-Commercial Site Plan**

Mr. Chauvin recused himself from this item. *Mr. Joe Dannibal, of EDP Engineering, stated the following:* He is representing Belmonte Builders for their application to construct a Pioneer Savings Bank at 2 Corporate Drive. The proposed use is for a 2,600 SF bank with 2 drive-thru aisles, 1 ATM aisle and 20 parking spaces. The plans have changed since the submission for this project. They have started some preliminary draining for the construction work and the storm basin located off of the west-southwest side of the drive-thru will not be located in that area. All the storm water would be managed in the upper pond. Also, the curb radii parking have changed to accommodate proper drainage on the site. This parcel is located across from the orchard and the parcel is open, it has scrub shrubs and a large DEC wetland area located to the west. The site has had some layers of fill placed on it over the past several years. They have had a geotechnical engineer review the site and he has offered some recommendations for mitigation to the soil to allow stable construction of the building. The applicant will be addressing these issues as they continue with construction. South of the site there is a large DEC wetland approximately ½-acre in size. In the fall of last year they received a letter from the DEC and there was a jurisdictional determination that they accept the delineation as shown on the maps. We have also shown a 100 FT buffer set back that approximately covers 1-acre of the site. In preliminary talks with the DEC they told us to have the building located within

the 100 FT buffer and to submit the site construction. When we submitted the application to the DEC they asked us to stabilize the slope with evergreen tree plantings and also erosion control matting and erosion plantings to help stabilize the bank that is showing some signs of deterioration and erosion. The site entrance would have a 2-way entrance from Corporate Drive. The entrance would be approximately 280 FT from Corporate Drive's intersection with Route 9. The main entrance is oriented towards Route 9 as to give good visibility for all the traffic. They are proposing 20 parking spaces, handicap spacing in the front with access by ramp to the main doors. The storm water management area is located to the southeast of the site and they plan on this handling the 100-year storms, as it would be built to all DEC regulations and specifications. They are proposing the storm water to be an enclosed underground system with catch basins draining to this basin. They plan on doing typical foundation planting with various deciduous and evergreen shrubs and trees planted along Corporate Drive. There would be plantings in the storm pond in accordance with DEC regulations. The site is showing 62% green space. They will connect to the sewer manhole by a gravity connection and also to the public water supply, which is located on the north side of Corporate Drive. Mr. Nadeau stated that CHA would have to review the site for wetland constraints as he believes there have been issues with drainage at this site and he does not know if they have been resolved. Mr. Dannibal stated they have been at the site doing some ground water tests and they plan to excavate in the area of the proposed building down several feet to existing grade and refill this area with well draining material and the same principal would be applied to the storm basin in that area to assure adequate drainage for this site. Mr. Ruchlicki inquired about the underground pipes that would be going to the basins. Mr. Dannibal stated there would be catch basins with 12-inch underground pipes with no underground storage. Mr. Watts asked Mr. Dannibal if he had any architectural renderings of the proposed bank building. *Mr. Dannibal stated the following:* He had a black and white elevation at this time of the front façade of the building, as you would see if from Route 9 and also the north elevation as you would see if from Corporate Drive. As the plans continue to progress, they will be providing full color elevations. Mr. Watts asked if there would be parking spaces in the front toward Route 9. Mr. Dannibal stated there would be 4 parking spaces, 2 spaces and 1 additional handicap space in the front and the remainder of the parking would be along Corporate Drive. Mr. Watts asked how far the building would be set back from Route 9. Mr. Dannibal stated about 150 FT. Mr. Watts stated the Board would like to see less parking toward the roadway. Mr. Dannibal stated they are proposing a pylon sign or monument sign that would set back about 50 FT from the right-of-way which they are pushing back as far away from the wetlands as possible to please the DEC. Mr. Ruchlicki asked what the parallel lines on the plans represent. Mr. Dannibal stated it was a proposed drainage easement that was left over from the original park's development. Mr. Magoolaghan, of Belmonte Builders, stated this site does need some work as it is an eyesore and they will be able to turn it into something nice. Mr. Bianchino suggested to Mr. Magoolaghan to remove the dumpster from the front to the rear of the site. Mr. Magoolaghan stated they would find a place for the dumper in the back. Mr. Dannibal stated the reason the dumpster was put in front was to keep it away from the wetlands as much as possible.

This item was tabled and referred to CHA.

Mr. Roberts made a motion to adjourn the April 10, 2006 Planning Board meeting at 8:26 pm. Mr. Ouimet seconded. Motion carried.

Respectfully submitted,

Milly Pascuzzi  
Planning Board Secretary