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**MINUTES MEETING
Town of Halfmoon Planning Board
February 27, 2023**

Those present at the February 27, 2023, Planning Board meeting were:

Planning Board Members:

Don Roberts –Chairman
Marcel Nadeau- Vice Chairman
Tom Koval
Rich Berkowitz
Thomas Werner-absent
Mike Ziobrowski
Charlie Lucia

Planning Board Alternates:

Alison Pingelski
Laurie Barton

Coordinator- Building, Planning and Development:

Richard Harris

Senior Planner / Stormwater Management Technician:

Paul Marlow

Town Attorney:

Lyn Murphy

Deputy Town Attorney:

Cathy Drobny

Town Board Liaison(s):

John Wasielewski
Eric Catricala

Town Engineers:

Joel Bianchi

The Chairman opened The Planning Board Meeting at 7:00 pm

Don Roberts: Good evening, I would like to call the Planning Board meeting to order, have the Board members had a chance to review the minutes from the last meeting?

Rich Berkowitz: I make a motion to approve the minutes.

Tom Koval: I'll second

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Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Public Hearing(s):

Lands of Frament Subdivision, 60 Spice Mill Blvd – Minor Subdivision (23.010)

Pat Jarosz: Hi, my name is Pat Jarosz with VanGuilder Associates, Im here tonight for the public hearing on behalf of the owner Arthur F. Frament III regarding a three-lot subdivision at 60 Spice Mill Blvd. The lots are located in AR agricultural residential zone and meet all bulk requirements of the zone. Lot #1 will have the existing residents be 1.51 acres. Lot #2 is vacant and is 20,143 sq. ft.; Lot #3 is vacant and is 21,383 sq. ft. and the lots will be served by sewer and water thank you.

Don Roberts: Thank you, at this time we will open the public hearing would anyone from the public wish to speak? (No comments) once again would anyone from the public wish to speak? (No comments) anyone online wish to speak? (No comments) nobody online? Okay we'll close the public hearing, comments by the Board?

Rich Berkowitz: I make a motion Neg dec on SEQR.

Mike Ziobrowski: Second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried.

Rich Berkowitz: I make a motion to approve the minor subdivision.

Mike Ziobrowski: Ill second.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, thank you.

Pat Jarosz: Thank you.

Lands of Frament Subdivision – Minor Subdivision

APPROVED. Board held a Public Hearing and approved the three lot Minor Subdivision at 60 Spice Mill Blvd.

APROJECTS USA, LLC, 430 Hudson River Rd – Change of Use/Tenant, Sign & Special Use Permit (23.012, 23.014 & 23.021)

John Champino: My name is John Champino, Im the representative of 430 Hudson River Road Realty LLC. We have filed a special use permit for 40,000 sq ft. of warehouse space to be occupied by AProjects.

Don Roberts: Okay, at this time we will open the public hearing would anyone from the public wish to speak? (No comments) anyone online wish to speak? (No comments) Okay we'll close the public hearing, comments by the Board members?

Richard Harris: Just to remind you there is also a sign as part of this

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Rich Berkowitz: The sign is just replacing the sign that is there right?

John Champino: Just peeling off vinyl letters and putting new ones up, that's it, yup.

Tom Koval: Ill make a motion to approve the change of tenant.

Marcel Nadeau: Ill second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, thank you.

Tom Koval: I make a motion to approve the change of the sign panel.

Marcel Nadeau: I second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, thank you.

John Champino: Thank you.

Don Roberts: You're welcome.

APROJECTS USA, LLC – Change of Use/Tenant, Sign & Special Use Permit APPROVED. A Public Hearing was held and the Board approved the applications to allow approx. 40,000 SF of the existing building to be used as a storage/warehouse.

New Business:

Precision Valve & Automation, 5 Corporate Dr – Change of Use/Tenant (23.029 & 23.030)

Don Roberts: You're online so please go ahead.

Brian Lockman: Hi, you guys hear me alright.

Don Roberts: Yes, we can

Brian Lockman: Okay, perfect I apologize I couldn't be there in person, I've been feeling a little bit under the weather, so I didn't want to come in, but

Don Roberts: Thank you for that.

Brian Lockman: We have two separate ones I did, we have a change of use and a change of tenant so for the change of tenant we have a 16,000 sq. ft. building at 5 Corporate Drive, which we occupy mostly for a machine shop and we're looking just to expand our office space which would be, that would be in space 1B, our tenant moved out and we're just looking to move our offices from the current area which you would see in the green in the bottom left area, right by where it says common area B, right there is where our offices are currently and we just want to move them over to our other little suite there.

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Don Roberts: And that's it?

Brian Lockman: Yup, and then the other part of that would be is in the place that you see in yellow and that is #2B we are looking to gut that out to expand our manufacturing space, so we basically make a connection from the green to the yellow and just open that all up for more machining.

Don Roberts: Okay, now just for the record, please state your name

Brian Lockman: Brian Lockman with Precision Valve and Automation

Don Roberts: Okay just for the record, thank you. Okay, comments by the Board?

Tom Koval: I make a motion to approve the change of tenant.

Rich Berkowitz: I second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, thank you.

Richard Harris: And just to confirm, that's for both spaces?

Tom Koval: For both spaces

Don Roberts: Both spaces, right, thank you. Okay we are all set thank you very much.

Brian Lockman: Thank you guys.

Precision Valve & Automation – Change of Use/Tenant

APPROVED. Board approved the use of vacant space for an expansion of the applicant's existing use.

Ian's LLC (Sunoco), 1500 Route 9 – Amendment to Site Plan (23.032)

Richard Harris: I just want to say if we ever need help in our office these two right here, they do a better job getting everything ready for the meeting, I just want to say that.

Marylyn Schgal: Speaking of which, if you need handouts, because I brought handouts. If you do need anything to reference. So, my name is Marylyn and Ankit Schgal. We have the Sunoco gas station located at 1500 Route 9 on the corner of Route 9 and Grooms Road. What we would like to do is we would like to add racing fuel. It was provided before by the Sunoco on Route 9 near Malta that has now been bought by Stewarts so this has kind of opened up a really good opportunity for us to now provide the racing fuel. You can see on the diagram above or I don't know if you would like to reference as well it would be placed right in front of our store. The cage is 4 feet wide, we would be putting a 6 ft wide cylinder block in front of it to protect it, you cant really see in that picture but in front of the propane tanks there is another cylinder block that is very similar, and again it would exceed the size of the racing fuel cage by 2 feet. So, it would be very well protected.

Mike Ziobrowski: Is it like a mafia block?

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Tom Koval: Waist block, we have to call them waist blocks.

Marylyn Schgal: They are Jersey Blocks yea, I'm sure there is a mafia in Jersey but, yea it's a Jersey Block. It's the one on the bottom yea. Yes, yes.

Marcel Nadeau: These are five-gallon containers is that what they are?

Marylyn Schgal: Im sorry?

Marcel Nadeau: They're five gallon containers?

Ankit Schgal: Yes

Marylyn Schgal: And I would like to mention it is less flammable actually than propane.

Mike Ziobrowski: Good to know.

Don Roberts: Now this has to be referred to the Saratoga County Planning Board so we can't take action tonight but any other questions by the Board?

Richard Harris: Does the Board have any concerns before we send it to the County? (No concerns were voiced)

Don Roberts: Yea, okay good presentation, we will send it to the County, and we will get back to you alright.

Marylyn Schgal: Thank you.

Don Roberts: Okay thank you very much.

Ian's LLC (Sunoco) – Amendment to Site Plan

TABLED. Board tabled the application for outside storage of racing fuel.

Lands of Green & Lands of Tasso Lot Line Adjustment, 22 & 26 Fellows Rd – Minor Subdivision (23.025)

Pat Jarosz: Hi my name is Pat Jarosz again with VanGuilder Associates, Im here tonight on behalf of the applicant to propose a lot line adjustment between Lot 26 & Lot 22 Fellows Road for estate planning purposes. From Lot 26 Lands of Greene, 5105 sq. ft. will be annexed to Lot 22 lands of Tasso on Fellows Road. Both lots are residential and are zoned R-1, both are served by public water and private septic. Thank you.

Don Roberts: Questions by the Board?

Rich Berkowitz: I make a motion to set a public hearing.

Mike Ziobrowski: Ill second

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Rich Berkowitz: March 13

Mike Ziobrowski: I second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, see you March 13th.

Pat Jarosz: Thank you, see you then.

*Lands of Green & Lands of Tasso Lot Line Adj, – Minor Subdivision
PUBLIC HEARING SET. Board set a Public Hearing for March 13, 2023, for a lot line adjustment request.*

Three Jones Road Subdivision, 3 Jones Rd – Minor Subdivision (23.028)

Tom Koval reclused himself.

Don Roberts: Tom you're going to recluse yourself?

Tom Koval: Yup

Don Roberts: Okay thank you. Allison will be coming up.

Christopher Bast Jr.: Hi Im Christopher Bast Jr., I go by Kit though, so anyhow back in 2002 I was here representing Im a member of the Rexford Group Associates LLP. Back in 2002 the Rexford Group purchased 2 lots, you can't really see them here, but the house was on, you see the one house that was on Jones Road and there was a much bigger lot, where that tree line kind of defines the old property line, and that was the other lot that was 1 Jones Road. There was a trailer on one Jones Road, after we bought it we had the trailer removed and then in 2003 on October 16th, the properties had a lot line adjustment to what the current tax map is like, what I'd like to do is just go back to the original 2 lots the way they were originally, back in 2002.

Richard Harris: You're going to have to add this small triangle?

Christopher Bast: Yes that actually was part of the original one, yea so there were times we were going to re-do the entrance into Jones Road, but we've decided to keep the house, there was damage in a fire, we completely restored it we kind of want to sell it, we want to sell if off as that land, we want to keep the other land just vacant and under our control.

Don Roberts: So you are aware this does not meet the minimum lot line requirements so we have to deny It.?

Kit Bast: Im aware of it but Im also aware I have to be formally, officially rejected before you go to the ZBA so

Don Roberts: At least you know ahead of time, right, and that being said any comments by the Board?

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Richard Harris: Now the only thing that I am going to ask is when we talked about what is your plan is to most likely sell off this most likely, this old house and then keep this the Rexford Group, is that part of the approval? For future development, or the ZBA will probably want to know that

Kit Bast: At this point we have no, you know plans to get it developed, we just want to keep it vacant, so quite frankly our tenant Ken Worth has always been so people can see him from the road

Richard Harris: Yea he wants visibility.

Kit Bast: They have a right to buy their lease hold at the end of their lease, and they will probably want to buy that land too just to have control of it, so I wanted to keep that for them.

Richard Harris: So just to give you guys an idea, even if this all gets approved at the end of the day, variance comes back here, this is the buildable envelope, if it gets approved. I can't see the dimensions exactly but it's what about half the size of the house? Pretty small, and that house is small to begin with right?

Kit Bast: There was a time when we thought we would do more with the whole property, I just invested about \$200,000 dollars in restoring the house , so I would just as soon sell the house and, but I don't feel like giving up the land with it.

Richard Harris: Right

Rich Berkowitz: Due to the fact that it does not meet the minimum requirements I'll make a motion to deny the application.

Marcel Nadeau: I'll second that.

Don Roberts: Okay we have a motion to deny and a second, all in favor aye? (All were in favor) opposed? (None were opposed) motion carried, good luck.

Christopher Bast: Alright.

Three Jones Road Subdivision – Minor Subdivision

DENIED. Board denied an application for a lot line adjustment due to a failure to meet certain minimum area requirements of the Town Code.

Don Roberts: Next item. Tom. Get Tom back. Paul.

Mike Kilmer: My name is Mike Kilmer, I'm here to assist and represent my dad, Stanley Fronczek

Fronczek Subdivision, 66 Ushers Rd – Minor Subdivision (23.036)

Don Roberts: I gotta introduce you, ya know.

Mike Kilmer: I'll start over.

Don Roberts: Ok. Go ahead.

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Mike Kilmer: Mike Kilmer, I'm helping my dad, Stanley Fronczek, he's the owner of 66 Ushers Road. Willey Coreno is here also, here to propose Stanley subdividing his property of 66 Ushers Road leaving 3.92 acres for himself and on the other side of the railroad tracks, Willey acquiring 10.85 acres.

Don Roberts: Okay, thank you, comments by the Board?

Richard Berkowitz: I make a motion to set a Public Hearing on March 13.

Mike Ziobrowski: I'll second.

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried. See you March 13, thank you.

William Coreno: My name is William Coreno, I'll be purchasing the property and I talked to Mr. Harris about moving that lot line on a westerly side, do we need new maps before we come back?

Richard Harris: I think we should have them for the public hearing, which, so that's the 13th we can just have whoever is doing that just email me, that line either dot it or removed or some notation to be consolidated, we all know it, we are talking about it on the record, we all know it but I think it will be helpful that night. I actually edited your narrative and signed it myself saying you and I spoke, and you agreed to consolidate the lot so that's actually what they received initially so I wanted that known. I appreciate you bringing that up on the record, I think we should have it for the 13th.

Lyn Murphy: Yea, definitely for the 13th, can they just do it so they intend to consolidate?

Richard Harris: They can just show a Z there.

Lyn Murphy: Like from the one across the railroad, that's the easiest.

Richard Harris: Okay thanks William.

Fronczek Subdivision – Minor Subdivision

PUBLIC HEARING SET. Board set a Public Hearing for March 13, 2023, for a two-lot subdivision request.

Don Roberts: Next item. Anybody here for Pearl Landscaping?

Pearl Landscaping LLC, 556 Hudson River Rd – Site Plan & Special Use Permit (23.026 & 23.027)

Don Roberts: Anybody here for Pearl Landscaping?

Tom Koval: Anthony. You're up.

Don Roberts: Thank you Tom. I guess you didn't hear me, huh? Say your name and

Domonic Arico: It's Domonic Arico, Arico Associates representing Anthony Reo and Pearl Landscaping is the applicant of the business. The project is 70,000 sq. ft. property at 556 Hudson River Road. They're proposing a 6,000

sq. ft. warehouse garage. Really, more of a garage for equipment and vehicles and a 6,000 sq. ft. materials storage that would be fenced in behind the building. To the left of the building will be, parking area's over here. Vehicle maintenance, they're not the maintenance, they're work vehicles as well as the employee vehicles that'll swap out vehicles as they come in during the morning and come back at night. There's no sewer in the area so we are proposing an on-site leach field which the perc test and everything has been completed there. It's, we have to expand the grassed area just a slight bit because it's, there's a little bit of gravel in that area so, but it's a built-up system, raised bed. There is water in the, on Hudson River Road that we're connecting directly to. There's some minor grading around the front. The northeast corner, just to catch grade a little bit, but basically, there's not a lot of grading. There is a small wetland to the bottom north corner, the northeast corner there that is totally untouched. It'll be totally protected. There really is no other grading or improvements being completed on the property. There's landscaping along the edge of the property line that was placed by the previous owner. The existing driveway has already been expanded to 30, I think it's like 36 ft. So, it basically meets a DOT standard driveway at this point. The only thing, it's not paved, I don't know if we'll have to pave it or not, but it's not paved presently. And that's pretty much the site. There's no plans to make any other improvements to the property at this time.

Don Roberts: Ok. Thank you. First of all, we're going to have to refer this to our Town Engineer and MJ Engineering for review. Saratoga County Planning Board for review and the fire district for review. Ok, and that being said, any comment from the Board?

Mike Ziobrowski: Do you plan to have any fuel storage on the site?

Domonic Arico: Just a fuel tanks for the, their machines, their mowers, and things like that. Nothing, no tanks.

Mike Ziobrowski: Ok, so you're not gonna have a storage container for like a 500 gallon tank or anything like that.

Domonic Arico: No.

Rich Harris: I know Pearl, you guys also purchased this larger piece, are you proposing to use that all at this time?

Dominic Arico: No. There's nothing, it's he's, basically all he's doing with that is cleaning it up, getting rid of some of the junk that's on it at this point. There's no plans to do anything with that.

Lyn Murphy: Now, does this replace the red building on Button Road?

Domonic Arico: The red building? There's no structure on that, on that property at all.

Lyn Murphy: On Button Road, you're going towards

Rich Harris: Where your house is.

Anthony Reo: This project has nothing to do with this, this is a separate property.

Lyn Murphy: I was asking because....

Anthony Reo: Oh no, this is a separate property

Dominic Arico, I didn't, I thought you meant on this property.

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Tom Koval: I think the question was Anthony, are you gonna be, this is gonna, this building's gonna replace the use that they currently have, what you're using the other building for.

Anthony Reo: I mean, to an extent, but yeah it's gonna be one of our four locations and we'll have ****this portion of tape is inaudible****

Don Roberts: Anyone else? (No comments) Ok, so once the reviews are done, we'll get back to you and we'll have to have a public hearing as well for a special use permit, alright?

Domonic Arico: Is there a, you wouldn't schedule a Public Hearing, you'd come back here before this Public Hearing would be scheduled.

Richard Harris: The Board typically does a round of review. Engineering review. I know, the way you described it, it doesn't sound like there's gonna be a ton of revisions but to get a level of, I guess, comfort, I don't know, call it a 90%. Because we also have to send it to the County and it's kind of balancing between sending it too early to the County but not waiting so late that it delays this Board from action. So, we typically wait for one round to review. Come back, brief the Board. If they're comfortable with where it sits engineering, then they'll set the Public Hearing.

Don Roberts: So, we'll see you one more time before the Public Hearing.

Domonic Arico: Sounds good.

Don Roberts: Okay, thank you.

Pearl Landscaping, LLC– Site Plan & Special Use Permit TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed 6,000 SF garage and warehouse/storage project, and referred it to the Town Engineer and other agencies for review.

MJ Properties Site Plan, Tabor Road (west/adj. to 113 Tabor Rd.) – Site Plan (23.019)

Don Roberts: Oh, and yes, and Laurie's recusing herself. Alison's gonna take her place.

John Lapper: Good evening everyone. For the record, I'm John Lapper a Land Use Attorney with the Bartlett, Pontiff Law Firm in Glens Falls on behalf of MJ. Luigi Palleschi is with me from ABD Engineers. Obviously, this is our first presentation. The intent here is to build four more warehouse buildings that meet zoning, no variances. We understand, we saw the neighbor's letter and we understood to begin with that this needs to be well buffered with trees and berms and we're prepared to do that. Rich gave us the heads up to begin with that we're gonna need a traffic report and we've commissioned that, and we'll have that to submit pretty soon. So, with that, I'll ask Luigi to go through the site plan with you.

Luigi Palleschi: I've got my pointer too if I need to. If it'll show up, up there. I don't know. It might be not strong enough. Whatever. Good evening, Luigi Palleschi with ABD Engineers. I'm here before this Board again on this project if you recall, I was here. It was known as 3 Tabor Road. We did a two-lot subdivision with a single family home with Noradki's. This parcel, in particular, is about 24 acres. What we're looking to do is take 113, which is owned by MJ Property and this property which is recently purchased by MJ Property and doing a lot line adjustment between this new parcel and 113. So, the new parcel that's showing on the site plan is now 25.7 acres.

Richard Harris: It'll take a while for him to get on board with it.

Luigi Palleschi: Ok. Should I wait or you want me to keep rambling?

Richard Harris: Keep going. It small and trying to open.

Luigi Palleschi: Yeah. So, as John had mentioned, the proposal is four new flex warehouse buildings. They're 60,000 sq. ft. apiece. Again, with MJ Properties owning 113 and this parcel, we have two means of ingress and egress now. The site plan for 113 was recently approved by this Board. It is actually under construction and a driveway on the eastern portion of the parcel or the project is currently installed. Our proposal is to put in another entrance about 867 ft. westerly of the existing. What that helps us do is meet the New York State (NYS) building requirement. I know that's something MJ had brought up at the last meeting and when we were here with the previous applicant, it was hard to get to a means of ingress and egress but having common ownership with both these parcels now we have ingress and egress by two means of ingress. So, the western portion we see that driveway being used the most. Only because that's where a lot of the traffic and tractor trailers would be coming in from. All the buildings and traffic circulation are internal. I know that was, some comments that were discussed at the last meeting and as well as 113 keeping all of the traffic away from the residents. The other things that we have looked at as part of this layout is keeping the building, the rear of the buildings in line with 113 and what that does is it provides approximately 200 ft. to the property line to the east which borders the single-family residential neighbors on Northern Sites Drive. The grade, if you're familiar with the site Tabor Road, where Building 1 is situated it's about 30 ft. grade height difference. We are planning to keep some vegetation along Tabor Road and from there, the site actually drops in grade gradually to the north and the north is the railroad tracks. So, the grade elevation's as we've proposed for each of the buildings will be descending as you go northerly, which will be lower in elevation then Tabor Road elevation as well as Northern Sites Drive. Being at the northern portion of the project is the low side of the site. We are proposing our stormwater management area in that corner. We have done preliminary grading and sizing for the stormwater practice meeting the DEC requirements. Switching gears to the utilities, water is available on Tabor Road. We will extend the water into the site with several hydrants to meet fire code and sewer is along the westerly side of the property. The sewer is owned by Saratoga County Sewer District (SCSD). It runs along the Dwaas Kill and there are existing manholes along the Dwaas Kill. What we're proposing is to extend a force main that would be owned by Saratoga County Sewer District and each of these buildings will have a grinder pump and forced into a new force main that will be owned by the Saratoga County Sewer District. Other than that, this is our first, ya know, go around with this new layout and if there's any questions at this time, I'd be happy to answer them.

Donald Roberts: Thank you.

Luigi Palleschi: Oh, you touched on the traffic right? Yeah. The only other thing I was gonna mention again, I know John mentioned, we're working with VHB. They have been authorized to proceed with the traffic study. So, we'll have that, hopefully soon and as soon as we have that, we'll share it with the Town and MJ so that we can work through that as well.

Donald Roberts: Ok.

Luigi Palleschi: A lot of those things that have come up with the 113 Tabor Road site plan and, ya know, they'll analyze this new proposed plan, so. I just wanna throw that out there, and that's it.

Richard Harris: When I had met with Luigi, we had talked about how they had done the analysis for 113, which you just mentioned, and Joel reviewed it and gave it a critical third party review of a few things that were brought up by the public, at the Public Information Meeting, that were not in the original report. I just wanna make sure the Board's comfortable with us following the similar process here with they're going with the same engineering firm that did the

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analysis of 113 and then we would have MJ, ya know, take into consideration, not only the report, but anything that might come up that we received by letter or if you have a Public Information Meeting on this, outside a typical or normal scope that a consultant would do. I just wanna make sure the Board is more comfortable with that. Because this would be the time to speak up and say, ya know, no, no matter what you do we're getting our own from a different firm which

Donald Roberts: I think we should wait and see what comes in first.

Richard Harris: You want to wait to see what comes in for VHP. MJ will review it, and they're actually one of the consultants on our traffic engineering also. So, we could have them look at it, ya know, in an additional perspective on traffic.

Luigi Palleschi: Ok.

Donald Roberts: Comments by the Board?

Mike Ziobrowski: Is there anything being manufactured here? It seems like there's a pretty big flux from the sewage usage from going to 2,000 on average to a peak of 8,000. Is there anything being manufactured or what's the reason behind that?

Luigi Palleschi: We're not sure what the tenants are here, this is just flex warehouse space.

Mike Ziobrowski: Just assuming worse case scenario?

Luigi Palleschi: Yeah.

Mike Ziobrowski: Ok.

Donald Roberts: And again, this is gonna be referred to MJ for review as he said, Saratoga County Planning Board and the fire district as well.

Luigi Palleschi: Ok. Understood.

Donald Roberts: Anyone else?

Marcel Nadeau: The new egress. What's the site distance in that area?

Luigi Palleschi: So, I've personally looked at it. We should be good but that will be done by VHB, the traffic analysis. It's part of their scope to ensure. But it actually gets better, yeah, it's actually better where we're proposing the westerly entrance. So, the easterly entrance was approved by the Board last time and in order to gain their site distance, they have to clear some vegetation which still needs to be done today, from my understanding. But, the new proposed entrance has better site distance and if vegetation needs to be cleared, we'll certainly do that as well and that'll be analyzed more thoroughly by VHB.

Tom Koval: This is really becoming an industrial park around, in the center of a lot of residential areas.

Luigi Palleschi: Well, it is zoned for it.

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Tom Koval: I know what it's zoned for. It's zoned for commercial use, but my point is, it's becoming an industrial park in the middle of a bunch of houses. I don't care what the zoning is. That's my opinion. It's gonna generate a lot of noise during the day with this much, this much density in commercial use within this pocket of houses all the way around it.

Luigi Palleschi: So our job, of course, as this process goes forward is to make you feel comfortable. Noise that this is buffered but your warehouse use is not generally loud like some sort of manufacturing.

Tom Koval: Luigi, it worked up in Fairchild quite a few times. I've been in the business of working around warehouses my entire life. I understand what you're saying and I understand we're gonna look at it again when future tenants come in. I'm telling you what my opinion and my concerns are at this point while we're still early in the game.

Luigi Palleschi: So, if you look at the site plan you see how Luigi designed this with all of the truck loading docks on the center of the site that are buffered by the buildings especially since this is lower than the lands around it. It's really a nice way of protecting everybody, but, we'll add evergreens as necessary as neighbors had asked for to buffer this before we get through the process.

Tom Koval: And that'll help with noise doesn't go just straight up because there's a wall on either side of it. It carries through.

Luigi Palleschi: This is what the Zoning code calls for.

Tom Koval: I understand.

Luigi Palleschi: Light industrial commercial and we're gonna do this right.

Rich Berkowitz: Have you reviewed the other traffic study from the other project?

Luigi Palleschi: I have.

Rich Berkowitz: And you're aware of all the problem with tractor trailers going on Tabor Road and turn radius?

John Lapper: Yea, yup.

Luigi Palleschi: There's some improvements needed on Tabor Road as part of the previous project.

Rich Berkowitz: And you're prepared to do that?

Luigi Palleschi: Yes.

Marcel Nadeau: How many more trip generations are gonna be as a result of these buildings?

Luigi Palleschi: We're gonna have to wait for the traffic study on that.

Rich Berkowitz: Wait, don't you need to give them the number of trips before you do the study?

Luigi Palleschi: No, because they're gonna take our site plan and they generate their proposed trips.

Rich Berkowitz: How do they do that while not knowing what's gonna be there?

Luigi Palleschi: Well, based on the ITE, the trip generation.

Rich Berkowitz: Yeah, but ITE requires tenants.

Luigi Palleschi: Well, it's an assumption. It's no different than what was approved.

Rich Harris: They look at, you're right, it is general. Its uses allowed in the zoning district that would be typical for buildings like this. So, some type of warehouse flex space, there are some general numbers that obviously would need to be fine tuned with a tenant comes in, which is how you left 113, ya know, the Traffic Engineers looked at a general ITE standards. You guys weren't 100 percent comfortable with it because we don't know the actual tenant could be more intense than that standard.

Rich Berkowitz: We're talking box truck versus tractor trailers.

Rich Harris: Correct. That's what that got down to. Boxed trucks versus tractor trailers.

Richard Berkowitz: And that in no way you can control that with approval of tenants also.

Rich Harris: Correct. Yup. And I think they acknowledge that things could change a little in terms of traffic numbers. Ya know, you get somebody that brings deliveries in twice a day versus somebody that's coming in 20 times a day. That's different, ya know. Particularly the hours of the day that might be.

Mike Ziobrowski: So, let me ask you this, with the trip generation are you assuming that, I mean the plan right here shows like roughly parking for 20 tractor trailers. Is that what the assumed amount would be coming in and out, minimum on a daily basis?

Luigi Palleschi: Yeah. That's what we have setup right now. I mean, some of these buildings may not utilize all of those loading docks. Right, we don't know. We're just providing it so that when the plan gets approved and a tenant is interested after approvals, they can come in and there's a good chance that, ya know, building 1 would be built on spec and then once it's built then you attract tenants and if the tenants feel like they can't meet the demands or number of loading docks or parking spaces, then I guess the site's not for that. So, ya know, we do this and see this a lot on a lot of projects. A lot of these developers are, ya know, building these on spec and then the tenant comes after. Ya know, it meets the demand that we need right now, so.

Chuck Lucia: I guess I don't want to keep beating it up but I just know after the last study, and as you know, taking a look at the information, if you put a tractor trailer on that road in certain areas, a tractor trailer is all that's getting through some of those turns and maybe an automobile. Now if you get more trucks in there going in the opposite direction. What happens when two tractor trailers run into each other and on one of those turns and obviously creates a problem for both of the trucks let alone everybody else. So, it's just, like I said, I don't want to keep beating it up, but it's definitely, and I know Joel will take a look at it on that so.

Tom Koval: Yeah, when they originally, I recall when they originally did the traffic study there were turns there where the tractor trailer could not make the turn without going on the shoulder of the road.

Luigi Palleschi: Right. So now, that's one building where you might have two trucks. Now, in the future we have 5 buildings that all of the sudden start getting a lot of tractor trailers. Regardless of what the tenant starts out as. If he

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starts getting a lot more deliveries, he's already in there. Now we have 15, 20 trucks a day coming and going trying to pass on those side corners. We're gonna have to really look at this.

John Lapper: That why we'll have a traffic report in it. If changes need to be made, they'll be made.

Donald Roberts: Ok, anyone else? OK, so we'll do our reviews, and we'll get back to you, alright?

Luigi Palleschi: Alright. Thank you.

Don Roberts: Thank you.

Don Roberts: Anyone else?

MJ Properties Site Plan – Site Plan

TABLED/REFERRED TO AGENCIES. Board received a presentation for a proposed multi-phase, four building, light industrial-commercial/warehouse project, and referred it to the Town Engineer and other agencies for review.

Charlie Lucia: I make a motion to adjourn.

Don Roberts: Can I have a second.

Mike Ziobrowski: Second

Don Roberts: All in favor aye? (All were in favor) opposed? (None were opposed) motion carried, goodnight.