

**MINUTES MEETING  
Town of Halfmoon Planning Board  
April 24, 2017**

Those present at the April 24, 2017 Planning Board meeting were:

Planning Board Members: Don Roberts –Chairman  
Marcel Nadeau- Vice Chairman-absent  
John Ouimet-absent  
Tom Ruchlicki  
John Higgins  
Tom Koval  
Richard Berkowitz

Planning Board Alternates: Cory Custer-absent  
Mike Ziobrowski  
Thomas Werner

Director of Planning: Richard Harris  
Planner: Paul Marlow

Town Attorney: Lyn Murphy  
Deputy Town Attorney: Cathy Drobny

Town Board Liaison: John Wasielewski  
Jeremy Connors

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*Chairman Don Roberts opened The Planning Board Meeting at 7:00 pm*

**Don Roberts:** Good evening I would like to call the meeting to order. At our last meeting we had a little malfunction with the tape recorder so the minutes were done by memory, has everyone had a chance to review the minutes that were sent out?

**John Higgins:** I did not get a chance to look at them.

**Don Roberts:** Ok then I guess we better table that until next meeting.

*The approval of the April 10, 2017 Board Meeting Minutes was Tabled.*

**New Business:**

**17.062            The Kensington, 1 Kensington Ct.- Sign**

*Applicants not present.*

**17.080            Alexander's Bakery, 30 Outlook Drive South - In Home Occupation**

**Don Roberts:** You've got to use the microphone and we need your name and address because this is all recorded.

**Vicki Brignatti:** My name is Vicky Brignatti I live at 30 Outlook Drive South and I'm here tonight to talk about a bakery that I would like to start which is called Alexander's Bakery. This will be, we are baking allergy friendly baked goods out of my home. Our products are free of the top 8 allergens and they are gluten free and Vegan as well they will have, we have no, it is my sister and I that are doing this, just us we have no employees we have applied for and have been granted a NYS Home processors exemption and we've been approved for that and we will be selling the baked goods that we create at Farmers Markets Locally.

**Don Roberts:** Thank you, now how will the ingredients be delivered to the house is it by truck or you pick it up or what happens?

**Vicki Brignatti:** Well we are very small, we are just doing local Farmers Markets so I order things from Amazon, different online places but the boxes are not very big at all.

**Don Roberts:** No, I mean how will you receive the baking goods to bake how will that be delivered to your house?

**Vicki Brignatti:** You mean the ingredients?

**Don Roberts:** Yes.

**Vicki Brignatti:** Yes they will come from like Amazon, or UPS, there you go UPS

**Don Roberts:** There you go , anyone else?

**Rich Berkowitz:** Anybody coming to the house for pickup?

**Vicki Brignatti:** No

**Rich Berkowitz:** No, just delivery and ..

**Vicki Brignatti:** Correct yes, Ill be delivering things and like I said we will be selling at Farmers Markets and other events.

**Rich Berkowitz:** No retail sale at the house or anything?

**Vicki Brignatti:** Correct.

*Rich Berkowitz made a motion to set a Public Hearing with expanded notice for Alexander's Bakery's In Home Occupation Application on May 8, 2017.*

**Don Roberts:** We have to have a Public Hearing because it's an in home occupation so you need a special use permit, so we have to have a public hearing at our next meeting. Alright?

**Vicki Brignatti:** Ok.

**Don Roberts:** See you next meeting.

**Vicki Brignatti:** Thank you.

**Geoff Rousselle:** Hello my name is Geoff Rousselle, I'm a owner of Electric Concepts, we are an electrical contracting company. What we want to do is purchase a home at 5 Morris Lane in Halfmoon and makes it half into an apartment and use the other half as office space for the company. We do Commercial Industrial work, we don't do a whole lot of residential work, all our employees go right to the job, they dont actually go to the office. I have my business partner over here Paul Sheehan, we will be the 2 that would be in the office doing estimates and just office work there, and that's pretty much what we are thinking about doing.

**Don Roberts:** Ok, thank you, any questions?

**John Higgins:** Is the building presently set up as two separate units?

**Geoff Rousselle:** No Its right now its just a single family home and we wanted to actually separate it and the right hand side make that into an apartment to help with the mortgage and the left hand side would be our office space.

**John Higgins:** So it would be, you've got to change it over to separate utilities and everything else?

**Geoff Rousselle:** Right, the heating we would like to keep the same , electric we could separate cause there is a boiler thats in there its hot water , we would like to keep that and just include that in the rent if possible.

**Tom Koval:** I dont think the utilities have anything to do with planning.

**John Higgins:** No, I was just curious how it was set up presently, is there separate efficient parking for both?

**Geoff Rousselle:** There is the driveway is.

**John Higgins:** I mean we dont have any kind of diagrams so that's why I'm asking the question.

**Geoff Rousselle:** Right, it actually goes around the back and there is a small almost like a barn in the back also that we can use for storage, so yea the driveway does go to the back so there is enough for parking.

**John Higgins:** Thank you.

**Mike Ziobrowski:** Do you plan to have a sign?

**Geoff Rousselle:** I'm sorry?

**Mike Ziobrowski:** Do you plan to have a sign?

**Geoff Rousselle:** Yea that is something, we don't really need a sign but I think we would like to in the future.

**Don Roberts:** You know you have to come back for that you know that?

**Tom Koval:** Yea that's separate.

**Don Roberts:** The applications get a hold of our planning office.

**Geoff Rousselle:** Ok

**Rich Berkowitz:** Is there any outside storage?

**Geoff Rousselle:** Right now there is in the back there is a small little barn that we were going to use for storage and in the future if we do purchase the property we would like to put another small garage in the back with storage.

**Rich Berkowitz:** But that is all enclosed, there is nothing outside of the barn, nothing outside of the house?

**Geoff Rousselle:** No, well in the house there is a separate little garage.

**Rich Berkowitz:** No, that's considered inside, there is nothing outside on the lawn or ..

**Geoff Rousselle:** Right, right.

**Don Roberts:** So, no outside storage?

**Geoff Rousselle:** Just, we will have storage in that barn but nothing outside the barn, no.

**Rich Berkowitz:** That's enclosed, no one will see that.

*Tom Koval made a Motion To Approve Electric Concepts Change of Tenant/Use Application. Rich Berkowitz seconded. Motion Carried.*

**Tom Koval:** Remember to advertise you are in Halfmoon.

**17.027            Dustin Grant Duplex (Lands of Cunningham), 11 Firehouse Road - Special Use Permit**

**Fred Metzger:** Good evening, Fred Metzger, Land Surveyor here on behalf of Mr. Grant this evening regarding the parcel located 11 Firehouse Road. Mr. Grant is here seeking a special use permit to allow for a duplex in a POR district the Professional Office Residential as part of the procedure we needed 2 variances which we applied for and were granted for the area variance for a set back variance and again due to the location and the noise and some of the other factors we are here again this evening asking for a special use permit to allow for the duplex to be allowed in the POR district.

**Don Roberts:** You know we need a public hearing you know that?

**Fred Metzger:** Yes sir.

**Don Roberts:** Any questions by the board? No comments.

*Rich Berkowitz made a Motion to set a Public Hearing at the May 8, 2017 meeting. Tom Werner seconded. Public Hearing set.*

**Don Roberts:** Do we want to do a site visit and check the sign out? Do you think we need a site visit?

**Fred Metzger:** If you do need one for the variances I did lay out the corners and the proposed building so, everything is already out there if you want to take a visit.

**Mike Ziobrowski:** Do you plan to submit a SWPPP plan for this construction process?

**Fred Metzger:** I didnt think one would be required for the size.

**Mike Ziobrowski:** Well it's really because of the material storage area, this whole areas access drive is this planned to be stone or asphalt?

**Fred Metzger:** More than likely asphalt, for the proposed parking?

**Mike Ziobrowski:** Yea, so it's quite a large proposed parking area so during this process I would think that you would have some sort of SWPPP implementation plan for surface run off, ok.

**Fred Metzger:** Sure

**Mike Ziobrowski:** It's under an acre?

**Fred Metzger:** Yes it's just under 30,000 sq ft. the lot.

**Mike Ziobrowski:** ok, my apologies ok.

**Fred Metzger:** Two weeks right? Thank you.

*Rich Berkowitz made a motion to set a Public Hearing for Dustin Grants Duplex's Special Use Permit. Tom Werner seconded. Public Hearing set.*

**17.076**            **Nordic Property Services, 79 Ushers Road - Site Plan**

**Duane Rabideau:** Duane Rabideau from VanGuilder & Associates here representing Nordic Property Services for a Site Plan review by the Planning Board also here tonight is the applicant Dan Hjeltnes, the owner he is here to answer any operational questions the board may have. Basically the site is located at 79 Ushers Road on the northerly side of Ushers Road. The proposal is to construct a 3840 sq ft storage building and associated site improvements for the Nordic Property Service business which includes landscaping, concrete work, snow removal, hard - scape surfaces, things of that nature. The proposal is to have all of the business activities as shown on our site plan occur either in the building or the rear of the building , basically its set up so that we have landscaping in front of the building and also along the westerly line vegetative border of trees because thats the side that has this side right here is the residential side , this side over here is proposal for the site plan thats being reviewed right now so this side there is going to be an evergreen hedge here a screening in this area , there's going to be some landscaping around the building so basically all of our activity parking for employees entrance into and out of the building is in the back. The company has 6 full time employees, the hours of operation in general are 7 am - 5 pm, the peak activity is around 7 in the morning when the crews come in get their assignments and basically go off site to the jobs, then at o'clock generally in the afternoon they return and go home basically that is our proposal before the Board.

**Don Roberts:** Ok, thank you, any questions by the board?

**Mike Ziobrowski:** ok, I guess we are over an acre on this one so we will need a SWPPP plan associated with this.

**Duane Rabideau:** We probably won't because we are under an acre of disturbance.

**Mike Ziobrowski:** You're total, ok so you've got 2.6 acres and your area of disturbance is under an acre?

**Duane Rabideau:** That is correct.

**Mike Ziobrowski:** Ok, so as far as surface run off you're not, you won't plan to do anything during the course of construction?

**Duane Rabideau:** Well basically erosion control along the back to make sure, because our activity and proposal is to , basically the parking is set up pretty close to the top of the bank , it drops down slightly then maybe another 50 ft you

come in to the 100 ft adjacent area where the DEC wetlands are and then in the back so , there is going to be care taken during the construction activities.

**Mike Ziobrowski:** Silt fences and so forth? Ok

**Duane Rabideau:** Yes, that's correct.

**Joe Romano:** And what we can do is upgrade the grading plan and they can quantify the area to show they are under 1-acre of disturbance.

**Mike Ziobrowski:** Ok

**Rich Berkowitz:** Duane as far as snow removal is concerned, a lot of times the plowing is done in the middle of the night if the hours of operation are done from 7 am - 5 pm how is that going to be handled?

**Duane Rabideau:** That's a general....

**Rich Berkowitz:** I understand that but since there is a residence right next door what is going to be done as far as a wise resolution?

**Daniel Hjeltnes:** I am Daniel Hjeltness I am the owner.

**Rich Berkowitz:** Since most snow removal occurs in the evening or at night especially with, do you have commercial customers? How is the noise level going to be kept down at your place of business concerning the residents next door?

**Daniel Hjeltnes:** They'll all be in cause all of our equipment is all on site so.

**Rich Berkowitz:** So your plowing equipment is off site?

**Daniel Hjeltnes:** Yea we dont plow that place in the middle of the night.

**Rich Berkowitz:** No, no, no I'm talking about do your employees come and get the plows on site and then go off site?

**Tom Koval:** Rich I think what he is saying and you can correct me , you leave your loaders and plow trucks on the commercial sites your plowing and your employees go there to take care of it your not bringing your equipment back

**Daniel Hjeltnes:** Yea all of our heavy equipment is

**Rich Berkowitz:** So there is no heavy plowing equipment at this property?

**Daniel Hjeltnes:** No , in fact if we have to put the plows on we put them on a day ahead of the snow storm before anything so we wouldnt be doing that in the middle of the night.

**Rich Berkowitz:** Ok that was my main concern so the noise level is basically

**Daniel Hjeltnes:** And the building is big enough to pull inside where if there was any noise in the middle of the night it would be getting drowned out.

**Tom Koval:** right, our biggest concern is working on equipment in the middle of the night if you have a breakdown back up alarms and obviously as Duane mentioned we are going to need , you need screening on that one side of the property.

**Daniel Hjeltnes:** I mean it's all proposed I mean I paid a thousand dollars to have the drawings drawn up so I am definitely going to do it.

**Ton Koval:** Alright, thank you.

**Mike Ziobrowski:** Do you plan to have signage as well?

**Daniel Hjeltnes:** I was thinking about putting a sign on the building just top left corner directly on the building not on the street sign

**Don Roberts:** you are going to have to come back for that

**Daniel Hjeltnes:** Ok

**Don Roberts:** Anyone else?

**Tom Ruchlicki:** Yea , cause I kind of know where you are but I'm not really sure I do, you go around a sharp bend , go down a little dip as soon as you come up out of that dip are you almost across from what would have been Roberts's place where the gravel pit is in that area?

**Daniel Hjeltnes:** Im not sure where you mean.

**Tom Ruchlicki:** Yea, so there is only that one residence to, what would be the west of your lot and then there is that big open space all of the way down through the next residence I believe would be just a small little place across from what was Roberts sand /gravel operation. I'm pretty sure I know where it is I'm just trying to get a feel for what is around you in that area, there's nothing on the other side of the street, and it's only that one residence.

**Rich Berkowitz:** Oh not there are a lot of residence across that street.

**Tom Ruchlicki:** Is there? But they are not one right after another there, alright I'm pretty sure I know where it is I'm just trying to visualize it in my brain where you're at, I'll take a ride by there.

**John Higgins:** I've got a question on the sewer easement I understand the one where the building is going to be tied into it now what's the sewer easement on the other side for?

**Duane Rabideau:** Basically it is set up where the one on the east, this one right there thats an existing sewer easement that goes through lot #2 and this one is being worked on as a proposal there is a manhole up here and they are proposing to potentially run a manhole here and down and over and across the street, but that has not been filed.

**John Higgins:** But this is for a neighbor it is not for this?

**Duane Rabideau:** This is for this parcel and potentially something across the road.

**John Higgins:** You show a sewer lateral proposed sewer lateral coming from the building going off through lot #2 are you saying your not gonna use that now?

**Duane Rabideau:** We , right now we have this sewer this easement is existing so we put it on the one we know exists but if things work out we are going to potentially us this proposal on the long west side thats why we didnt show that there because its not in existence yet.

**Don Roberts:** Joe you got something to add?

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**Joe Romano:** Just a question Im asking on the left hand side is that gonna preclude you from adding the landscaping that your proposing

**Duane Rabideau:** No we will work around that, yea its still being proposed whether its a 100 percent or not we are not sure yet, but this one right here is the most logical thats why they're entertaining this idea because of they would have to bore this one through this manhole right here its very easy access through the county sewer.

**Don Roberts:** Anyone else, this has to be referred to the County, Fire and Joe you are going to review it right and Clough Harbor, also the adjacent neighbors we should have a committee on this one, So I'd like to ask Tom Werner, Tom Ruchlicki, Tom Koval to be on the committee, Rich can you set something up that they can go the three Toms.

**Richard Harris:** Ok, I will set it up with you guys to meet there.

**Don Roberts:** Alright, ok thank you.

**Duane Rabideau:** Thank you.

*Richard Harris will coordinate a site visit to the proposed Nordic Property Services Site at 79 Ushers Road with Tom Werner, Tom Koval, Tom Ruchlicki to be on the committee, and will follow up with the following Dept's for their review , County, Fire ,and Joe Romano of Clough Harbor.*

#### **17.077                    Atlantic British Associates & Vending Property, 4 & 6 Enterprise Drive - Minor Subdivision**

**Duane Rabideau:** Duane Rabideau from VanGuilder Associates here representing Vending Properties LLC which is located at 4 Enterprise Avenue and also Atlantic British Associates LLC Located at 6 Enterprise Avenue for a Proposed Lot Line adjustment between the two parcels. The parcels they're adjacent to each other and they are both commercial parcels. The proposal is to create a new property line along the center line of the stream that runs through parcel #6. I did bring some photos I think it would help a lot to get a better understanding of this lot line adjustment because a map doesnt really do it justice. Basically we have a situation where at this point in time lot #4 which is Vending Properties LLC is this parcel right here starting up through here across like that down here over and down thats the existing lot #4 and Lot #6 which is our other client, up here to there and they have all of this down through to here. The proposal is to annex, this is the existing stream that's in place, this piece back here is the rear portion of lot #6 this is to be annexed to lot #4 on this side. Basically the lot #6 would decrease in acreage from approximately 15 acres to about a little over 6 acres and lot #4 would increase from approximately 11 acres to about almost 20 acres. The advantage of having the stream as a lot line is basically the front portion of lot # 6 , cant really access the rear portion but lot #4 can, so it does make a lot of sense, this is the proposal before the Board ,thank you.

**Rich Berkowitz:** Duane where does that stream go to? Where does it come from, where does it go to , you only have the stream and the lot thats it?

**Duane Rabideau:** The stream flows this way, I believe this is a

**Rich Berkowitz:** How about on the western side?



**Duane Rabideau:** Ok this flows down through across 146 into the large wetland complex in back of Bruce Tanski's Point West project and it eventually it flows across Fellows road and down on the West side of the Town Park.

**Rich Berkowitz:** That's going east how about going west?

**Duane Rabideau:** Well it goes north, south, well it goes north -south here and then it bends to the east as it crosses Fellows Road.

**Tom Koval:** It becomes McDonalds creek.

**Duane Rabideau:** Yes that's correct, McDonalds Creek eventually.

**Tom Koval:** It runs down through behind Fellows by Cold Brook starts swallows drainage and it crosses over past way up behind NYSEG shoots across , drops down and crosses 236 and then becomes McDonalds creek its all through there.

**Tom Ruchlicki:** So it doesnt go toward route 9 it goes, ok

**Duane Rabideau:** We understand this is the action is for only a lot line adjustment we understand that any further activity with these parcels will have to have Planning Board review.

**Mike Ziobrowski:** Is the ultimate intention to put in another commercial lot?

**Duane Rabideau:** Im not sure what the plan is but I think it's to combine a bunch of parcels and expand the commercial aspects of it.

**Mike Ziobrowski:** ok

**Don Roberts:** Anyone else? This has to be referred to the County Planning board alright so we have got to schedule a public hearing but we cant do that , have that Public Hearing until May 22. Can I have a motion for a Public Hearing on May 22nd please?

*Tom Koval made a motion to set a Public Hearing for Atlantic British Associates & Vending Property for May 22, 2017. Tom Ruchlicki seconded. Public Hearing set for Monday May 22, 2017*

**Don Roberts:** We will see you on the 22nd, thank you.

**Duane Rabideau:** Thank you.

### 17.073 Graybar Electric Co. Inc, 2 Werner Road - PDD Amendment Recommendation

**John Montagne;** Good evening everyone good to see you, I do have a short power point if you dont mind that I can put that up.

**John Higgins:** We do need your name also for the record.

**John Montagne:** John Montagne with Greenman Pedersen Engineering here to represent Graybar Electric this evening, we are here for a PDD Amendment request , we've met with the town board a few weeks ago and we're here for an advisory review. The location that we're at right now is we're looking at lot #10 in the old Saratoga Economic Development Corporation PDD. Now lot #10 is the only piece left down on the bottom, so it's this piece right here in the overall PDD and this piece right here was the original electric and gas property. The most important part to note

here is that this PDD has been around for about 31 years it was started back in 1986 its now almost entirely built out except for the one last parcel here , Graybar Electric is looking at doing an expansion on this for their facility they've been in the Capital District since 1929 its a very solid company that has been down in the port of Albany they're in need of expansion on their existing facilities so thats why they've looked at this property , it seems to be a really good fit for them. So just very quickly we have a new building that's proposed on the lot what you see in the gray will be the building and what's in the white is the parking and paved areas and that sort of natural color there is where the loading docks are. The building itself is a mixed building on the left on the top slide is the office area its about an 18 ft height and then the warehouse space itself is about a 34 ft height and you'll notice that there is a drop down in the center for the loading dock doors , Ill get into the specifics of the phasing of it but you basically have 2 doors on the right that are receiving doors on the right for vehicles bring in, Graybar what they do is they warehouse and they bring in electrical components , piping wire anything that electrical contractors would use , the doors in the middle right now I believe are primarily for their vehicles for distribution around the capital district to businesses and then there is a small pick up area for other contractors come in near close to the office building. We are proposing the project in two phases, the first phase is what you saw on that drawing , the gray building, its a 32, 000 sq ft warehouse its about 34 feet tall , 7,520 sq ft office area about 18 feet tall. There is about a 1000 sq ft counter area in the building in that outside there is a fenced in secured outdoor storage area where they really just store a conduit pipe that would be inside. All of the other components are electrical components and they dont do well outside so they are inside the warehouse. Right now in the Albany facility I believe the existing warehouse is about 18,000 sq ft so this gives them the ability to have the growth that they anticipate in an addition we're looking at having 66 parking spaces there are 38,39 existing employees that will move here and as I noted before there's two in bound loading docks , 3 outbound loading docks there's one drive in overhead door for getting in and out of the warehouse itself and then there's a will call pick up window. Phase II is important for Graybar because one of the problems they are having at the port of Albany right now is they dont have the ability to expand so we wanted to make sure that they move to this site down the road five years , two years , 10 years whatever it takes they have the ability to expand so the site has a layout component that would allow for a 24,000 sq ft warehouse expansion there is additional 3,000 sq ft on one side and a 1,000 almost 2,000 sq ft on the other side of that showroom there that office area that I had and thats where they would have additional office, that is down the road that would be an additional 38 plus new parking spaces. So that is kind of the big picture of what they are proposing. So the PDD that we're in right now is very suitable for what we need except for one thing , the original PDD's set backs were pretty onerous on this piece of property which is why its kind of sat here for 30 some odd years. We are looking to modify the front set backs along rte 146 from 200 ft to 150 ft for the building and 50 ft set back for parking and other things, it would be a landscaped set back around the property and thats the 146 side all of the other sides would have a 50 ft set back around them and the only other thing that we are looking at cause I wasn't exactly sure when I read the language is this is a wholesale facility its not a retail its there is a distribution component to its a warehouse product comes in product goes out but there's also a small show room area for other electrical components and parting for it so we're looking to include that and make sure that thats written into the PDD language for this. Just to give you an example of how things have modified on this PDD the original PDD in 1986 had a number of phases the first phase was for New York State Electric and Gas and this property was included in that original parcel I'm going to say that it was probably about 10 years later a modification was made with the lot that the SAAB dealership wound up on this was in advance of that and it also included a set back variance for that 200 ft set back that variance was brought down to a 70 ft set back for the building. That property then sat until 2001 when the SAAB dealership came in finally and when SAAB came in they asked for the only retail modification in this PDD, they were granted that retail modification. SAAB as you know was successful for a number of years and then it closed down and Grace Church came in. Grace Church is the only non for profit non taxable entity in this park right now and obviously that was a different kind of use than what we have and they are right across the street from us, with that in mind also Graybar has had conversations with the Town Board one of the things that the Town Board had asked is what public benefits would there be for this project, the discussion with the Town was that the original PDD in 1986 was designed to bring economic development and growth to the Town , all of the other PDD modifications that happened including the SAAB dealership did not have a monetary contribution their PDD benefit was that they were bringing jobs and businesses and good paying jobs to the town. The only entity that was asked to contribute anything monetarily was Grace Church , Grace Church contributed \$ 25,000 dollars towards the park and Rec fund, but again you've got to remember that Grace Church is a not for profit it was an off set for that they are not really a job generator. And so at this time the public benefit proposal

to the Town is just that to bring 38 good paying jobs, a business that's been in the Capital District since 1929 a very good neighbor and a fully paying taxpayer for the County and for the School District, so at that point asked us to come and get our referral to you go for a public information meeting and see where we go.

**Don Roberts:** Those new jobs are they new jobs or people relocating from the Port of Albany to there?

**John Montagne:** They are going to be people that relocate from the Port of Albany as the first phase.

**Don Roberts:** So how does that benefit the Town of Halfmoon if they are not new jobs?

**John Montagne:** That's the existing condition right now they have an 18,000 sq ft building and they are going to expand now to a 32,000 sq ft building and there will be new jobs that are here, we have 38 employees now. we have 66 spaces for now and an additional 38 for the expansion so the idea is to grow the business.

**Tom Koval:** I think everything has changed quite a bit, 30 years for the Town and what our needs are and we've grown fairly quickly so, I'm not holding you hostage but 30 years is a long time we are in a different situation.

**Don Roberts:** I guess I'll disagree with your thoughts on that but that's just me.

**Rich Berkowitz:** I personally would love a, I think a good public benefit would be a turning lane on 146 to turn left onto that road, that's what I think a public benefit is cause since 30 years ago we've gotten more buildings, you have close to a few hundred houses up there, we have a new child care center opening up on that road so that traffic increased dramatically on that intersection you also have Global Foundries you have everybody coming from Stillwater and Mechanicville down 146 where there's not a lot of gap in that road either so my next question is how much traffic are you going to generate, what kind of tractor trailer traffic what kind of truck traffic are you going to have?

**John Montagne:** Well one of the things that we do know is that we'll be referred for a traffic study through the Town that's already in the works and so I don't have the answers for that obviously because the Town will be doing that.

**Rich Berkowitz:** Ok, it's just one thing I want you to look at.

**John Montagne:** So we are fully aware of the need to have that analysis done and see what the return and the results are from that.

**Tom Koval:** You do generate a significant amount of retail business through your facility cause I purchased materials from your facility, I know I've been there I've seen the amount of people in and out, the other concern I have with your site plan and I would have to refer but you have all your traffic dumping out kind of close to the intersection in the mornings, in the afternoons I would like, you know you get a tractor trailer trying to get out and you have cars stacked you get out on 146 which is one of our biggest issues right now with that intersection is car stacking if we get a tractor trailer stuck in the intersection or whatever we are going to have a problem. If you work to put another entrance in another curb cut at the far end of the building across from where NYSEG comes out that would alleviate the issue with the tractor trailers getting in and out of there.

**John Montagne:** I will tell you and there are representatives here tonight that can talk to you a little bit more about the operations for Graybar so I would like to do that but the deliveries come early in the morning or later in the day.

**Tom Koval:** Which is when the height of our traffic issues are.

**John Montagne:** Well no they are not at the peak hours is what I'm getting at, the whole idea is not to be at peak hours, they have I think it was 2 trucks a day maybe Lindsey can talk about it.

**Jodi Lasher:** Jodi Lasher I'm with Graybar down in Albany , we currently have 2 box trucks just standard box trucks and we have 1 flat bed truck and they are out of the facility by 7:30 in the morning to go make the local deliveries, a lot of the local deliveries we do go further north and we also go south so they are dispersed they are all fully loaded and dispersed by 7:30 in the morning , they get there , we have a couple of crews that come in , so we have one crew that comes in at 5:30 in the morning to open everything up and get the trucks all loaded and everything so that they are out early, for deliveries that come in we normally get like UPS and FEDEX come in around 10 or 11 O'clock in the morning and then we normally get 1 maybe 2 tractor trailers and they come before 3 O'clock normally is how that goes, we dont normally get late deliveries like that with big tractor trailers.

**Tom Koval:** What are your normal receiving hours?

**Jodi Lasher:** Well we will receive right up until 5 O'clock.

**Tom Koval:** Ok

**Jodi Lasher:** From the time we open 7am to 5pm

**Rich Berkowitz:** Are you open on the weekends also Saturday?

**Jodi Lasher:** We are not open on the weekends.

**Tom Werner:** So your basic hours of operation are 7am to 5pm for the office?

**Jodi Lasher:** For the office its 7 to 5 for the warehouse its 5:30 to 5 we do have rotating shifts. Most of our employees do come in, our in house employees like our customer service reps and our project specialists and things like that come in around 8 o'clock, we have a lot of sales reps who will work remotely and they will linger in at 9 or you know so they aren't going to affect the traffic too horribly but thats our normal employees.

**Tom Werner:** Question on the warehouse can you, have you chosen a façade material/style yet?

**Mark Sysco:** Mark Sysco Holiday Construction Group, we haven't finalized the exterior material yet do you guys have a requirement or something that I could go and see.

**Joe Romano:** No I just saw it and thought I'd ask the question.

**Mark Sysco:** It will be a hard panel of some sort either a pre-cast panel or a tough cast insulated panel.

**Joe Romano:** Thank you.

**Tom Koval:** You're not planning like a Martin Building type of steel structure out there on 146 correct?

**Mark Sysco:** No sir it will be attractive stone. I have paint colors as well if you would like to see the colors that we selected.

**Rich Berkowitz:** And this is not supposed to be visible from 146 it's going to be bermed and landscaped so its not visible?

**John Montagne:** There is a large buffer that we are going to retain; it's a building that's 100 ft in off of the road so.

**Rich Berkowitz:** I mean you are not going to see a whole profile of buildings; it's going to be broken up.

**John Montagne:** What I have up on the screen behind you is the existing building down at the Port of Albany and I actually brought this cause this shows you what the racks look like for the outdoor storage you'll see its pretty clean its just conduits.

**Don Roberts:** So that would be the extent of the outdoor storage then?

**John Montagne:** That's kind of what the outside storage looks like yea big racks

**Rich Berkowitz:** Is that gonna be what side is that going to be facing 146 or Werner road?

**John Montagne:** Just, its a little tough on this screen but you can see its the warehouse itself and this is the expansion area and on this screen but this is the warehouse itself right here, this is the expansion area and that is the outdoor storage, the two houses ones here and ones down here so this is kind of in between them, this is a big, there is a wetland in here and this is a big buffer thats right in here thats all wooded and thats all going to be retained and then 146 is quite a bit further away so this is sort of in the center of the site compared to 146.

**Rich Berkowitz:** Will those 2 houses see the outside storage area?

**John Montagne:** We discussed that with the town board and the intent is that the screening, we are cutting down the hill here there is a knob here so we are gonna create a plateau here so we are cutting that down, they do sit up a little bit higher than that but with the vegetation screen that we have we are going to minimize that to the most extent.

**Rich Berkowitz:** If they can see are you willing to put up an opaque fence?

**John Montagne:** Yes we talked about an opaque and actually on the site plans you'll see that we're also looking at in early stages of putting an evergreen screen in so that in a very short period of time that will grow up and give us additional screening, buffering.

**Rich Berkowitz:** Because right now you're in a totally commercial area at the Port?

**John Montagne:** Yes

**Rich Berkowitz:** Ok now your going commercial and semi - residential.

**Jodi Lasher:** Can I say something about the outside storage that just because I know that with the expansion of the larger warehouse, well I'm the operations manager down there and the conduit outside just doesnt work out well sometimes with the weather so I have in the plans hopefully extra conduit inside , the racks inside so if I have my way there is not going to be any storage for the conduit outside , the only thing that I would plan on storing outside would maybe be large projects that would only be temporary storage outside, so I wouldnt want to have anything outside on a permanent level.

**Tom Koval:** Right one of my concerns is wire reels, old wire reels which we see at every supply house stacked up behind the facility waiting to get reused and your proximity to the road behind you evergreen would certainly hide them but wire reels are ugly when they are stacked up.

**Jodi Lasher:** Oh they are, they are ugly. So actually this is our current, I'm a stickler about having nasty reels and pallets and things stacked up that look horrible so we do store a lot of our reels inside we have them shrink wrapped and up on the racks the ones that we are going to re-use. The bigger the big , big ones we normally just recycle there's not a lot of time so we will either send them back down to our larger warehouse in New Jersey for them to re-use cause we dont have a lot of use for huge ones.

**Tom Koval:** New Jersey is a good place for them

**Jodi Lasher:** I think so too.

**Tom Werner:** Could you explain a little bit more what you intend to do in the way of screening on 146 I've heard the Landings have a berm can you be more specific on how you might screen the parking lot from cars that might be parked there from 146?

**John Montagne:** Ok, along 146 you'll see right now there is actually a very dense wooded area, this whole section is densely wooded right now, we've got our grading design so that it is very very tight along this edge and this whole area is going to be retained including this area here in mature vegetation, mature trees and mature vegetation.

**Rich Berkowitz:** Are they deciduous or coniferous?

**John Montagne:** There is a mix, in addition on our landscape plan, when you see the landscape plan I actually have an 11 x 17 copies that I think I gave everybody, you'll see that there is proposed evergreen planting all along here, fill in here, definitely evergreen back in here across the back side here, so we are very conscience of the fact that ..

**Tom Koval:** There is a swamp with nothing in it where Werner road used to cut through there.

**John Montagne:** Right but Werner road used to , I'd have to go back , hold on and I'll show you guys, this is the , its hard to see on this because its an old drawing but this right here is the old Werner road it used to come right through here and there is also a storm line that comes right through here in the drainage ,so this little spot right here is the only spot where Werner road used to come out and that sucessional kind of growth in there and thats one of the areas we're looking for infill. The rest of this area in here is a drainage divide thats been there a long time and thats all pretty heavily wooded as well as this area in here, so we have good woodland in here , good woodland up along here , and so we will be filling in , in this area right in here. You know this a good figure just to go back to you know this was Phase I of that Pdd and all of this was owned by New York State Electric and Gas and so this piece was sold off and has just been sitting there.

**John Higgins:** You mentioned wholesale but there are also going to be retail customers going to this facility

**John Montagne:** You'd have to describe that maybe if you can describe that a little bit better, some of the operations.

**Jodi Lasher:** We do have a counter facility where contractors or industrials can call in and order or they can come in and pick it up , very rarely do we get , we are not a home depot people do not just come in normally they have something thats called in already and they come in and they pick that up , so we do have our counter facility for that , there are , it is a showroom ya know they can come in and pick out their material right off of the shelf also , thats a smaller part of our facility , the counter opens up at 6:30 in the morning and they close at 5 Monday through Friday also.

**John Higgins:** Now are there restrictions as far as retail in that PDD or because I know years ago there was some questions about wholesale vs retail and I cant remember whether the original PDD had restrictions as far as retail.

**John Montagne:** I am actually going to phrase it a different way, it wasn't necessarily a restriction on retail, it did not include retail in its use classification so , when for example when SAAB came the decision was made that they had to modify the language to do retail, car dealerships , car sales and operations right , so thats what I want to make sure that we address in this PDD language is that whatever Graybar's wholesale , retail use will be and I'll work obviously with the town attorney on that , that we make sure that the language fits but , its not at the caliber that the SAAB dealership which was display of cars and sales of cars and everything else outside its not that kind of a use.

**John Higgins:** Yea cause I know when British American was in that question also came up with them so thats why I thought there was something in the legislation originally as far as whether it was just not in there but I agree that this is going to be retail / wholesale.

**John Montagne:** Right, we just want to make sure that we get that right.

**John Higgins:** Thank you.

**John Montagne:** And again the original PDD was Saratoga Economic Development Corporation so they were trying to build an industrial park her when they started.

**Tom Ruchlicki:** The parking that runs, I'll say facing 146 is that employee parking?

**Jodi Lasher:** It's for..(Inaudible)

**Tom Werner:** All I want to say it and I'm looking at your landscape plan that sheet , that one residence thats there, that faces 146 , lower right hand corner right here , I understand thats a dense bunch of vegetation there but and your only showing three trees to fill in that spot all I would be concerned with is the headlights from the cars in that parking lot and even , I know this is just concept right now but should we decide some lighting would affect that residence could you put in a low fence in there just to stop the headlights of those cars coming in to that parking lot , driving up and parking till they get their lights shut off , I would think that would light up their back yard regardless of their vegetation thats there.

**John Montagne:** Rich, the spaces that your looking at there are the 38 future spaces for the expansion on the warehouse because you see the little dash lines in there so that would come back for.

**Tom Ruchlicki:** So initially that is for Phase II?

**John Montagne:** That is for Phase II and that would be a modified site plan back down the road , I'm sure that there is not going to be any issue with them adding additional landscaping or put in a fence whatever you need at that time.

**Tom Ruchlicki:** Just the whole idea of the headlights going in their backyard that's all, alright.

**Rich Berkowitz:** I just have one question about the showroom , is it a showroom for contractors or if I'm building a house can I go there take a look at what you have and then order that and then the builder would pick it up or so you could have regular customers come in then?

**Jodi Lasher:** Yup, you can, the way that our company is designed I guess is you may not get the best price if your coming in and your not a contractor you dont have an account with us but we do have the ability to sell to you

**Tom Ruchlicki:** I can go there, I can tell my contractor what I want and they can pick it up?

**Jodi Lasher:** Yes

**Tom Ruchlicki:** Is it similar to F. W. Webb where they have a showroom and you can.

**Jodi Lasher:** F.W. Webb is I think a little bit bigger

**Tom Ruchlicki:** It is bigger and I'm using them because I've been there I've never been to, it's pretty similar.

**Jodi Lasher:** Yup, or even sometimes I even think maybe like NAPA you know, something like that.

**Don Roberts:** Anyone else? Ok, well we need a public information meeting but before we do that I would like to get a traffic study right Rich?

**Richard Harris:** Yes.

**Don Roberts:** We need one alright and we need fire dept. review, I would like to have Joe from Clough Harbor review this as well, right Joe? Alright so we will get back to you.

**John Montagne:** So you want that all done before the public information meeting?

**Don Roberts:** Yes

**John Montagne:** We can't set that right now?

**Don Roberts:** Yes, alright so we will get back to you, thank you.

*The board tabled Graybar Electric Co.'s PDD Amendment application until a traffic study , and a review from the Fire Department and a review from Clough Harbor.*

#### **17.084/17.085 Legally Bronzed Tanning ,15 Route 236 - Change of Tenant/Use**

**Diana Longton:** Hi everybody my name is Diana Longton and we are here today to get permission I guess to move our location just around the corner, we are currently located at 222 Guideboard Road and we are planning on moving into 15 Route 236. We have a smaller sign at the new location so what we planned on doing is using the existing panel and just cutting off the Legally Bronzed part and just putting the tanning section of the sign onto the building it already has a light box there we are just putting the paneling in.

**Don Roberts:** So you are not going to have your name up there?

**Diana Longton:** We are thinking that just for now we are going to put the tanning part while we get a new sign made and all of that , we do need to be out of our location by May 31, so everything is moving very quickly.

**Don Roberts:** Ok, just if you change it you've got to come back.

**Diana Longton:** Then we've got to come back, yea we understand that.

**Don Roberts:** Ok, and how many employees?

**Diana Longton:** There are 2 full time employees currently my husband and I , its owner operated so we dont have any employees as of right now if we do plan on doing that in the future I'm assuming we have to get permission for that as well , there are more parking spaces in the new plaza as well because I know the last time I was here I was here for the beginning at 5 years ago , you guys wanted to know how many parking spots per how many tanning beds we had, so we do currently have tanning beds, 7 of them and we plan on buying 2 more so we will have 9 tanning beds total but there are a lot more parking spaces in this new plaza.

**Don Roberts:** Parking seemed alright?

**Richard Harris:** It has peaked out at lunch and dinner, a lot of that has to do with delivery guys for the pizza place also at times park on the lawn.



**Diana Longton:** They park in front of their own spot which is silly but

**Richard Harris:** Yea they go onto the grass to the right a little bit but then there's parking over on the side.

**Don Roberts:** Ok questions?

*Tom Koval made a motion to Approve Legally Bronzed Tanning's Change of Use/Tenant & Sign applications. Rich Berkowitz seconded. Motion Carried*

**Diana Longton:** Thank you. Have a good night.

**Don Roberts:** Thank you, you too.

*Tom Ruchlicki made a motion to Adjourn the meeting at 7:59 pm. Rich Berkowitz seconded. Meeting Adjourned.*