

**Minutes  
Warrensburg Planning Board  
February 2, 2016**

**Board Members Present:** David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, John Franchini

**Others Present:** Patti Corlew, Mac and Diana Morey, Tammy Vanderwerker, Toni Whipple, Shale Miller, Chris Belden (Zoning Administrator)

**Meeting Commenced at 7:00 p.m.**

Mrs. Moore - It is February 2<sup>nd</sup> and it is 7:00 p.m. We will begin our meeting, our meeting to order. We do have a quorum this evening. And the minutes from January 5<sup>th</sup>, which were handed out at the last meeting. Does anybody have any questions or comments for the planning board minutes?

Mr. Cooper - No.

Mr. Franchini - No.

Mrs. Moore - No? Can I have a motion to approve as submitted?

Mr. Morey - Am I allowed to say anything?

Mrs. Moore - We're just beginning our meeting, so if you heard that we just started our meeting, we're, the first item of the agenda is approval of the previous meeting minutes. So... Okay. Process.

Mr. Spatz - I make the motion we approve the minutes of the last month's meeting.

Mr. Cooper - I second the motion.

Mrs. Moore - All those in favor.

**RESOLUTION #2016-7**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to approve the Planning Board minutes of January 5, 2016 as submitted (without correction).

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Gary Cooper, John Franchini

Nays: None

Mrs. Moore - Under new business, I have site plan review, site plan 2015-8. The tax map is 211.17-5-38. This is off of River Street. The applicant is Toni Whipple for Lotus Group of

Companies, to allow conversion of use to a parking lot. And I'm assuming someone's here to represent the applicant?

Mr. Miller - (Inaudible).

Mrs. Moore - Okay. Can you describe the project so that... I know there's people in the audience; just refresh the board's memory.

Mr. Miller - This is, this is currently a vacant lot and is going to be converted into a parking area. It'll be gravel. There will be no pavement. There will be a center section. That's a designation as to which side is which. There will be minimal lighting; three poles, I believe, we had on there, to town code. We're going to leave as many of the existing trees between the parking lot and the front, the properties to the front, to try to keep as much of a block there as we can, but we, for what the number of vehicles that we park there, the lot is being used to its maximum capacity. There's one in and out section, driveway area. It's 20 feet wide per code. Currently, that's what it's going to be. And that is towards the front of the Birdhouse building access. And the parking is primarily going to be overflow for the other businesses that Lotus owns, both the Birdhouse and the Grist Mill and it will probably also contain some vehicles for, from a future taxi service. Just a parking area for them. No, not working any, ya know, off hours, basically they'll be parked there.

Mrs. Moore - Board members have any questions?

Mr. Cooper - On the diagram, Shale?

Mr. Miller - Hm hm.

Mr. Cooper - Quick, you don't have, you have your footage for your 20 foot here...

Mr. Miller - Yep.

Mr. Cooper - ...for your stoned parking and...

Mr. Miller - Yep.

Mr. Cooper - ...and stoned driveway, but we don't see a footage for shrubbery and/or trees. When you indicate that you're going to keep trees there for...

Mr. Miller - Basically it's just what's left over after we do the work.

Mr. Cooper - So we could have two trees, but it all depends? I mean, do we have a...

(Tape inaudible).

Mr. Cooper - Do we have a footage amount that you think you're going to be, like, four feet, seven feet?

Mr. Miller - I can provide that. I just didn't...

Mr. Cooper - Nah, I just...

Mr. Miller - Yeah, I mean, it's, there's a... Each one of these is 18 feet deep.

Mr. Cooper - Hm hm.

Mr. Miller - Or actually 20 feet deep and then there's 20 foot of space there, so basically if you go from the center of the lot to, out 40 feet, it's whatever is left over there. Ya know, it's 10, 15 feet of, of...

Mr. Cooper - Is it?

Mr. Miller - Yeah.

Mr. Cooper - Okay.

Mr. Miller - Yeah, I mean if this is 20 feet scale, that's 15.

Mr. Cooper - And that's not being paved, correct?

Mr. Miller - No, none of it's being paved. It's all gravel.

Mrs. Moore - The, I have more questions about the diagram. So this center piece, is this green, to remain green?

Mr. Miller - It'll be, yeah. It'll be green. Probably raise it up a little bit, ya know, just enough to 1) provide a place to put poles and 2) to keep everybody sort of...

Mrs. Moore - Sort of...

Mr. Miller - Because we're not going to have pavement and we're not going to have lines. We sort of want some sort of division there to kind of indicate where people can park in some sort of order.

Mrs. Moore - Will it help with like, you're going to grade this entire area?

Mr. Miller - Hm hm.

Mrs. Moore - Can it help with storm water to direct it so it's not, so that everything is maintained on site. And my only concern, and we've talked about, we've heard this before, on graveling it, but gravel over time becomes impermeable surfaces.

Mr. Miller - Hm hm.

Mrs. Moore - So I'm concerned that, I don't want it to end up having water being a, storm water run-off being a problem. So, and I don't know if the rest of the board members are, would like to see it...

Mr. Miller - They could certainly, we could certainly create a well here, area that's lower and slope everything to it. We don't want to push everything off the property. That's certainly not...

Mrs. Moore - You can't do it, right?

Mr. Miller - (Inaudible). We could also do something back there. This does start to slope up a little bit here, so that's a little bit of a grading issue, but...

Mrs. Moore - Okay. But this, you think, is about 15 feet, this green area's about 15 feet.

Mr. Miller - Yeah.

Mrs. Moore - Okay. Is that between..?

Mr. Miller - That's to be undisturbed as much as possible.

Mrs. Moore - So those two areas could act as storm water direction.

Mr. Miller - Yeah.

Mrs. Moore - Okay.

Mr. Miller - There is, I believe, that is where the train bed is.

Mrs. Moore - Okay.

Mr. Miller - There's an old train bed runs through there, so there's...

Mrs. Moore - So there's already gravel.

Mr. Miller - Should be pretty well compacted but it can be moved around. Unfortunately, we don't know really exactly what's in there yet.

Mr. Spatz - So the parking spaces, they're going to be lined. They're just going to...

Mr. Miller - It's gravel, so it's kind of hard to, to do that, but, ya know, the space is there for that number of cars. Ya know, like you said, a lot of it's going to be daytime, if, if there's something going on at the Birdhouse where there's not enough parking, people will park over there. Ya know, one car'll park here and then, ya know, try to go down the line. At nighttime, like I said, there might some valet parking going on there from the Grist Mill, but, which will be controlled. I'm pretty sure nobody's going to be sent up there to park during those hours. It'll be done by the employees.

Mr. Franchini - You don't feel there, there's any need for accessible spaces, for people with disabilities?

Mr. Miller - No, those are in front of the building.

Mr. Franchini - They're taken care of...

Mr. Miller - Yeah.

Mr. Franchini - ...at the buildings?

Mr. Miller - Yeah, and if anything... And the, the restaurant has its own parking. No, it wouldn't, it wouldn't be, it wouldn't be a fun ride from there to the, (inaudible).

Mr. Franchini - Yeah, 'cause this lot is not servicing any one building, you're saying, it's...

Mr. Miller - Right.

Mr. Franchini - ...overflow. And even though the parking lot will not be striped, it seems like you're kind of indicating angled parking, which to me is almost suggesting one way traffic around this parking area. Is that correct?

Mr. Miller - Yeah, it was just a... I was, I was asked to provide a certain number of parking spaces for cars, so that's what I laid out. I don't think there will be any... It wouldn't necessarily be one way. There's 20 feet here, so I mean if somebody came in here and decided to park on this side and back out, they can drive around here and pass another car. 'Cause most roads are 20 feet wide, so they could get past. So depending on which way they decide to go, they'd still have room

to get around. Probably will never be that many cars in the parking lot.

Mr. Spatz - You're going to... Excuse me. You're going to park your construction equipment there also?

Mr. Miller - I don't think he will, no. I think it's just..

Ms. Whipple - No.

Mr. Miller - ...going to be the, the, whatever the taxi service vehicles will be.

Mr. Belden - Shale, is the larger lot going to be included?

Mr. Miller - Excuse me?

Mr. Belden - Is the, is the other lot going to be included?

Mr. Miller - Not right now.

Mr. Belden - I know it was, it has been purchased and all that.

Mr. Miller - He's purchased it, but nothing is being done to it right this minute.

Mr. Belden - Okay.

Mr. Miller - He just wanted to have it so he could have it.

Mr. Belden - Okay.

Mr. Miller - For future something. No plans yet.

Mr. Cooper - Tax map number 211.17-5-38 is currently owned by Lotus Group? It is?

Mr. Miller - You're talking about the one in the back?

Mrs. Moore - No, the, this..

Mrs. Corlew - The one that..

Mr. Miller - The one we're talking about right now? Yes.

Mr. Cooper - They do currently own it?

Ms. Whipple - (Inaudible).

Mr. Miller - Yes.

Mr. Cooper - Pardon?

Ms. Whipple - Lotus Transportation.

Mr. Cooper - It is? They do own it?

Mr. Miller - Yep.

Mr. Belden - And 44.

Mr. Cooper - Pardon?

Mr. Belden - 44 as well.

Mr. Miller - Yeah.

Mr. Cooper - I mean, it's not under contract or, it's already purchased and recorded?

Mr. Miller - Yep.

Mr. Spatz - 38 and 44, correct?

Mrs. Corlew - Yes.

Mr. Miller - Hm hm.

Mr. Cooper - At the end of your diagram, Shale, you have, at the end of the parking lot, going up against 121 River Street, residence?

Mr. Miller - I assume so.

Mr. Cooper - I mean, I didn't, I didn't check out 121 River Street. You have it open here on the (inaudible).

Mr. Miller - Well, I had to for fire trucks to get around there. Got to have enough for the turning radius.

Mr. Cooper - So past your parking lot that you own, this area is..?

Mr. Miller - I believe it's wooded. I have not walked it there. Do you know who, who that is, 121?

Mrs. Corlew - It is... Is it Kramer?

Mr. Belden - Kramer?

Mr. Cooper - I'm familiar with River Street quite a bit, and I'm wondering, 'cause it's such a deep lot, I'm wondering if that is...

Mrs. Corlew - It's Bammert's.  
(Tape inaudible).

Mr. Cooper - I'm wondering if this is the property with the two dwellings? The home in the front and then...

Mr. Belden - Bammert.

Mr. Cooper - The other home...

Mrs. Corlew - It's Bammert's. No, it's a single family.

Mr. Cooper - Okay.

Mrs. Corlew - Vacant in the back.

Mr. Miller - Bammert?

Mrs. Corlew - Yep.

Mr. Cooper - Okay, thank you.  
(Tape inaudible).

Mrs. Corlew - It's Bammert's that they're talking about.

Mr. Miller - Bammert's live next to where Earl Persons lived. Didn't he?

Mr. Cooper - Hm hm.

Mrs. Corlew - Yes.

Mr. Miller - Yeah.

(Tape inaudible).

Mr. Miller - Earl, I think, has since sold that.

Mr. Cooper - Yes.

Mrs. Corlew - Yes, he has recently sold it.

Mrs. Moore - I know I have people in the audience that wish to speak. So what I'll do is, this is how the procedure can work is that if you wish to speak, I'd ask you to address any questions to the Board and then we will ask the applicant to answer those questions, but first questions come to the Board, and one of the first things you need to do is speak in the mike and you already know that. So you can say your name. Anytime.  
(Tape inaudible).

Mrs. Moore - Yes, so that it can be recorded. Can we, can you hear him from there or? What do you think?

(Tape inaudible).

Mrs. Moore - Okay.

(Tape inaudible).

Mrs. Corlew - It is set back further. It might've picked him up but I don't know. I'm not sure.

Mr. Morey - Alright. I'm Mac Morey, and I live at 107 River Street, which I believe is 10.

Mrs. Moore - Okay.

Mr. Morey - So my concern is, is the tree line because there, there is a lot of those trees that are actually not in the best of shape and if, ya know, they're going to have a parking lot, they may be concerned about those trees possibly falling on people's vehicles and things like that. I do wish some type of buffer line between there. I don't necessarily want however many vehicles are going to be back there just clear view to my property, which, ya know, there's never ever been. There's, so I would like, ya know, either a fence or a hedge row or something like that possibly put in place for the future or whatever. I mean, if it ends up being that they can't keep the trees.

Mrs. Moore - Okay.

Mr. Morey - And I'm interested in knowing how many vehicles really we're, we're talking there, that are going to be potentially hanging out back there.

Mrs. Moore - Okay.

Mr. Cooper - Well they currently have a diagram indicating up to 50 parking spaces.

Mr. Morey - Hm hm. Okay.

Mrs. Moore - So it could be filled at some point, but...

Mr. Morey - Right. Well, I mean, this is the first I personally have ever, ever seen this, so I, didn't go up and count.

Mrs. Moore - That's fine.

Mr. Morey - And then the, the other concern is lighting. I realize that he likes to keep his establishments well lit, and that's all well and good, but there's never, ever been any lighting in that area of the town, and I don't mind it being lit for, ya know, during the hours of business operation, but I don't know as there's really necessarily a need to have bright lighting that goes 24 hours a day.

Mrs. Morey - My question...

Mr. Morey - Tell 'em who you are.

Mrs. Morey - I'm Diana Morey.

Mrs. Moore - Okay.

Mrs. Morey - I live at the same residence this man does. I have a question. He was talking about... You, you were addressing rain water, that type of thing and how they were going to push that off, because we are on the lower end of that land.

Mrs. Moore - Hm hm.

Mrs. Morey - And if they do take away all those trees or as many as they possibly can, then that rain water's going to fill our back yard. Which way was he saying that he was going to state that that was going to be pushed if, if, ya know, in the case that we get huge rains or whatever.

Mrs. Moore - It would pushed towards the buffer that's before your property line.

Mr. Morey - Currently there's a berm, I believe, that the, the oil company or whatever had to put in there originally that I don't know how much of it, honestly, is left, but that, that was 10, 15 feet across and, ya know, a good three feet high at, at one time. I don't know where that is or isn't, but...

Mrs. Moore - Do you think that bordered along the rear of your property?

Mr. Morey - Yeah.

Mrs. Moore - And other properties along that edge?

Mr. Morey - Yes. Yep. It went right around that. It created a, in case the tanks burst or whatever, that...

(Tape inaudible).

Mr. Morey - That was designed so in case of accidental spillage.

Mrs. Moore - Okay.

Mr. Cooper - Mr. Morey, you're the homeowner at number 10...

Mr. Morey - Correct.

Mr. Cooper - ...107 River Street.

Mr. Morey - Yes.

Mr. Cooper - I know Shale did indicate approximately 15 feet that he was going to keep as a buffer.

Mr. Morey -Right.

Mr. Cooper - With trees...

Mr. Morey - Right, and that...

Mr. Cooper - ...shrubs...

Mr. Morey - And that's...

Mr. Cooper - ...however that may be.

Mr. Morey - Right, ostensibly, that's, that's very good and I'm, I'm okay with that. My concern, again, is the condition of those trees and then all of a sudden once they get working on that parking lot, are they going to look up and go, we can't leave these things here. Ya know, and, and have to take 'em down and then we have, okay, now all of a sudden, we have a 50 car open parking right to our back yard. I, I'd like to try to maintain some sort of buffer or provisions for a buffer.

Mrs. Moore - Are there any other questions of the public or do you have any other questions for us? Thank you.

Mr. Cooper - Anybody else have questions? Shale, you want to address?

Mr. Miller - As far as the lighting goes, we're certainly, ya know, open to doing timers after a certain point in time at



night, ya know. The restaurant typically, if it goes to 11:00, it's a really good night and it would be a Friday, Saturday night. Typically 10:00 I think it'd probably be over. Depends on if there's cars up there or not.

Mr. Morey - That's fine.

Mr. Miller - I mean, if we said 11:00, lights out (inaudible). Majority of the parking that's going to happen there is going to be during the day. The taxi service, if the lights are off and somebody comes, ya know, if there's a late run or something, that guy can drop that car off and not be in any issues there, so that's not a big deal. I think we can certainly work with that. Because this lot is wooded, I personally haven't walked it. I don't know if Ash has. I'm sure that there's geographical things in there that we can either work with or add to, to prevent any runoff. If that berm is there, that's certainly something that, ya know, if it's in that, if it's in that hedgerow here, ya know, and we have to cut some of it back in order to grade the driveway, we'll leave as much of it as possible that, that's existing, to keep anything from rolling off of there. As far as trees, I do understand what you're saying. I don't think there's a lot of old growth in there. I think that lot was pretty well cleared back in the day. So anything's that's there may be 20, 25 years old. If it isn't healthy or a potential falling down issue and he does end up clearing a certain amount of area, I think a fence would certainly be something that we can deal with.

Mr. Morey - If I may just interject, there is actually quite a few, ya know, smaller round trees..

Mr. Miller - Hm hm.

Mr. Morey - ...that are, ya know, they're broken off and actually even past our property..

Mr. Miller - Right.

Mr. Morey - ...and (inaudible) and things like that, that are (inaudible).

Mr. Miller - Right, and, and ya know, I mean, like I said, we don't know what in there yet, so once we get in there and start cutting, if it does create some sort of issue, come up, see us, we'll talk to you about it. We'll work something out and make it, ya know, (inaudible) and make sure we can make everybody happy, but we want to do as much natural..

Mr. Morey - Right.

Mr. Miller - ...as we can, ya know. It's cheaper; it's better. So, ya know, that's, that's pretty much that. Again, because the railway bed is in there, if there's, like you said, the tank berms, there's going to be some excavation done, we'll do everything we can to make sure the water stays on the property and is managed. Is there anything else? Did I get everything?

Mr. Cooper - Nobody else has anything?

Mrs. Moore - I have others, but go first.

Mr. Cooper - Okay. I... Due to the fact that we have homeowners that are going to be in front of this parking lot and behind the parking lot going up to Smith Street, this is a hill and we all know that water flows down and their concerns are their basements, and with people living on River Street, I know all about it. I've never lived on it, but homes I've been in and out of, they pump their basement. I'm maybe stepping out on a limb here, but I am going to recommend that we have this engineered for proper drainage. That's my recommendation. This way here, I don't know if it's a requirement...

Mr. Belden - Well, yeah.

Mr. Cooper - ...but I'm going to recommend that this gets engineered by storm water management company, a individual to come up and create where the drains will be, holding tanks will be. And this way here, we don't have an issue in the future of water in the basements of the neighbors, and in the future, it just doesn't get blacktopped without approval, with proper storm water management.

Mr. Miller - I think we'll, we can agree to that term, the latter term there. I'm going to have to discuss it with the owner before I agree to that. It's not a requirement, I don't believe, per code.

Mrs. Moore - As long as...

Mr. Belden - They're asking...

Mrs. Moore - A SWIP... A SWIP is not required, but the Board can discuss a storm water management plan.

Mr. Miller - Hm hm.

Mrs. Moore - So once you trigger the acre, if DEC gets involved, not necessarily (inaudible) but definitely DEC would be involved, and that is up to the applicant to communicate with DEC that they're clearing an acre. The Board can suggest a storm water management plan of some sort. There are plenty of individuals that are able to prepare storm water management.

Mr. Miller - Oh yeah.

Mrs. Moore - Not just... Not just an engineer, but there are others.

Mr. Miller - Yeah.

Mrs. Moore - So...

Mr. Miller - I just, I don't, I can't agree to it. Can you, at this..? Hire an engineer firm? Can you say we'll do that tonight or we're going to postpone this a month (inaudible) talk with Ash about it.

Ms. Whipple - If we have to do it, we have to do it. If there's other companies out there that we can contact (inaudible).

Mr. Miller - Okay. Okay.

Ms. Whipple - If they suggest (inaudible) an engineer, then we can follow up with that way.

Mrs. Moore - Okay.

Mr. Belden - I'm just going to mention, I know there's been talk of future development plans for lot 44.

Mrs. Moore - Hm hm.

Mr. Belden - The other parcel they bought after that they first started applying. The lot 38 is .97 acres, so it's under an acre, but DEC would look at it in a way that if there is a larger common plan, then...

Mr. Miller - Right, but there is no plan now. It's just a purchase to protect themselves. That's all.

Mr. Belden - But if you, but once you go after that... I mean... I know, I know there's been talk to, there's been talk to do something back here.

Mr. Miller - Oh, I'm sure they will be at some point and at that time, we'll have to go through it.

Mr. Belden - So...

Mr. Miller - And it's just a parking lot, it's a gravel parking, so if it does become a part of a bigger project, we're certainly willing to, to address that.

Mr. Belden - Well, I could... I mean, I know too DEC does consider gravel to be impervious (inaudible).

Mr. Miller - Yeah, I understand. Yeah.

Mr. Belden - So...

Mr. Miller - Like I said, there's, there's this area we can, we can (inaudible). We can create a pond here, a dry pond.

Mrs. Moore - Or a drywell. Either one.

Mr. Miller - (Inaudible). There may be an opportunity back here. I'm not exactly sure how high that grade starts to go up there before it starts to go up. It goes back a little bit and (inaudible) in this other lot, but we may be, because he does own this lot, we actually do have a potential of putting back there. They mentioned the berm that is potentially here already that was designed to hold oil. We're hoping that will also be (inaudible) a factor in keeping water in the property.

Mr. Belden - Is there a plan though to eliminate any trees on the southern parcel? The...

Mr. Miller - On the western end here?

Mr. Belden - Yeah. That end.

Mr. Miller - No. There's nothing going on there right now.

Mr. Belden - Okay. But I mean, you are right in... In the code, if the Board is asking for more detailed plans, you guys do have the authority to ask of those.

Mrs. Moore - Right. I'm going to talk about the vegetative buffer. So there's approximately 361 feet. You show 15 tree, approximate?

Mr. Miller - I just... There's existing...

Mrs. Moore - (Inaudible).

Mr. Miller - ...trees. That's what they're... They're representing the existing tree vegetation.

Mrs. Moore - A shrub area. So...

Mr. Miller - I'm not, we're not planting anything at this point or...

Mrs. Moore - Right. So then my question. So maybe my question is, if the, if some of those trees are not, ya know, if you suddenly have a huge gap of greater than ten feet...

Mr. Miller - Right.

Mrs. Moore - ...would you plant one tree within that... Would you be able to plant one tree so that that vegetative buffer still exists in a tree line of some sort or shrubbery or...

Mr. Miller - Obviously we're going to take the least, the path of...

Mrs. Moore - Right.

Mr. Miller - ...least resistance. Ya know, if it's, if that solves it, and there's some shrubbery that can be pushed there to block the light or whatever...

Mrs. Moore - Relocated basically.

Mr. Miller - That would something we could do. If it becomes an issue where there's a large gap and we need to put up a six foot fence or something, then that's what we'll have to do. But don't necessarily want to agree to anything at this point until we know what's going to happen. If a tree buffer is existing and that stays and works, I think that's the best way to go. But, I mean, there's enough fences in this town. We don't need to put more up if we don't have to.

Mrs. Moore - So maintaining a vegetative buffer for 361 feet, however that occurs. Whether that's...

Mr. Miller - Yep.

Mrs. Moore - Okay. That might be a way to word it. Your lighting, I know it says code compliant and I apologize, is it, is our code compliant, meaning it's a (inaudible) fixture. (Tape inaudible).

Mrs. Moore - 20 foot and cut off?

Mr. Belden - They had 25 originally on there.

Mr. Miller - Right.

Mr. Belden - I amended the site plan before it went out to you guys, but...

Mrs. Moore - Alright. So I see three lights and one of 'em says, two, so, I think you're asking for three.

Mr. Miller - Yes. There's one here, one here and one here.

Mrs. Moore - One, two, three, okay. So there's three full lights.

Mr. Cooper - Shale, when you say pole lights, is it going to be down-lighting?

Mr. Miller - Yes. I believe that you were provided with specs on those lights.

Mr. Belden - No.

Mr. Miller - Not yet?

Mr. Belden - No.

Mr. Miller - Okay. We can get that for you if it's, it's needed. I believe they'll be LED.

Mr. Belden - Okay.

Mr. Miller - Milton loves LED.

Mr. Belden - He loves his LED's.

(Laughter)

Mrs. Moore - Does anybody have questions about..?

Mr. Cooper - I have no other questions.

Mrs. Moore - Okay. In reference to storm water, I would say an engineer, someone who's (inaudible) and I won't go into the initials. Soil and Water works with it, storm water. So there's a variety of information out there for the applicant to utilize. Do you wish to have it a condition that its, a, can manage the storm water generated off of the surface that's being created and do you want to see that information prior to making a decision or do you want it conditioned upon it being acceptable. How does the board feel?

Mr. Cooper - Well, my... This is my concern.

Mrs. Moore - Hm hm.

Mr. Cooper - We have taxpayers sitting here and they're concerned about water. If all the vegetation and everything is removed and we are talking 10, 15 feet of vegetation, existing trees. They don't want to have issues in the future with water in the basement. So as a taxpayer and the company coming in to create a parking lot, I believe there should be some type of storm water management so, ya know, you have good neighbors.

Mrs. Moore - Okay.

Mr. Cooper - If we don't ask for that..

Mrs. Moore - I'm not saying not ask for it.

Mr. Cooper - Right. Just..

Mrs. Moore - I'm asking how do we wish to proceed with the review. We can have the applicant come back in 30 days with that information.

Mr. Miller - I'd definitely like that to be clear as to..

Mr. Cooper - I would like.. I, myself, would like the applicant come back with stamped..

(Tape inaudible; people speaking at once).

Mr. Miller - ...stamped plan or is it, done, prepared by, ya know, a lesser than professional or what? What are you looking for?

Mr. Cooper - We can't require to have it engineered. Correct?

Mrs. Moore - You can.

Mr. Cooper - We can?

Mrs. Moore - Absolutely, you can. The, again, this is a .97 acres. If they ever trigger the one acre, they're going to have to do an engineered plan.

Mr. Cooper - Hm hm. Correct.

Mrs. Moore - So at this point, they haven't triggered that engineering requirement. We, the Board, could ask for that, but there are... As I said, there's other people out there that can prepare plans. This is .97 acres. He's proposing to clear or put, install a certain, a majority of the site is impermeable, but is that just three drywells on the site and is that, can that be accomplished without engineering?

Mr. Cooper - I would rec... I would recommend that it gets engineered.

Mrs. Moore - Okay. (Tape inaudible). And I see plans both ways and I just, I can give you an example that I just saw a project on Main Street in Queensbury that was engineered for a parking lot for storm water. And I've seen other parking lots or information enough that says I'm putting in three drywells. Here's the calculation that says that I can accommodate the storm water that's generated off the site. The size of the drywells that can accommodate that amount of storm water. So I've seen it both ways. I don't have a preference.

Mr. Spatz - If we had them just get a company to come in and see what needs to be done and if they see any other problems, then can we change our amendment to have it done by an engineer?

Mrs. Moore - Absolutely, if you want to give 30 days, but it would be able to... It, yes, you can. If... And I don't foresee that happening in this case, but, and that's... I would move that the applicant move towards more of an engineering firm to have them calculate that number then. That way there's, he has 30 days to complete that task.

Mr. Miller - Well...

Mrs. Moore - Or not 30 days. It could...

Mr. Miller - It may take longer.

Mrs. Moore - ...take longer than that.

Mr. Miller - Yeah. It's...

Mrs. Moore - Sorry, but I mean...

Mr. Miller - The plan was to certainly start as soon as possible and it's going to be an early Spring.

Mr. Cooper - I'm all for the parking lot. I have no problem there. I'm concerned about the taxpayers that are here and those that are not here with water in the basement. No one wants it. And if it can be done, engineered and looked at and

diverted water where it needs to be diverted, I think it should be done.

Mrs. Moore - John, do you want to offer some thoughts?

Mr. Franchini - Well, I guess I would agree with that. I think that would be a smart move. I'd also like to possibly see something written on the plans that would suggest screening be built in if, in fact, trees were removed.

Mrs. Moore - Okay.

Mr. Miller - You want that on the plan? It can't just be in the, in the resolution? Typically that's what would be done.

Mrs. Moore - Right. It can be with the resolution and maybe John is thinking of when the next person picks up this plan and they don't necessarily have the resolution with them, that it's, it's useful to have that information on the plan because this is what they're probably going to see first before they dig through written comments. So just a thought.

Mrs. Corlew - So just the wording on plan?

Mrs. Moore - On the plan.

Mr. Miller - Hm hm. Right. So it sounds like we're looking for a tabling. Do you want to table it to the first March meeting or do you want to table... What's your preference?

Mr. Miller - What's our deadline for getting it for next month?

Mr. Belden - We're not working on a deadline now.

Mrs. Corlew - We're not working on a deadline. It's already been...

Mrs. Moore - 'Cause you're in the process.

Mrs. Corlew - They're giving you 30 days to...

Mr. Miller - Alright. I just don't know if we can get it done in 30 days. That's all. I don't know who's available and...

Mrs. Corlew - We could put it on whatever...

Mr. Miller - Test pits and, and it may not be able to be done until Spring, at this point, because the ground is somewhat frozen and the lot isn't cleared. So this could potentially go into March and April.

Mr. Belden - Well, the next... Well, the next regular meeting would be the first of March.

Mrs. Moore - March 1<sup>st</sup>.

Mr. Miller - Hm hm.

Mrs. Moore - So...

Mr. Belden - It's like, ya know... Barely a month 'cause it's February but...

Mrs. Moore - It is February (inaudible). So it sounds like the Board want, would like to table the application. I'm looking for additional information on storm water management on the site. It sounds like we're looking for an engineered proposal for how storm water's going to be managed on the site. And additional information about screening looks like to the north.

(Tape inaudible).

Mrs. Moore - Okay. Someone wish to move that as a motion?

Mr. Spatz - I make the... I make a motion.

Mr. Belden - Tabling it?

Mrs. Moore - To March, to the first March meeting.

Mr. Belden - Okay. If, if you guys think you'll need more time or something, you want to let us know and then we can...

Mr. Miller - We'll have to...?

Mrs. Corlew - We'll just put you on April.

Mr. Belden - We'll just arrange it for a different time.

Mrs. Moore - Okay.

Mr. Belden - That work?

Mr. Miller - Yeah, like I said, I, I don't know availability of engineers. I don't know if they can get in there and do what they have to do this time of year or not.

Mrs. Moore - So Dave made the motion. Is there a second to that?

Mr. Cooper - I second the motion.

Mrs. Moore - Any other discussion or questions? All those in favor.

#### **RESOLUTION #2016-8**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to table to the March 1, 2016 Planning Board meeting, application SPR #2015-8 by Toni Whipple for Lotus Group of Companies, for tax map #211.17-5-38, allow conversion of use to parking lot.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Gary Cooper, John Franchini

Nays: None

Mrs. Morey - Will we get a letter, if that gets changed, in the mail stating that it's not going to be March 1<sup>st</sup>?

Mrs. Corlew - No. You'll have to give us a call if you want to check. It'll be March 1<sup>st</sup>, so if you want to call us before that to make sure it's still on...

Mrs. Morey - Okay.

Mrs. Corlew - ...we'll let you know.

Mrs. Morey - Alright.

Mr. Belden - Usually a notice in the paper, in the...

Mrs. Corlew - Nope. Nope.



Mr. Belden - A meeting?

Mrs. Moore - 'Cause it's continued, right?

Mr. Belden - Not the public hearing, but it's in the meetings.

Mrs. Moore - Oh, and the agenda.

Mrs. Corlew - But no, that's just, it's just if there's a Planning Board meeting.

Mr. Belden - Yes.

Mrs. Corlew - Not that his..

Mr. Belden - Oh true, that it's his application.

Mrs. Corlew - Right.

Mrs. Moore - Okay. Any other items before the Board?

Mr. Belden - No.

Mrs. Moore - No questions; no comments? Saratoga Conference went well.

(Tape inaudible).

Mrs. Moore - We need a motion for adjournment.

Mr. Spatz - I make a motion we adjourn.

Mr. Cooper - I second that motion.

Mrs. Moore - All those in favor.

Motion by David Spatz, second by Gary Cooper and carried to adjourn Planning at 7:36 p.m.

Respectfully submitted,

Patti Corlew  
Recording Secretary

Pb02022016

**RESOLUTION #2016-7**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to approve the Planning Board minutes of January 5, 2016 as submitted (without correction).

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Gary Cooper, John Franchini

Nays: None

**RESOLUTION #2016-8**

Motion by: David Spatz

Second by: Gary Cooper

**RESOLVED**, to table to the March 1, 2016 Planning Board meeting, application SPR #2015-8 by Toni Whipple for Lotus Group of Companies, for tax map #211.17-5-38, allow conversion of use to parking lot.

**DULY ADOPTED ON THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2016 BY THE FOLLOWING VOTE:**

Ayes: David Spatz, Laura Moore, Gary Cooper, John Franchini

Nays: None