

**Minutes
Warrensburg Planning Board
September 1, 2015**

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

Board Mem-ber Absent: Gary Cooper

Others Present: Tom Hutchins, Steve Lofgren, Kathy Ferullo, Patti Corlew

Meeting Commenced at 7:00 p.m.

Mrs. Moore – Good evening. I'll bring tonight's Town of Warrensburg Planning Board meeting to order, September 1st. It's 7:00. We do have a quorum this evening. The first item on the agenda is to review or approve previous meeting minutes of February 3, 2015. Has everyone had an opportunity to review those?

Mr. Spatz – Yes.

Mr. Franchini – Yes.

Mrs. Robichaud – Yes.

Mrs. Moore – Okay. Is there a motion for approval?

Mr. Spatz – I make a motion we approve the minutes from the last meeting.

Mrs. Robichaud – I second it.

Mrs. Moore – All those in favor.

Mr. Spatz – Aye.

Mr. Franchini – Aye.

Mrs. Robichaud – Aye.

RESOLUTION #2015-6

Motion by: Dave Spatz

Second by: Danielle Robichaud

RESOLVED, to approve Planning Board minutes of February 3, 2015 (without correction) by the following vote:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, John Franchini

Nays: None

Mrs. Moore – Under new business, I have site plan review, site plan 2015-2, tax map #183.4-1-6.2. It's located on 4488 Route 9. The applicant is Krystal Chrysler Jeep Dodge, to allow an addition to the auto dealership.

Mr. Hutchins – Forgive me, Board. My name's Tom Hutchins. I do business as Hutchins Engineering in Queensbury. I'm here with Steve Lofgren of Krystal Chrysler Jeep Dodge, owner/applicant, and we've submitted a site plan review application to add an additional three bay garage structure to the rear of the existing main building. The first sheet in your site plan set is just the

updated boundaries, topographic survey of the site as it is, Route 9 (inaudible) existing facility here and the limits and boundaries. This parcel does have some history with a number of boundary adjustments over previous years that went back to prior ownership and, and exactly why they (inaudible) not sure, but there was a, there was a, some kind of exchange for a little piece of property here, for a small triangular piece here. I'm presuming it had something to do with access back here, but this is the meets and bounds as, as they currently are. What is proposed is again, this is Route 9. This would be looking north. What is proposed is a 30 x 48 wood framed garage structure to be located to the rear of the existing building off the southeast corner. We had originally... I'll step back a little bit. This is... We had inquired with the Adirondack Park Agency. This is jurisdictional to the Adirondack Park Agency. We have applied for a permit and presently we have a complete application and they're in a review period. We had originally proposed this structure to be completely separate from this structure.

Mrs. Moore - Hm hm.

Mr. Hutchins - However, in the APA process, they have a thing called principle building units and this property under APA regulation is allocated one principle building unit. And a principle building is any building over 300 square feet. But a principle building can be up to \$11,000 square feet. The review officer suggested to us as a reasonable solution is to connect the buildings, and then it becomes one building. It becomes technically an addition, although for fire purposes and everything else, it will be separate, although you will be able to drive from this building to this building. So that's the reason for the little, the little connection to keep it technically one building. Much of the site... It's an auto dealership. It's on a relatively small parcel, and storage of vehicles is always, is always a challenge. Much of the site is, is surfaced and much of the site is, is used for, for, for holding vehicles, for sale, service. What we're... This gives, this will give them a little more indoor space for just to improve their efficiency both in terms of, in terms of storage and in terms of being able to (inaudible) and provide it accurately and reasonably. This is just the layout overall with no (inaudible) as such. This plan is essentially the same layout. It shows our grading back here. There's minimal grading disturbance area shown by this dark phantom line and it's approximately 9,000 square feet of disturbance (inaudible). We will be, we will be cutting, cutting the area down in the back in order that this will sit at a, at an elevation lower than the existing building and there'll be stairs and then, in this little walkway and that's to keep that going to make the grades work in the back 'cause it does fall off. There are also a set of building plans in there. I think (inaudible) very simply wood frame structure. Metal roof, metal sided with, with three bays and one entry door would be located (inaudible) canopy. This plan doesn't show the connection canopy because because these were actually put together before we had to add that (inaudible). Steve, anything on this? You want to add anything?

Mr. Lofgren – That sounds about right. No.

Mr. Hutchins – With that, I guess I, I'd turn it over to the Board for questions.

Mrs. Moore – My question is in reference to the, the gravel area or the drainage areas that flow across the property and to the adjacent property, how does that work?

Mr. Hutchins – Well, it, it... The way it works is it flows like air would flow to about here. This is actually a, a ditch system. It actually flows back this way.

Mrs. Moore – Okay.

Mr. Hutchins – And it works down in here and there's just a, there's a, there's a low dry area there (inaudible). We had gathered a bunch of this, added some trench back here. The building roof, it's a saltbox type roof. The ridge will be very near the front. Most of the roof runoff will go to the rear. This runoff will work its way down here and, and into this storm area

around the trench and there's also a (inaudible) area back here that, that, it's not wet. It's all sand. But yeah, we have added this trench to improve drainage, both from our new area and from (inaudible). Once you cross here, this grade kind of comes up (inaudible) so there's really nowhere for it to go, but down this way.

Mrs. Moore – Are there any other board member questions?

Mr. Franchini – Let me just ask please, is there... Are you removing any vegetation on the site?

Mr. Hutchins – Almost none. Any vegetation would be grass area. There's, there's... I won't say there's no trees, but there no significant trees. There may be a little bit... This tree line comes back here and wanders back. This is kind of an open area now, so there's really no true cutting or clearing involved. There's a little bit of a grass area back here that, that will be removed. We will be opening up some green area in this area as well as back here. We did have... It's a good point. We did have an issue with site permeability. Presently...

Mrs. Moore – You're not decreasing it.

Mr. Hutchins – We are not decreasing it. We are increasing permeability by a little bit, by a little tiny bit, but, but we are increasing permeably, increasing impermeability.

Mrs. Moore – Yes.

Mr. Hutchins – It's .16%, but it is an increase.

Mr. Franchini – Do you plan on stabilizing the soil at all during construction to prevent erosion?

Mr. Hutchins – Yes. Yeah. We should have... On the next sheet, we should have... And we don't but we should have sediment control across here just, just to keep any, any... We have sediment control across here. Okay? We should probably carry that around this (inaudible). It's really pretty flat there, but we do have (inaudible) across there and (Inaudible) that around the back as well. It's a really pretty darn small disturbance though. And the majority of it is already (inaudible) surface.

Mr. Franchini – And with the minor tree removal, are you opening up any views from other properties that you know of? I mean...

Mr. Hutchins - I don't... I mean, we have... (Inaudible) stand back here, it's very difficult to see the road. This is going to be a very difficult building to see.

Mr. Franchini - Okay.

Mr. Hutchins - From, from back here at this block building, this building will be visible, but with this tree line here that's going to stay, this is, this is pretty tight beside the existing building. It, it's going to be, it's going to be very difficult. You would have to really look for it from Route 9 to be able to see it.

Mr. Franchini - Thank you.

Mrs. Moore - The request is for additional storage and repair. Is it significant? I mean are you looking at increasing prod, like increasing number of cars on the site for sale and things like that?

Mr. Lofgren - No, the number will stay the same.

Mrs. Moore - Okay. Do you anticipate repairs, like additional repair services other than what you do...?

Mr. Lofgren - At one bay we want to put a, possibly a wheel alignment machine eventually but not, not in the near future.

Mrs. Moore - So storage, storage and...

Mr. Hutchins - Storage and repair. I mean, there will be repairs in there.

Mrs. Moore - Okay.

Mr. Hutchins - There will be repairs.

Mrs. Moore - So storage of tires and that sort of, parts?

Mr. Lofgren - Automotive parts, car parts.

Mrs. Moore - Parts? Okay.

Mr. Lofgren - Yeah, (inaudible).

Mrs. Moore - Okay. You have lighting on there. Is that timed lighting or permanent wall light?

Mr. Hutchins - We have lighting out here to allow us access. Haven't thought about that, but we certainly during non-business hours... Do you keep it lit during non-business hours?

Mr. Lofgren - No, we close at seven and normally it's dim.

Mrs. Moore - Everything's off pretty much.

Mr. Lofgren - We have a couple smaller lights in the front for like security purposes but (inaudible).

Mr. Spatz - There isn't going to be any water or sewer going to this building at all?

Mr. Hutchins - Correct. There will not be any water or sewer. There will be heat. There won't be water or sewer.

Mrs. Moore - I know there is one person in the audience. Do you have any questions or comments in general?

Mrs. Ferullo - No. I just came to see what was going on.

Mrs. Moore - Alright. There's not a public hearing scheduled. We do take client or neighboring applicants or neighboring people if they wish to have comments. There's none. So does the Board have any... There was a short form filled out and because it's in the APA, they actually take environmental review over it. We don't have to complete that. So...

Mrs. Corlew - And there was no county impact.

Mrs. Moore - And there's no county impact.

Mr. Hutchins - Oh, it did go to County?

Mrs. Corlew – Yes.

Mr. Hutchins – I had that thought today (inaudible).

Mr. Franchini – I have one last question. Regarding the building, is it open to the... Is the new addition going to be open to the public?

Mr. Hutchins – I don't believe so.

Mr. Lofgren – Yeah, for insurance purposes...

Mr. Hutchins – It's repair area.

Mr. Lofgren – Yeah, it's not a, it's not customer, customer oriented.

Mr. Hutchins – It won't be (inaudible).

Mr. Spatz – How wide is the gate going to the back from the front of the building?

Mr. Hutchins – Through here?

Mr. Spatz – Yeah.

Mr. Hutchins – It's approximately, this drive area is approximately 20 feet.

Mr. Spatz – Okay. So fire apparatus or an ambulance can get back there if needed.

Mr. Hutchins – Yeah, and there's also additional access to the back, from here. This is different ownership. I'm not sure if... Does this cross connect (inaudible), Steve? To the, to the back parcel?

Mr. Lofgren – It does.

Mr. Hutchins – Okay.

Mr. Lofgren – (Inaudible) Kathy's.

Mr. Hutchins – Okay.

Mrs. Ferullo – But through there (inaudible).

Mr. Hutchins – Hm hm.

Mrs. Ferullo – Is that alright?

Mrs. Moore – Yes.

Mrs. Ferullo – (Inaudible).

(Tape inaudible; discussion in audience).

Mrs. Moore – Any other questions?

Mrs. Robichaud – No.

Mr. Spatz – I'm all set.

Mr. Franchini – I'm okay.

Mrs. Moore – Okay. Does anybody wish to make the motion for approval?

Mr. Spatz – I make a motion we accept site plan review for tax map 183.4-1-2.2 or -6.2, excuse me.

Mrs. Moore – This is to allow an addition to the existing auto dealership.

Mr. Spatz – Correct.

Mrs. Moore – Is there a second?

Mr. Franchini – I will second it.

Mrs. Moore – All those in favor.

RESOLUTION #2015-7

Motion by: David Spatz

Second by: John Franchini

RESOVED, to approve SPR #2015-2 by Krystal Chrysler Jeep Dodge, tax map #183.4-1-6.2, located at 4488 Route 9, for site plan review, to allow construction of an addition to the existing auto dealership.

DULY ADOPTED ON THIS 1ST DAY OF SEPTEMBER, 2015 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, John Franchini

Nays: None

Mrs. Moore – That's it.

Mr. Hutchins – Thank you.

Mr. Spatz – Very good.

Mrs. Moore – Thank you.

Mrs. Moore – Next item is communications, I don't have any. Next item is comments, and there are none, and then... I don't have any. Does anybody have any other comments themselves or questions?

Mr. Spatz – Just thank you for having your business in Warrensburg and expanding it. We appreciate that.

Mrs. Moore – Anybody wish to do the motion for adjournment?

Mrs. Robichaud – I make a motion to adjourn.

Mr. Spatz – I'll second it.

Motion by Danielle Robichaud, second by David Spatz and carried to adjourn the Planning Board meeting of September 1, 2015 at 7:16 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb0912015

RESOLUTION #2015-6

Motion by: Dave Spatz
Second by: Danielle Robichaud

RESOLVED, to approve Planning Board minutes of February 3, 2015 (without correction) by the following vote:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, John Franchini
Nays: None

RESOLUTION #2015-7

Motion by: David Spatz
Second by: John Franchini

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DULY ADOPTED ON THIS 1ST DAY OF SEPTEMBER, 2015 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, John Franchini
Nays: None