

The Planning Board Meeting of **January 24, 2017** was called to order at 7:30 P.M. by Chairman Edward Stiffler. He began the meeting by leading the Pledge of Allegiance. There were 7 people in attendance.

Edwad Stiffler, Chairman
 Robert MacGiffert, Vice Chairman
 Michael Bucholsky, Member
 Virginia Benedict, Esq.
Secretary
 Corrine Smith, Esq.

Paul D'Onofrio, Member
 Sandy Kipp, Member
 Ray Jurkowski, Engineer
 Beth MacGiffert, Temporary

Sandy Kipp motioned to approve the minutes of the December 2016 meeting and Michael Bucholsky seconded the motion.

Election of Officers: Sandy Kipp motioned to appoint Edward Stiffler as Chairman, seconded by Robert MacGiffert. Sandy Kipp motioned to appoint Robert MacGiffert as Vice-Chairman and Michael Bucholsky seconded the motion. Chairman Stiffler asked if there were any other nominations and asked for a motion to approve the slate as stated. Robert MacGiffert made the motion to accept the slate; Sandy Kipp seconded the motion and all were in favor.

Colarusso Haul Road. Chairman Edward Stiffler reported that they received a call that they will not be before the Board tonight and will be at the February meeting. Their plan narrative is almost completed and we look forward to seeing them next month.

Dzubelski Apartments – Chairman Edward Stiffler reported that he received a call that they will not be here tonight as they still do not have all permits necessary and will appear at the February Planning Board meeting.

TRG – project on the west side of Route 9 - Chairman Edward Stiffler called two times for anyone representing the applicant and no one was present. Chairman Stiffler reported this is the “sixth strike”. Michael Bucholsky made a motion that we notify TRG that if they don't appear at the next Board meeting, the application will become null and void. Paul D'Onofrio seconded the motion and all were in favor.

Verizon Wireless Cell Tower also asked to be deferred to February meeting.

Affordable Self-Storage – Engineer Brandee Nelson and Darlene Bell of Affordable Self Storage appeared for the project. Sandy Kipp, an abutting land owner recused herself from the Board and sat in the audience. Engineer Nelson of Crawford & Associates noted that last month she offered the sketch plan application concept for a climate controlled, one building self-storage developed on a parcel off the private road land Kipp Lane. It is 125 feet off Route 9 (Fairview Avenue) behind Fairview Cleaners. From that meeting the Board had a number of comments and she revised the plan application to address the concerns. Engineer Ray Jurkowski stated that the application is not complete due to the Storm water plan. Engineer Nelson stated it is 16 thousand three hundred square foot single building, 280 linear feet facing Fairview Avenue. The building is about 300 feet back from Route 9. The sign is proposed for the South East corner was 10 X 12 and is now 12 high X 8 and faces Fairview Avenue. It is a digital message board, not running or flashing and is programmable remotely.

She spoke with abutting landowner Sandy Kipp about the sign. The size is necessary due to the setbacks 150 feet Route 9, and shrinks in vantage point. The application has a rendering of the sign and you can see Kipp's Mobile Home Park sign in the foreground. A much smaller sign would be ineffectual. She has reviewed the sign law and believes she complies with the setbacks. They are not proposing to have signage on both sides; only on the side facing Fairview Avenue. Michael Bucholsky asked about lighting on the backside and Engineer Nelson stated only on the front side; Engineer Ray Jurkowski asked if the top would be backlit and Engineer Nelson noted it is lit internally. Engineer Nelson noted that one of the comments from the last meeting was that the building is too close to Kipp lane, which kept the driveway shorter. They have extended the driveway and it pushes the face of building back to allow for a 52 feet cueing length due to moving trucks that need to pull entirely off Kipp Lane. Access the automated key pad and enter the site. This pushed building back from the property line about 18 feet from, so from the edge of Kipp Lane it's about 40 foot back. The building was shifted west 50 feet from the property line; this limits the amount of grading that needs to be done. The site drops off on the east side which brought grading down to .92 from .98. DEC rounds up at .95. Engineer Ray Jurkowski noted that the threshold for a SWPPP is decreased but drainage must still be addressed which has not been addressed on the site plan. Engineer Nelson noted that all they are proposing at this time is erosion and sediment control. Engineer Ray Jurkowski asked if they have done a pre and post analysis and Engineer Nelson noted that they only recently settled on a location. Engineer Ray Jurkowski advised Engineer Nelson that she would have to do a pre and post analysis making sure that post development is not above and beyond the limits. Engineer Nelson noted that in relocating the building revised the lighting plan. There is only lighting on the west face and on the south face and full cut off LED wall pack. Then the single pole mounted light is an 18-foot-high pole mounted lighted LED full cut off. This kept light spillage from going off the property. No Sewer or Water needed as there is no bathroom and it is out of the Sewer Easement with exception of where driveway crosses and where the electrical line needs to be. She will need a letter from John Mokszycki for comments. In addition, she has sent letters to NYS re threatened and endangered species and State Historic Preservation Office which are pending.

Robert MacGiffert asked if the Fire Chief has seen the plans and Engineer Nelson advised she sent plans. He is concern if the 50 Foot radius is sufficient for Fire trucks. Robert MacGiffert stated he was also concerned about the depth of the road and if it could handle the weight of Fire Trucks. She noted that it will have a standard road depth.

Will need letter signed by Gary Mazzacano and include Knox Box information.

Paul D'Onofrio asked about the three garage pass-through doors and Engineer Nelson noted that some units are accessible through internal corridor, too. Paul D'Onofrio asked if the smaller units inside had overhead doors. Paul D'Onofrio asked if they were climate controlled/air conditioned units and Engineer Nelson said they will determine where the A/C units will go. Darlene Bell added that they have not decided where the heaters should go. Paul D'Onofrio asked if it will utilize natural gas or propane and if it is natural gas, where the entry to parcel will be or alternately show where the propane tanks would be located. Michael Bucholsky asked to have the pole locations put on the map and indicate where the electric will enter into the storage facility. Engineer Nelson stated that they did not know where the electric will be brought into the building yet. Paul D'Onofrio recommended they speak to National Grid to see if they would run a natural gas line as they were so close to Fairview Avenue and not have to use propane tanks.

Robert MacGiffert asked about the fence facing the Mobile Home Park and Engineer Nelson indicated that there is no fencing facing the Mobile Home Park. The only fencing is the gate

which will run from the southeast building corner across the driveway and then parallel to the access road around the turn around the turn. Robert MacGiffert asked about screening for the park and Engineer Nelson noted that Park residents will have a clean, uninterrupted view, no bright colors and that she spoke with Sandy Kipp regarding the neutral color pallet. Mr. MacGiffert stated he would like to see some screening around the building. Engineer Nelson stated they spoke with Sandra Kipp and have reviewed some of her concerns which they are working out separately in regard to some circulation signage, lighting, road maintenance, construction activity etc. They have not had any concerns raised by her in regard to the exterior colors.

Michael Bucholsky asked the distance from the rear of the building to the mobile home park. Engineer Nelson noted that no one looks at the back of the building looking out toward the west. Paul D'Onofrio asked where the border line was for the 4.67-acre site and Engineer Nelson showed the line on the map and stated that it was an odd shaped parcel. Paul D'Onofrio suggested that the site plan may change some due to the size of the propane tank needed for this facility. He wants to see how vehicles can get to the propane tank [for filling]. Michael Bucholsky wanted the applicant to make sure the Fire Chief knows that propane will be used and to make sure the plans are final before giving the Fire Chief a set of plans. Robert MacGiffert asked if the fence line stopped at a point and was advised that it is hooked to the building and indicated the gate. Chairman Edward Stiffler asked if fire doors were on one side only and asked that it be shown on the map. Engineer Ray Jurkowski noted that the Building Inspector should look into this matter. Paul D'Onofrio asked if their other facilities in the Town were like this one with storage units on the inside and outside and suggested some other type of smoke/fire detector may be needed. Engineer Nelson noted that they were modified pre-fab units that meet the international fire code with a fire separation and fire doors on the interior corridor as described by the manufacturer. Paul D'Onofrio stated they may meet the minimal requirements and we may never know what's being stored inside. Chairman Edward Stiffler asked to see a building floor plan/layout. Paul D'Onofrio asked if this was the 1st in the Town with this type of layout and Darlene Bell advised that these same ones are on Industrial Tract. Chairman Edward Stiffler noted that on the EAF the question dealing with archeologically sensitive area is marked YES, and he wanted to know where that area was on the site plan map. Engineer Nelson stated that they searched the states data bases and it falls somewhere within the radii. They are waiting for a response. They are waiting for a response from SHPO. Chairman Edward Stiffler asked if it was the same for the Endangered Species and Engineer Nelson stated yes. Chairman Edward Stiffler also noted that the question for transportation at or near the site should be changed to YES; Also the Bike Route on Route 9 should be YES. Question if proposed project will increase traffic and Engineer Nelson noted that Todd Baright expects 3 to 4 vehicle trips per day. Darlene Bell noted that there were a total of 130 units. Ray Jurkowski asked the applicant to provide traffic information to the Board. Paul D'Onofrio noted that the Fire Chief will want to see the layout/floor plans. Chairman Edward Stiffler commented about the question if storm water discharge onto adjacent properties and while it is checked NO, there may be some flow onto adjacent properties. Engineer Ray Jurkowski noted that item 13 as it pertains to wetlands is marked NO, however, wetlands are flagged and he advised them to change that answer to YES. Engineer Ray Jurkowski asked if there were any restrictions on the easement that may have to be crossed with electric lines. Also power to the sign should be shown on the map. Attorney Corrine Smith will check to make sure the easement has no restrictions on it in

regard to electric lines going across. Paul D'Onofrio asked what corner of the building will the electric enter and asked that it be shown on the map. Engineer Ray Jurkowski asked about grading. The elevation is listed as 98, and asked if there was no pitch on access road? It appears all elevations are listed as 98. Engineer Ray Jurkowski asked about lighting which appears on an 8 /2 X 11 map, but noted it still must be shown on site plan as well. Make sure any/all information regarding lighting is on the site plan. Chairman Stiffler noted that by February 13th she must provide all requested/new information to the Planning Board for the February meeting.

Kristof Wickman - application for Middle Road residence/studio. Attorney Corrine Smith advised that Attorney Virginia Benedict of Rapport Meyers LLP has previously represented Mr. Wickman and they have to recuses on this matter.

Chairman Edward Stiffler accepted two checks; one for \$1000.00 and one for \$350.00 Mr. Wickman gave an overview of 27 Middle Road application on property now owned by Jake Watts. He is looking to build a 3500 square foot, two story residence with the 1st Floor garage and art studio. The type of art includes sculptures of plaster and wood and photos with no employees, no retail, no sales. The studio is for a private/personal workshop/studio. Michael Bucholsky stated that if this was a residence with a studio within the house for his occupation, with no retail and no sales done from this residence, then it falls under a residence with an in-home business and not planning board matter.

Chairman Edward Stiffler stated that due to the size of studio it was referred here; the Board had no further information. Engineer Ray Jurkowski asked if the studio was going to be Sublette to others and was advise NO. Mr. Wickman advised that on the second floor there are two bedrooms and he may rent out one bedroom at a later date. Michael Bucholsky noted that many hairdressers have a business in house. Michael Bucholsky motioned that he does not think a site plan is required as there is no outside use of property. Paul D'Onofrio seconded the motion and all were in favor. Chairman Stiffler advised that the driveway that exists may need a permit from the Highway Superintendent. Engineer Ray Jurkowski advised that the Columbia County Health Department must approve the septic and provide a permit. Sandy Kipp asked if he will be using chemicals for the sculptures and if there will be any fumes and was advised no. Chairman Edward Stiffler advised that the Board has determined that no further review was needed and he returned the \$1000.00 escrow check to the applicant and advised that the Planning Board would be in the office Monday to stamp plans approved and then he can see the Building Inspector Engineer Ray Jurkowski advised that he is required to obtain a Highway permit and he should hire an Engineer to design the septic and obtain a Department of Health approved septic permit.

Public Comment None

Robert MacGiffert motioned to adjourn and Sandy Kipp seconded the motion with all in favor.

Respectfully submitted,

Beth MacGiffert, Temporary Secretary