

**Minutes
Warrensburg Planning Board
January 5, 2016**

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

Board Member Absent: John Franchini

Others Present: Milton Kennedy, Shale Miller, Ash and Jamie Anand, Robert Hitchcock, Jeff Hardy, Kristen Darrah, Tom Beacraft, Mary Beacraft, Dave Beacraft, Mike Seale, Patti Corlew, Chris Belden (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

Mrs. Moore - Good evening. I'll bring tonight's Warrensburg Planning Board meeting to order. Today is January 5, 2016. It is 7:00 p.m. We do have quorum this evening. Have you had an opportunity to review the previous meeting minutes of December 1st? Has all the Board members completed that? And are there any changes or amendments to those minutes? If there are none, I'll need a motion to approve as submitted.

Mrs. Robichaud - I make a...

Mr. Spatz - Go ahead.

Mrs. Robichaud - I make a motion to accept the minutes of December 1, 2015.

Mr. Spatz - I'll second it.

Mrs. Moore - All those in favor.

RESOLUTION #2016-1

Motion by: Danielle Robichaud

Second by: David Spatz

RESOLVED, to approve Planning Board minutes of December 1, 2015 (without correction).

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper

Nays: None

Mrs. Moore - Under new business, we have site plan 2015-6. The tax map is 211.17-5-13.2. This is 101 River Street. The applicant is Milton Kennedy for Lotus Group of Companies, to allow conversion of use to professional offices. Mr. Kennedy, can you give us, the Board, an overview of the project?

Mr. Kennedy - Actually I'd like to have Mr. Miller do the overview...

Mrs. Moore - That's fine.

Mr. Kennedy - ...because he is actually our engineer for this project.

Mrs. Moore - Okay.

Mr. Kennedy - (Tape inaudible) and if you have any questions in reference to electrical, I will glad to (inaudible).

Mrs. Moore - Mr. Miller.

Mr. Miller - Hi. This is a conversion of a rather large old factory building into office space. Like the staff report said, there's very little exterior changes that are going to be made, other than cleaning up the lot. There's one new porch, deck. There's already a roof on the back. The deck is going to be added at the exterior exit. There's two exits from the building currently, but one's, only one has steps and a deck, so that will be added. There will also be a lift added at the front entrance for handicap access. Since the last time we spoke, the land to the west was actually purchased, and you have a copy of the proposed parking layout for that space as well. And the parking will be just gravel, with a center divided area.

Mrs. Moore - It's this... Sorry. So this is the new area or this is the new area?

Mr. Miller - No, there's a whole other map. You should have a whole other map.

Mr. Belden - That was a separate application filed for next, for next month's meeting.

Mr. Miller - You told him that it was going to be on this month's meeting.

Mr. Belden - No.

Mr. Miller - Okay. It's right here.

Mrs. Moore - Okay.

Mr. Miller - Out through here. This is, this is not going to be here because they're not buying this portion of the land.

Mrs. Moore - Okay.

Mr. Miller - So there's going to be one entrance into a parking area here.

Mrs. Moore - Okay.

Mr. Cooper - That's in the front of the building, Shale?

Mr. Miller - It's to the... Yeah. To the right front of the building. The access to that will be there.

Mr. Cooper - You're talking here, right?

Mr. Miller - No, actually right here. You come in from River Street and across the front.

Mr. Cooper - Sure.

Mr. Miller - This will be mostly staff parking.

Mr. Cooper - Hm hm.

Mr. Miller - This will be parking for this company and various other companies owned by Lotus.

Mrs. Moore - How many spaces... How many office spaces. Is there all one central location to the office, or like an office complex or is there..? I guess... There's not a floor plan (inaudible).

Mr. Miller - No.

Mrs. Moore - So...

Mr. Miller - (Inaudible) part of the site plan. Right?

Mrs. Moore - How, I guess how many businesses do you anticipate?

Mr. Miller - 15 total of employees at any given time, working there.

Mrs. Moore - Okay.

Mr. Miller - The company has more employees. (Inaudible) other parking lot is for.

Mrs. Moore - And so that's what the additional parking is for.

Mr. Miller - Yeah. If there's a company-wide meeting or anything like that, there'd be parking for that. So that's what that (inaudible) was for.

Mr. Belden - Laura, the reason that the other map wasn't, wasn't just added as an addendum to this application...

Mrs. Moore - Hm hm.

Mr. Belden - ...was because they're going through site plan review for... The parking lot's going to be used jointly as staff parking, whatever kind of parking, but also for a taxi business.

Mrs. Moore - Oh, so the next, the next...

Mr. Belden - And it's going to be... And it's going to be a separate lot still.

Mrs. Moore - Okay.

Mrs. Corlew - And they just applied for that.

Mr. Belden - They couldn't merge it because it's a different...

Mrs. Moore - Different owner...

Mr. Belden - ...business.

Mrs. Moore - ...or a different business.

Mr. Belden - Yea.

Mrs. Moore - So there will be some sort of language, such as a cross easement, that you're utilizing parking on each side?

Mr. Miller - Yeah.

Mr. Cooper - So we're not here tonight to speak of that additional parking, correct?

Mr. Belden - I guess you probably should. I mean, I guess, ya know...

Mrs. Moore - We can identify that the additional parking, there will be a cross easement proposed for additional parking.

Mrs. Robichaud - (Inaudible) additional parking.

Mr. Spatz - Oh, okay.

Mr. Belden - We'll grab the map.

Mrs. Moore - Okay.

Mr. Cooper - I think that would help.

Mrs. Corlew - Do we want me to grab all their files?

Mr. Belden - Yeah, for the old Riverside.

Mrs. Corlew - Not just our file?

Mr. Belden - (Inaudible).

Mrs. Moore - What are typical hours of operation? Are all of the businesses in the, in the building operating different hours and are they..?

Mr. Miller - No, it's 8 to 5, yeah.

Mrs. Moore - Is there any new lighting or landscaping proposed?

Mr. Miller - Very light landscaping. Just kind of cleaning up the driveway area mostly and some lighting at the entrances, and that's about it. The parking will have additional lighting, but that's on the other app.

Mrs. Moore - Some pole lights?

Mr. Miller - In that other, yeah, in the other area.

Mrs. Moore - Oh, in the other area.

Mr. Miller - Not in the main area.

Mrs. Moore - Not the current one.

Mr. Cooper - Is there lighting there now?

Mr. Miller - Very little, I think.

Mr. Cooper - I think there's very little lighting.

Mr. Anand - There's nothing there.

Mr. Miller - No? It's dark back there.

Mr. Anand - There will be.

Mrs. Moore - So I have... It looks like there's three entrances, is that what you..?

Mr. Miller - Vehicle entrances?

Mrs. Moore - No. Employee, either customer or employee entrances, one, two?

Mr. Miller - This is... This is an emergency exit (inaudible) second floor. It's not going to be used as entrance. It's on the elevations.

(Looking at map; tape inaudible).

Mr. Miller - So there's a first, regular, main... This is the main entrance. This is most activity is going to happen. This is more of a service entrance on the back.

Mrs. Moore - Okay. And how is this...? How is the service entrance accessed?

Mr. Miller - From Mill Street in the back. There's an easement...

Mrs. Moore - (Inaudible) okay.

Mr. Miller - There's an easement right here. Right... Right here.

Mrs. Moore - Okay.

Mr. Miller - It's 20, 12 feet wide.

Mrs. Moore - Okay.

Mr. Miller - (Inaudible).

Mr. Cooper - This new parking is all going to be crushed stone?

Mr. Miller - Yeah.

Mr. Cooper - Correct?

Mr. Miller - Yep. The center section will be grass.

Mr. Cooper - Hm hm.

Mr. Miller - Raised up a little bit, just enough to differentiate the parking. And it will actually be parking places because it's gravel. It's just showing how many cars could fit there.

Mr. Cooper - And you're going to have two 20 foot light poles?

Mr. Miller - There's three.

Mr. Cooper - There's going to be three.

Mr. Miller - There's one right here.

Mr. Cooper - One, two, three.

Mr. Miller - Yeah.

Mr. Cooper - Can I write on this?

Mr. Belden - Sure. It's your copy. I did change the site, site plan that you were just handed because it had 25 feet originally on there, but our, our limit is 20 feet, per code, so. It should say 20 on yours. It's hand-written.

Mr. Cooper - What is currently here?

Mr. Miller - Woods.

Mr. Cooper - Just woods?

Mr. Miller - Overgrown. Yeah. I mean, it was the...

Mr. Cooper - Weeds and stuff like that. Sure.

Mr. Miller - It was the former Agway or...

Mr. Cooper - Hm hm.

Mr. Miller - ...Riverside Gas and Oil...

Mr. Cooper - Riverside Oil.

Mr. Miller - ...property. (Inaudible) buried in there.

Mrs. Moore - So you're not putting any new pole lights in the existing, the existing driveway?

Mr. Miller - Just, there'll be up-lighting on the building. There'll be up-lighting and just normal lighting at the entrances.

Mrs. Moore - Up-lighting, so that it shines on the sign?

Mr. Miller - ...(inaudible) the building.

(Tape inaudible).

Mr. Miller - Well, the point is to light the building.

Mrs. Moore - For safety reasons or for..?

Mr. Miller - Yeah, partially, it's to show the building. You can't see the building at night. I don't know, 5:00 in the afternoon or 4:30 in the afternoon, you can't see that building back there. And it'll be, ya know, shut off at 9 or 10 o'clock. Won't be lit all the time.

Mrs. Moore - What about the refuse container? That always come up.

Mr. Miller - It's going to be shared with the, these, this group (inaudible) back in here. (Inaudible). Isn't that what that says? (Tape inaudible).

Mr. Miller - That was the original plan. Right now, they are not going to do a sign, for the moment. (Inaudible). That sign will be put into storage somewhere for now. And when we do a sign, we'll come in for another application.

Mr. Cooper - Are you guys ready to move in?

Mr. Miller - No, we have some interior stuff to do. (Inaudible).

Mrs. Moore - So the width to this next parking area is 20 feet?

Mr. Miller - Yes. There's a 20 foot clearance. It's 20 foot clear all the way around.

Mrs. Moore - Okay.

(Tape inaudible).

Mrs. Moore - I guess my concern is when you mentioned up-lighting the building and not... I'm not in favor of that sort of methodology only because that's light pollution and I'd rather see you do something that's, a (inaudible) fixture down, downcast. I'm one board member. If other board members see that as an issue (inaudible) lighting fixture type included. That's, that's the only contention that I have, and that's, ya know (inaudible).

Mr. Kennedy - (Inaudible) because they make different lighting which actually could reflect the building, so it wouldn't be as noticeable. They do make... Asco Electric actually makes some very, very decorative lighting so it wouldn't be an eyesore. It doesn't necessarily have to be so monstrous.

Mrs. Anand - It's not an eyesore.

Mr. Kennedy - No, it's a beautiful building.

Mrs. Moore - Do board members have any other questions?

Mr. Cooper - I have no further questions.

Mrs. Moore - We don't have a public hearing scheduled, but if there's anybody in the audience that wishes to ask questions or have comments on this particular application, if you're familiar with it or not familiar with it, we'd be happy to either get those questions answered for you and I don't see anybody asking questions.

Mr. Belden - Shale? I just have a question. Is the intention of the park... This additional parking area, is that to be done this Spring or something? I mean, you're not doing it this winter, are you?

Mr. Miller - We're past that point. They may clear some trees and stuff right now.

Mr. Belden - Okay. The reason I asked that if just because the site plan next month, even though this is going to be shared parking between the office, it's also going to be, from my understanding, be parking, possibly for valet parking for Grist Mill, a taxi service...

Mr. Anand - That is correct.

Mr. Belden - Parking their buses and stuff. So there's several property owners kind of below here that, that front on River Street, so.

Mr. Cooper - Are you indicating that the property owners will be notified?

Mr. Belden - Yes.

Mr. Cooper - For next month's hearing?

Mr. Belden - (Inaudible). So there may not be anyone to comment on this today, but there may be next week, month.

Mr. Miller - As an official public hearing or just as a notice?

Mrs. Corlew - No.

Mr. Belden - No. They're, they'll get public notice of the meeting. We haven't received any comments...

Mrs. Corlew - For this one.

Mr. Belden - Yeah.

Mrs. Moore - So you're not proposing any signage? Free-standing...

Mr. Miller - Not on the River Street.

Mrs. Moore - ...sign.

Mr. Miller - Right.

Mrs. Moore - Maybe a wall sign, but at the moment, there's no...

Mr. Miller - Right.

Mrs. Moore - ...free-standing sign. Okay. You think there's no more than 15 employees at any given time?

Mr. Miller - Current employees in the office right now?

Mr. Anand - Close to 20.

Mr. Miller - Oh closer to 20?

Mrs. Moore - Close to 20? Do you anticipate this building being able to expand to hold more than 20 employees? And does parking spaces being able to accommodate that or are you..?

Mr. Anand - Permanent employees, 20 would be the max.

Mrs. Moore - Okay.

Mr. Miller - And during business hours, typically the new parking lot is going to be used for overflow. That use for the other businesses would mainly be at night. So it wouldn't conflict.

Mrs. Moore - What about...? One of the businesses, I believe, is contracting and things like that, so you have contract vehicles, vans and things like that. Are they being, is that employee parking handled through the one through ten, so there's, there's existing vans that you have on, in the (inaudible). Where are the, where is, where do those...?

Mr. Miller - For this site plan, that, that doesn't affect this one.

Mrs. Moore - Okay.

Mr. Miller - It would be possibly for next month on that other parking lot, but this parking lot is for, or this site plan is parking for just the offices themselves.

Mr. Anand - (Inaudible). Sorry. (Inaudible) other buildings. We still have all the buildings that have adequate parking. This is additional parking. Future planning.

Mrs. Anand - We have a garage that we park cars at. We have the Grist Mill that we can park cars at. It's not a problem for parking our construction vehicles.

Mrs. Moore - Does anybody see any need for conditions or additional information to be added to the plot plan or are you satisfied with what's the information in the application?

Mr. Cooper - I'm satisfied.

Mrs. Robichaud - I'm fine.

Mr. Spatz - I'm good with it.

Mrs. Moore - Chris, you mentioned at the bottom of your staff notes about the land conveyance, but Shale's indicated that that land conveyance has been completed. Is that..?

Mr. Miller - The one behind the daycare's done now or..?

Mrs. Moore - Is that the one that you're..?

Mr. Miller - You have that, right? (Addressing Mr. Anand).

Mrs. Moore - Have questions about or?

Mr. Miller - The little strip of land from, gets...?

Mr. Ananda - (Inaudible).

Mr. Miller - That's all done? Yes.

Mr. Belden - Normally for boundary line conveyances, we, I would sign this, I would stamp and sign a survey to be filed with the Clerk's office. I don't know who you did your...

Mr. Anand - We do have a survey (inaudible).

Mr. Belden - Okay. Okay. You just haven't been... It hasn't been filed yet, right?

Mr. Anand - That's right. We can get that taken care of.

Mr. Belden - Okay.

Mrs. Moore - Okay. So I don't see any updates to the plot plan that was submitted. The board members haven't asked for any additional information to be presented. So if the Board wishes to move forward, someone can make a motion for approval.

Mrs. Corlew - SEQRA.

Mrs. Moore - Oh, I need to do SEQRA. I apologize.

Mrs. Corlew - Sorry.

Mrs. Moore - So this project is located in our historic district, which triggers a Type I Unlisted, so I'm going to go through Part II of the full environmental assessment form. And typical responses have been no. If board members have questions about any of the items that are listed, please let me know. We'll go through each one of those. I'll start off with impact on land. Proposed action may involve construction on or physical alteration of the land surface of the proposed site. There's no... There is some cleaning up of the parking area, but that an existing condition, so I don't think there's any construction or physical alteration of the site. Number 2, impact on geological features. The proposed action may result in the modification or destruction of or inhibit access to any unique or unusual land forms on the site. The answer would be no. Impact on surface water. The proposed action may affect one or more wetlands or other surface water bodies? The answer is no. Impact on ground water. The proposed action will result in new or additional use of ground water or may have the potential to produce contaminants to ground water or an aquifer. No. Impact on flooding. The proposed action may result in development on land subject to flooding. No. Impacts on air. The proposed action may include a state regulated air emission source? No. Impacts on plant, impact on plants and animals. The proposed action may request in loss of fauna, flora or

fauna? No. Impact on agricultural resources. The proposed action may impact agricultural resources. And that's no. Number 9, impact on aesthetic resources. The land use of the proposed action are obviously different from, or are in sharp contrast to current land use patterns between the proposed a project and scenic or aesthetic resource. No. Number 10, impact on historic and archeological resources. The proposed action may occur in or adjacent to a historic or archaeological resource. It is wholly in a historic district, so we should probably just identify that. The answer will be... If you look at letter "a", that would be... Number 10, I would answer yes and a, the proposed action may occur wholly or partially within. It's no or small. B is no or small and C is no or small. Number 11, impact on open space and recreation. The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. No. Impact on critical environmental area. The proposed action may be located within or adjacent to a critical environmental area. The answer's no. Number 13, impact on transportation. The proposed cation may result in a change to existing transportation systems. That is no. Number 14, impact on energy. The proposed action may cause an increase in the use of any form of energy. The answer is no. Impact on noise, odor and light. The proposed action may result in an increase in noise, odors or outdoor lighting. No. Impact on human health. The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. No. Number 17, consistency with community plans. The proposed action is not consistent with the adopted land use plan. And that's no. 18, consistency with community character. The proposed project is inconsistent with the existing community character. No. I suggest the Board make a, move a motion forward that indicates this is a negative declaration and there's no significant adverse environmental impacts. Someone want to move the motion, either Dave..? (Inaudible).

Mr. Spatz - I'll make a motion that we declare a negative impact on site plan review 2015-6, tax map 211.17-5-13.2.

Mrs. Moore - Okay.

Mrs. Robichaud - I second it.

Mrs. Moore - All those in favor.

RESOLUTION #2016-2

Motion by: David Spatz
 Second by: Danielle Robichaud

RESOLVED, to deem application #2015-6 by Milton Kennedy for Lotus Group of Companies, tax map #211.17-5-13.2, located at 101 River

Street for site plan review, as a Type I Unlisted action under SEQRA review and therefore declare a negative declaration and there is no significant adverse environmental impacts.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
Nays: None

Mrs. Moore - Okay. The next motion that would be made would be for an approval for the site plan as submitted. if someone wants to make a motion to do that.

Mr. Spatz - I make a motion we... I make a motion for site plan submitted.

Mrs. Moore - Is that a motion to, for the approval of site plan 2015-6 for the applicant to allow conversions of use to professional offices? Is there a second?

Mrs. Robichaud - I second it.

Mrs. Moore - All those in favor.

RESOLUTION #2016-3

Motion by: David Spatz
Second by: Danielle Robichaud

RESOLVED, to approve application #2015-6 by Milton Kennedy for Lotus Group of Companies, tax map #211.17-5-13.2, located at 101 River Street for site plan review, to allow conversion of use to professional offices.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
Nays: None

Mrs. Moore - Okay. The application is approved. Some technical issues.

Mr. Spatz - Thanks for coming, folks, and we appreciate your business.

(Tape inaudible; people talking at once).

Mrs. Anand - Have a good night, everybody.

Mr. Spatz - You too.

Mr. Cooper - Enjoy your week.

Mrs. Moore - The next item on our agenda is to set a public hearing for subdivision for 2015...?

Mrs. Corlew - No, we set it.

Mrs. Moore - You set it. To open the public hearing for subdivision 2015-1, this is tax map #183.3-1-18.111. This location is 4557 Route 9. The applicant is North Hartland Dry Kilns. This is to allow a two lot subdivision. And at this time, I'll ask the applicant to provide us with an overview.

Mr. Hitchcock - My name is Rob Hitchcock. I'm an engineer with Cersosimo. Cersosimo doesn't own the land. North Hartland owns the land, but Cersosimo is the operation (inaudible). There's 48 acres. Property lines come all the way around. This is Sweet Road laying on both sides. The land will be subdivided into 3.99 acre lot. It has frontage, legal frontage on Sweet Road which is not maintained by the Town, but it has never been discontinued, so it's a legal road with legal frontage.

Mrs. Moore - Okay.

Mr. Hitchcock - The Town doesn't maintain it. We're not asking the Town to maintain it. There is no plans to put up any new buildings. There's no plans for any septic systems or any (inaudible) work or anything. Jeff Hardy's here on the left. He's the General Manager for Cersosimo and Tom and Mary Beacraft and Dave Beacraft.

Mrs. Moore - Okay.

Mr. Hitchcock - They're the ones who operate out of these buildings here. Our buildings use to be owned by Sweet's, then North Hartland. At this point, these buildings, there's an agreement in place to sell the land and the buildings to Beacrafts so that they can continue their operation. They're the owners of Lake George Forest Products.

Mrs. Moore - Hm hm.

Mr. Hitchcock - It does say in their plan that this land will be transferred..

Mrs. Moore - Merged.

Mr. Hitchcock - ...to... Lake George Forest Products are actually going to transfer to a different entity.

Mrs. Moore - So it will always remain as one parcel. Or separate parcels not being merged with another parcel?

Mr. Hitchcock - Correct.

Mrs. Moore - Okay.

Mr. Hitchcock - It can't be merged because of the town road. It's still there. There is a boundary line adjustment that will occur as soon as we can get variance for setbacks..

Mrs. Moore - Setbacks.

Mr. Hitchcock - ...for these two buildings. We go before the ZBA next Thursday. So maybe we can get... The reason for that is because this is a dry kiln that the Beacrafts had been using. It needs some improvements to the tune of \$100,000 or something like that and if they're going to invest that kind of money, they want to own it. Which is reasonable.

Mrs. Moore - But that portion of that parcel will be merged with the adjoining lot.

Mr. Hitchcock - This portion will be merged with Lake George Forest Products.

Mrs. Moore - Okay.

Mr. Hitchcock - Right? Handled administratively once the variances are granted.

Mrs. Moore - Right.

Mr. Hitchcock - So the only thing really before you tonight is this subdivision, which I think is pretty straightforward.

Mrs. Moore - Can you show me the larger lot again?

Mr. Hitchcock - Yep. The larger lot comes...

Mrs. Moore - Okay.

Mr. Hitchcock - ...all the way around. When we started the project, we assumed that North Hartland owned the road, but Kristen Darrah, the surveyor, is here, in case you have any questions about that. She's the one who uncovered the...

Mrs. Moore - We have a road. Okay.

Mr. Hitchcock - Yeah.

Mr. Belden - They also have an application before the Adirondack Park Agency.

Mr. Hitchcock - Yes, we do.

Mrs. Moore - Okay.

Mr. Belden - They're in receipt, but I don't know... I don't know if it's gone any further than that.

Mr. Hitchcock - I haven't heard anything from them.

Mrs. Moore - They're probably waiting for ours.

Mr. Hitchcock - It's pretty extensive in comparison to the Town's application. Whatever the decision made is here, I have to update the Park Agency and hopefully, we'll get a response from them in 30 days. I'd complicate it more if I could, but I can't.

Mrs. Moore - And the new lot that's being created, there's no new uses and no new activity on that site?

Mr. Hitchcock - Nothing planned. Just going to continue to operate out of the buildings that are there today.

Mrs. Moore - Okay. Do board members have any questions? Okay. The public hearing is open. If there's anybody in the audience that wishes to speak or have questions or make comment on the application, they're more than welcome to. And I see none, so I am going to close the public hearing seeing that there is no comments received and no one in the audience present to make comment. Do you need that as a motion?

Mrs. Corlew - No.

Mrs. Moore - Close the public hearing? Do Board members have questions about the two lot subdivision? The only thing I would add that it's... I would add the condition so that it's consistent with the Zoning Board, that we would make a condition that they receive their area variance.

Mr. Hitchcock - If we weren't going for the area variance and that boundary line adjustment, this would still be a legal subdivision.

Mrs. Moore - Correct.

Mr. Hitchcock - So...

Mrs. Moore - That's fine.

Mr. Hitchcock - So the condition only applies really to the variance and the boundary line adjustment. It doesn't really apply to the...

Mrs. Moore - Apply to this...

Mr. Hitchcock - ...subdivision.

Mrs. Moore - ...lot subdivision. I agree. We'll not... We don't need to do that. Okay. If there's no further questions, then we look for a motion for approval for a two lot subdivision.

Mr. Spatz - I make a motion for the sub lot division, tax map 183.3-1-18.111.

Mrs. Robichaud - I second it.

Mrs. Moore - So a subdivision as presented for a two lot subdivision for North Hartland Dry Kilns. All those in favor.

RESOLUTION #2016-4

Motion by: David Spatz

Second by: Danielle Robichaud

RESOLVED, to approve application SUB 2015-1 by North Hartland Dry Kilns, for tax map #183.3-1-18.111, located at 4557 Route 9, to allow a two lot subdivision.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper

Nays: None

Mr. Hitchcock - Thank you very much.

Mrs. Moore - Thank you.

Mr. Spatz - Thank you. Thanks for coming in, folks.

Unknown Speaker - Thank you very much.

Mr. Spatz - Thank you for bringing your business to Warrensburg.

Mrs. Moore - Thank you.

Mr. Belden - See you next week.

Mr. Spatz - Thanks a lot now.

Mrs. Moore - I'll wait until it settles down.

Unknown Speaker - Thank you. Goodnight.

Mr. Spatz - Goodnight now.

Mrs. Moore - Goodnight.

Mr. Belden - Night.

Mrs. Moore - The next item on our agenda is site plan review 2015-7. This is tax map #211.18-1-5. The address is 36, 3665 Main Street.

The applicant is S. E. Realty, and to allow applicant to enclose existing car wash bay. This is Mr. Seale, right? Mike? Okay.

Mr. Seale - Yes.

(Tape inaudible; people talking amongst themselves).

Mrs. Moore - So if you're ready, you can give us an overview of the project that you're, that you're proposing.

Mrs. Corlew - Do you have copies for them? Do you have one to show?

Mr. Seale - I have one to show. I didn't know (inaudible).

Mrs. Moore - Do you want to put it up here?

Mrs. Corlew - We need one for the file is all. We need... Yeah, and we just need one for the file.

Mr. Belden - Do you want me to grab our easel or..? Put it up there?

Mrs. Corlew - You could put it up there or we can get an easel. It depends... It's up to you.

Mr. Cooper - Ah, put it up here.

(Tape inaudible).

Mrs. Corlew - Yeah, that was the intention.

(Tape inaudible).

Mr. Seale - Okay, Mike Seale. S. E. Realty is the owner of the property, which is my company, and I'm basically, really cut and dry. Tonight's been really easy. This is nothing compared to Lake George. There would've been a hundred comments from the public.

Mr. Cooper - Let's see how difficult we can make it.

(Laughter).

Mr. Seale - So the only changes I'm doing is a six story addition that's going to... No, I'm kidding.

(Laughter).

Mr. Seale - No, pretty cut and dry. I'm looking at enclosing the bay, the outside truck bay that we initially built with the plan that we may enclose it and so it basically is, the structure is ready to go right now with just basically pinning and blocking and putting trusses up. It's, the foundation's in. It was already done before, ya know, when, when we built it. So the issue that's come to play with the outside bay is that we didn't anticipate as cold of temperatures as we've had in the past like few years. I mean, we've been hitting 40 below and wind chills of 20 and 30 below, even when it's at zero. And the only way to keep the water, the water, the carwash flowing is to actually flow water through a weep system, which is done through a wheat miser which actually by temperature, controls the off/on. As, as is gets colder, it turns on longer and shots off shorter and it, and it fluctuates that way. As it gets warmer out, it'll actually change and stay off longer and, than it is on. So with that, with that system, even with the leaving the system completing on, unplugging it and leaving it completely on, we're still freezing. So that outside bay, as you may be aware, if you go through there, is closed for most of the winter, which is the actual largest business months of the year for the, for the car washes.

It's very frustrating on our part, but we've tried several other ways to, ya know, manipulate, change lines, change sizes, change flow rates, and just nothing seemed to be working. So we also are in need to update the equipment and we really don't want to update the equipment and then have freeze-ups with the new equipment because it destroys the equipment.

Mrs. Moore - You think this outside bay is the trigger to it freezing the whole system?

Mr. Seale - It freezes the system which actually once it freezes outside, it continues all the way through.

Mrs. Moore - All the way through the building.

Mr. Seale - There's no heat in the attics and stuff, but we also have that at my other car wash locations and we don't have the same issues at those locations. Once it freezes, it freezes the entire line all the way down into the equipment. Also freezes everything in between, all the solinoids, all the valves, all the... So you're, when it freezes up, you're replacing, ya know, hundreds and hundreds of dollars of, of equipment every single time. Then, ya know, once we, once we update the equipment, ya know, we spend all this money on new equipment and then we have these freeze-ups, not only does it, the next time you fix it, you're repairing it not with original equipment. You're repairing it with after markets and things like that that, that actually have, have issues with the usability of the, of the products too. They're not made the same. You can't order certain parts because they come as a system. Ya know, I could go on and on. But the main purpose of doing this is to stop from, stop these freeze-ups from occurring. There is a slight factor that it seems to be that people for some reason like to have a cover over them when they wash their vehicles as well. I, I've done that by actually, ya know, being at the location and asking questions like for example, there'll be three cars in line waiting to get in the inside bay. We call it the inside bay. The covered bay and I'd say well, ya know, it's the same exact thing out there and they would just basically refuse to go out there. They said, no, no, we're fine. We'll wait here, and then I would say, why? And the, the overwhelming response is that the wind isn't blowing as much. They feel more comfortable there. I don't know. There's been a variety of comments, but they just don't seem to like it as well in the open air. We don't really... Initially it started out as a truck bay to service the, ya know, all the vehicles that can't be serviced in the car wash, and I don't know if it's maybe my fault for not getting the word out as well as I should, but it just, it doesn't seem to be, ya know, that used anymore. We get very little trucks, I say very little. Very few trucks that go through there. And then the trucks that do through end up doing some damage in the car wash as well. They'll come through and they'll grab the booms and rip the booms down and so I think overall we've decided to go through route and

hopefully get your approval and enclose the bay and leave it for cars, smaller vehicles. I've got... The plans basically are a derivative from the other plans that were done originally in 2001, but they, they were just modified to show you that the end of the building will look exactly like the other end of the building. This is the addition; the existing building is on this side and it will just continue on with the same look.

Mr. Cooper - Same look. You're not going with the wood. We're going with the...

(Tape inaudible).

Mr. Cooper - The block that you have?

Mr. Seale - I'd like to keep it so it looks like the original building, so it doesn't look like an addition. And then (inaudible) plans that of the bay that's already there. This is (inaudible) of the original plan. (Inaudible' papers rustling). And this basically (inaudible) shows you the materials that we're using. The heights and dimensions.

Mrs. Moore - Okay.

Mr. Cooper - Are you changing the opening of the garage door to accommodate larger trucks?

Mr. Seale - No, it'll...

Mr. Cooper - No?

Mr. Seale - ...be the same as the other ones. It'll be 12 foot wide by I think it's 8 feet tall. (Inaudible). It's going to have a 12 foot ceiling.

Mr. Cooper - 12/10, yeah.

Mr. Seale - So it's...

Mr. Cooper - 12/11.

Mr. Seale - It's the same as the, the other bay. Virtually it'll just be as if we did it in the beginning, as an additional bay.

Mrs. Moore - Will this... This one will be also a manual bay versus the other... The other one on this one plot plan it says outside bay, automatic bay, equipment and manual bay. So this, this outside bay that we're converting to enclose, is that a manual bay. Sorry, I don't know how...

Mr. Seale - Right now it's a manual bay, self-service. What we call self-service, self-service bay. And we're, we're looking at doing two things in the future. I will be coming back to you... Well, one of the things I'll be coming back to you for in the future is I'm looking at doing like similar to the Broad Street (inaudible) Broad Street. It has dog washing there.

Mrs. Moore - Hm hm.

Mr. Seale - And I'd like to do a dog washing at this location which is going to be on the, on the property, but over by where the dumpster is located right now. And it'll be to the side of the dumpster. We already anticipated that (inaudible) property and when we initially landscaped, it's actually got water, sewer and electric

out there already from the main building. (Inaudible) the hose and tubing and, and conduit already out there. It's just buried out there. So it's all ready and set to go for that. We had initially thought maybe a hot dog stand, burgers, ice cream stand of some sort, ya know, something like that was going to go there, but I think we'll keep in line with the other locations that I have. I think the dog wash would be the best suit and people really love it. It's a great amendment to the community. And so that's the, a future plan and then the other thing would be potentially is to move the bays the way they are, which I don't think will have any affect. I don't think I have to come back here for that, but it might be... Because of the way that the, the traffic goes, they sit longer in front of the manual, the automatic bay than they do in the self-service. So there's a chance that we may just shift the bays over so that the automatic bay and then the manual bays will be next to each other, something like that. But I, I don't think that'll be something...

Mr. Belden - You're talking about inside of the...

Mr. Seale - Yeah, with...

Mr. Belden - ...inside of the building?

Mrs. Corlew - Yeah.

Mr. Belden - Oh, okay.

Mr. Seale - Within the building.

Mr. Belden - Yeah, okay.

Mr. Seale - Basic, basically...

Mr. Cooper - Basically taking one, taking the northern manual bay, turning that into an automatic bay and...

Mr. Seale - Yeah.

Mr. Cooper - ...the automatic bay turning into another manual.

Mr. Belden - No, I don't think so. There could be some reason, but...

Mr. Seale - Yeah. There's... I mean, there's really no electrical change other than running longer wires, so we're talking the same thing. It's just running longer wires. It's all the same equipment, so it's all pre-wired, pre-plumbed. It's just the low voltage side would have to be extended if we did that, but, but I just want you to know everything that would be in the plan with this change. And that's only based on if whatever's issued with it, ya know, once we... We're going to increase the traffic on that side. So, ya know, if it's, if we see that there's a big issue with the traffic being blocked off because they're waiting in the other line, ya know, maybe we would, ya know, consider (inaudible). There's only... It would really be for the community too. (Inaudible). It's supposed to be a pretty smooth event.

Mr. Cooper - When it's not frozen.

Mrs. Moore - When it's not frozen.

Mr. Seale - And we typically, ya know, I'll go up and close... Matter of fact, when I leave here, I'm going to be closing the car wash, the

outside bay, and the touchless bay for the night because it's supposed to get down to minus 15 tonight.

Mrs. Moore - Right.

Mr. Seale - And that's just too cold to wash vehicles. So what ends up happening is that the laymens or the, the person that's not educated into that, ya know, that field, washing cars and doing that kind of, sort of thing would still bring their vehicle in there. Now what they're doing is, when they spray their vehicle, they're just coating... It's hot water, so, and hot water freezes faster than cold water, so they're covering their car with ice. And then they blame the car wash for that. Ya know, so it's not, it's not worth it for me to take \$2 or \$4 or whatever the money is from them and have it create a negative impact for the car wash because of something that really they should have been doing in first place. It's open, but it's open because we chose not to drive up and close it because we have to physically, ya know, put a cone in front of it or, or close it down physically. So you hope that people would know better, but they don't. We actually had... I'll tell you a real funny story, off the record. It's, we had a woman from, that had a funeral; somebody died. She was coming down to wash her vehicle before the funeral, and I told you this story, right (addressing Mr. Belden)?

(Inaudible).

Mr. Belden - No.

Mr. Seale - Well, in the, in the front of the car wash, when you pull in, in the auto wash, it has rocker (inaudible). They spin at a high pressure and shoots water onto the side of the car and underneath. So the woman came up and it was, on my truck, it was reading 39 below 0 on my truck therm, temperature gauge. And I was leaving it closed. I was there in the morning about 10 o'clock and I said, no I'm just going to leave it closed. And she came in and begged me to please let me wash my vehicle because there's salt all over it. It's disrespectful and ya know, she just wants to clean it. I don't care if it's icy, as long as it's not salty. So she goes through the car wash (inaudible) door opened up and the spinner's turned on and she got to there, and it covered her car with snow.

(Laughter).

Mr. Seale - ...(inaudible) snow.

(Tape inaudible).

Mr. Seale - And then of course as it went in, the pre-soak's went on and created about a quarter of an inch of ice on the car. She couldn't even get out of her car. (Inaudible). And of course she was made at me.

Mrs. Moore - Yeah, of course.

(Laughter).

Mrs. Moore - So do the board members have any questions?

Mr. Spatz - I have one. Are you going to enlarge the size of the trash receptacles that you have on site?

Mr. Seale - The trash receptacles?

Mr. Spatz - Yes.

Mr. Seale - You mean, the...?

Mr. Spatz - Garbage cans.

Mr. Seale - Just the garbage cans?

Mr. Spatz - Yeah.

Mr. Seale - No. We are actually working diligently with the State police with stopping the illegal dumping that's going on there. So what I've done is I've actually... I was anticipating this, this problem 'cause the trash receptacles are for, are not for household use. They're, they're only for garbage that's in your car; McDonald's cups, bags, ya know, little things like that. It's very obvious, it's very easy to explain those things. But when people, they're coming in with big bags of household garbage and they're just putting... It only takes one bag to fill the receptacle. So one bag goes in and now everybody puts their small (inaudible) in there and what happens, they try to stuff it in. People don't like to touch garbage, so then it just, ya know, comes over the edge and we end up an hour cleaning (inaudible) when we get there. And we're trying to, ya know, avoid, that obviously for labor intensive purposes, but it's, there, what they're doing is wrong. It's illegal. So what we've done is we've put it in a, as you pull in, there's a new camera that's a license plate camera in front of the car wash. So because what would happen is they pull in and sometimes they pulled in and lobbed the bag and just kept right on going. It's very hard to catch a license plate or even the make of the vehicle as it's moving all the way around. So it's not just somebody that comes in and vacuums. The people that are actually dumping their garbage are not users of the car wash.

Mr. Spatz - Oh, okay.

Mr. Seale - They're just coming in and dumping and leaving. And that's what makes me more frustrated. I, I would probably say, I'll take the bag of garbage. At least your washed your car. But when we go on the video and watch it, no. They just come in. They dump three or four bags, then they get in their car and they leave. They're not even using the car wash business. So we put the license plate camera in and we put signs (inaudible) signs on the receptacle area, by the trash and we were (inaudible) going through the bags as people would dump and we were, ya know, taking pictures of it. We were calling, we sent... We first, the first line of business is we send a letter to the people saying that you're on video and that you've been caught at the car wash and that you were, if it happens again, we're going to prosecute. That's the first letter that goes out, and that's the second one, we can call the police on the same people if we, ya know, see it again. You would think that they wouldn't do it again after they got the letter, but they do, because they think that we're lying about the video. So we called the police

and we've actually, ya know, charged people for the whole month's of dumpster if they don't want to get prosecuted. So, and the, the ones that have gotten, have gotten through here have not gone to the Warrensburg Court because (inaudible) their coming from Queensbury and dumping. They're coming from Chestertown and dumping, so they've gotten, ya know, if they were going to get prosecuted, they get prosecuted up in those, those towns 'cause that's where they live. So we're doing a lot to try to stop this illegal dumping. We just, I had my vacuum, I had an issue with the vacuums. They got a power surge and fried all the timers in the vacuums just recently, a few days ago and we pulled all the hoses (inaudible) put an out of order sign on all the vacuums and I pulled all the garbage receptacles because if there's no reason to vacuum out your vehicle, there's no reason to dump the garbage. So we go in, in the morning and not only is the receptacles where they were filled, but bags of garbage are all just setting beside, setting beside the dumpsters. We took pictures of all this. So it's, it's an ongoing thing. We, we originally thought it was all just because of (inaudible) across the street, ya know. Maybe they were just coming over and dumping, walking it over or whatnot, but it's always people driving and they're coming from, most of the time they're coming from the south going north. Pulling in, going around and going back south.

Mr. Spatz - Quite a few times, I've gone down and to be honest with you, it's a mess in that yard. There's...

Mr. Seale - Yeah.

Mr. Spatz - ...stuff all over the place, and to me, it just looks like things from people's cars and it just overfilled and...

Mr. Seale - You're right. That's what is happening. They fill the garbage can...

Mr. Spatz - Yeah, but...

Mr. Seale - ...and then there's no place to put it because the garbage can's full.

Mr. Belden - Yeah, and I've given...

Mrs. Corlew - Because they've already filled it with household garbage.

Mr. Seale - Yeah, they fill it with the household garbage.

Mr. Spatz - I understand that, but, okay.

Mr. Belden - There's nobody on staff. I know, I've called like before...

Mr. Seale - Yeah.

Mr. Belden - ...'cause there's ya know, the bags are put there, then the birds pick through it and then it's a mess and they get somebody up there, but...

Mr. Seale - We come right up and ya know, clean it up, but ya know, we're up there usually twice a day, typically in the morning and then later on in the afternoon. We try to get there during, at some point during the peak time so if it's the morning, we might push the

morning until a little later and then go later and then sometimes... We try not to go there exactly the same times every time. So then other times, we'll go early in the morning and then, ya know, mid afternoon. So we'll try to, ya know, move the times so that they're kind of like this and like this each, each day. But we're there every single day. With the exception of rain. If it's raining out, we typically just don't go there at all because it's not, ya know, nobody's going to go and wash their car or vacuum in the rain or snow. But yeah, I, I appreciate your concern on that and it is a big concern of ours and if we put a bigger trash receptacle there, they'll just fill it.

Mr. Spatz - And the other thing I was going to bring up, but I went down there this afternoon, it looks that you were addressing it, was the fence around the dumpster.

Mr. Seale - Yes.

Mr. Spatz - That was...

Mr. Seale - Yeah, it was falling...

Mr. Spatz - Yeah.

Mr. Seale - We just, we just put the new fencing up.

Mr. Spatz - Okay.

Mr. Seale - And again, we were contemplating, 'cause my plan was to put the dog wash there, so I didn't want to spend money on, ya know, fencing and changing it if I've going to move the dumpster somewhere else, but in looking at it, ya know, the last couple days when we were up there a lot. I was up there a lot with working on these vacuums, was that it's probably going to stay there, 'cause the dog washers will actually be, there's plenty of property moving in, ya know, northern (inaudible). If we put it closer to the vacuum, we're going to have the same issue that we just talked about. But any issue that, ya know, you, anybody (inaudible), we always, ya know, there's, there's numbers all over the property. Comments, questions, ya know, please call. Ya know, we want more than you want to make it clean and nice.

Mr. Spatz - Do you have the same problems in your other car washes with the garbage?

Mr. Seale - Not as bad as up here. This is probably the worst location. Broad Street is the second and then Quaker Road being the third. Quaker Road is oddest location for what we've seen garbage, ya know. Typically Broad Street and here are, are household garbage. They're bags. They're garbage bags. At Main, Broad Street and here. Quaker Road is just bizarre stuff, like five sheets of plywood, three tires, 6 gallons of oil, a deer hanging from the boon bleeding out.

Mrs. Corlew - Oh my God.

Mr. Seale - Fish guts. I mean, you wouldn't believe... We've seen it all at this location.

Mrs. Robichaud - Oh my goodness.

Mr. Seale - It's just bizarre.

Mr. Belden - It's a good place for it though. I mean..

(Tape inaudible).

Mr. Seale - But not as bad as (inaudible), ya know, because, but also that's manned, ya know, every single day.

(Tape inaudible).

Mr. Seale - Broad Street is, ya know, you'll have, ya know, household garbage. You'll have, ya know, you see carriages and car seats and ya know, things like that, but it's not, it's not ridiculous.

Mrs. Moore - Are there any other questions the board members have?

(Inaudible).

Mr. Cooper - I have no questions.

Mrs. Moore - Okay.

Mr. Cooper - I'm excited on seeing it closed.

Mrs. Moore - Enclosed?

Mr. Cooper - Enclosed.

Mrs. Moore - Enclosed. Chris, you mentioned in your comments about it being a non-conforming structure, is that, that's due to being approved under the previous zoning code and then the new zoning code doesn't have allowances for car washes. Is that..?

Mr. Belden - It's, yeah. It's funny. It's funny all around, kind of. The car wash was originally.. Well, the car wash was originally approved back in 2001. At the time, it was classified or whatever, as a retail establishment under Brian.

Mrs. Moore - Okay

Mr. Belden - But it is a car wash and by our zoning is a non-conforming use. I'm not, I don't.. I'm not.. I, I told Mike I'm not deeming this subject to site, to a variance or anything..

Mrs. Moore - (Inaudible) to site plan.

Mr. Belden - Yeah. Yeah. So the only thing that is outstanding at this point, and I know I've talked to Mike between his applying and this meeting, is an elevation certificate for the condition because it is within a six flood zone.

Mrs. Moore - Okay.

Mr. Belden - But..

Mr. Seale - And that's, they said that's almost done.

Mr. Belden - Okay. Yeah, so..

Mr. Seale - It's almost done. And it is within the numbers. It's close. It's within the numbers. (Inaudible) I'm sorry I told you too that they changed the zoning in, I found out it was '96.

Mr. Belden - Okay.

Mr. Seale - '96 or '98 that they changed the level that would be the flood zone. And at the time, I looked and it's not on the (inaudible). There used to be a line on the bridge, underneath the bridge where the flood zone was, and they had a big "X" on it and they raised it up four feet. And it has a new line there, so I was frustrated when I built the property because, ya know, why

(inaudible) four feet (inaudible) or whatever, but you realize these changes are made...

(Tape inaudible; people talking at once).

Mr. Seale - These changes are made for a reason and I had to bring in over 400 loads of fill from Thurman, so the joke was I should be paying Thurman property taxes.

(Laughter).

(Tape inaudible).

Mr. Seale - But we brought it up four feet and the second year it was just open, it was the very second year right in the winter time (inaudible) the roads corroded and the side road by the golf course and the water level went right to the curb. If I hadn't gone four feet up, we would've been four feet under water.

Mr. Cooper - Hm hm.

Mr. Seale - So it worked. It worked.

Mr. Cooper - So they moved that line for a reason.

Mr. Seale - Yeah.

Mrs. Moore - Excellent. That's to your advantage then.

Mr. Seale - Yeah, it (inaudible). We will have before the permit's issued, a certificate.

Mr. Belden - And I guess the only reason I mentioned the non-conforming use is, and I had told him this when he applied, he's basically maxed out with additions to the car wash after this. I mean, the dog wash isn't a car wash, so that's a little bit different. That's (inaudible) different, but as far as any more bays going up, it's...

Mr. Seale - Right. (Inaudible) going to enclose that bay (inaudible).

Mr. Belden - Yeah.

(Tape inaudible).

Mr. Belden - But, so just...

Mrs. Moore - Okay. That's fine. I just wanted to clarify that, that's why your comments indicated non-conforming is because of the change of the zoning code. And that's fine and you, and (inaudible) anticipated in 2001 that that, that outdoor bay could have been enclosed and at this time you're enclosing it. So I think that's, ya know, that's the process that we're moving through. The next item on, as part of this application is the short environmental assessment form. I don't necessarily need to go through each question. He's completed Part I. Under Part II, if the board has any other concerns about the environmental conditions of the property or potential impacts, if you don't foresee any, we could make a motion that there's no significant adverse impacts based on the application as submitted. Currently because it is currently paved, the existing storm water controls that were previously implemented are in place. So I don't foresee any environmental conditions or impacts based on my review, but if board members have any comments or questions...

Mr. Seale - I have one comment. Actually, we'll improve any kind of flooding that could potentially happen because the way it was originally planned was that the outside bay has the valve that it's there, in the sewer, in the storm water, not storm water (inaudible) storm water/sewage, and that valve, every time you open the, turn the bay on, it opens. All that water goes into the sewer. When it's off, it closes and all the water goes down into the storm drain, into a...

Mrs. Moore - Hm hm.

Mr. Seale - ...retention area. So if it was to ever flood, that would fill that (inaudible) so now it's going to take care of that issue (inaudible).

Mrs. Moore - So someone's going to move a motion that this project has no environmental significant impact, a significant adverse impacts. That would be, that would be the motion.

Mrs. Robichaud - I make the motion that this project has no significant adverse impact.

Mr. Spatz - I'll second it.

Mrs. Moore - Motion for a neg dec. All those in favor.

RESOLUTION #2016-5

Motion by: Danielle Robichaud

Second by: David Spatz

RESOLVED, to deem application SPR #2015-7 by S. E. Realty, for tax map #211.18-1-5, located at 3665 Main Street, for site plan review, as a having a negative declaration under SEQRA review; therefore, having no significant adverse environmental impacts.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper

Nays: None

Mrs. Moore - So the next motion would be in reference to project approval as submitted. If anybody has any other questions or comments or feels that there's conditions that need to be imposed, ya know you can include that in the motion. I don't foresee any, but... Gary, are you doing any motions today?

Mr. Cooper - (Inaudible) motion for application site plan review, site plan review 2015-7, tax map 211.18-1-5, 3665 Main Street. I approve the motion.

Mrs. Moore - To enclose the existing car wash bay.

Mr. Cooper - Okay. To enclose the existing car wash bay.

Mr. Spatz - I'll second it.

Mrs. Moore - All those in favor.

RESOLUTION #2016-6

Motion by: Gary Cooper

Second by: David Spatz

RESOLVED, to approve application SPR #2015-7 by S. E. Realty, for tax map #211.18-1-5, located at 3665 Main Street, for site plan review, to allow applicant to enclose the existing car wash bay.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper

Nays: None

Mr. Seale - Thank you.

Mrs. Moore - Okay. Thank you.

Mr. Spatz - Thank you for expanding your business and I'm sure it'll look nice down there.

Mr. Seale - (Inaudible).

Mr. Belden - Alright. See us whenever.

Mr. Seale - Yeah. Probably in the Spring I'll be coming in for..

Mr. Belden - Okay.

Mr. Seale - ...the dog wash.

Mr. Belden - Okay.

Mrs. Moore - Chris and Patti, do you want these, this set?

Mr. Belden - Yeah.

Mrs. Corlew - That and..

Mrs. Moore - There wasn't a signature page on this?

Mrs. Corlew - There wasn't?

Mrs. Moore - No. So I don't know..

Mr. Seale - Do you need my signature?

Mr. Robichaud - No, no. You're fine.

Mr. Seale - Thank you.

(Tape inaudible; talking at once).

Mr. Cooper - Do you need one of mine?

Mrs. Corlew - No. Well, actually, yeah, I'd like these back.

Mrs. Robichaud - Here.

Mr. Spatz - I wrote on some of mine.

Mrs. Corlew - That's alright. I'm just going to keep 'em, give 'em back to you every time we go over these.

Mr. Spatz - Okay.

Mrs. Corlew - It's just so you can follow along with Laura, when she..

Mr. Spatz - Okay.

Mrs. Corlew - ...runs through it.

Mrs. Robichaud - And this is for next month?

Mrs. Moore - So it's Part III.

(Tape inaudible; people talking at once).
Mrs. Corlew - I'll be sending you an agenda anyways.
Mrs. Moore - You want us to keep this one?
(Tape inaudible).
Mrs. Moore - So we also need a motion for adjournment and did you already..?
Mrs. Corlew - Nope you didn't do it yet.
(Tape inaudible).
Mrs. Robichaud - Make a motion to adjourn our meeting.
Mr. Spatz - I'll second it.
Mrs. Moore - All those in favor.

Motion by Danielle Robichaud, second by David Spatz and carried to adjourn Planning Board meeting at 8:06 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb01052016

RESOLUTION #2016-1

Motion by: Danielle Robichaud
Second by: David Spatz

RESOLVED, to approve Planning Board minutes of December 1, 2015
(without correction).

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
Nays: None

RESOLUTION #2016-2

Motion by: David Spatz
Second by: Danielle Robichaud

RESOLVED, to deem application #2015-6 by Milton Kennedy for Lotus Group of Companies, tax map #211.17-5-13.2, located at 101 River Street for site plan review, as a Type I Unlisted action under SEQRA review and therefore declare a negative declaration and there is no significant adverse environmental impacts.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
Nays: None

RESOLUTION #2016-3

Motion by: David Spatz
Second by: Danielle Robichaud

RESOLVED, to approve application #2015-6 by Milton Kennedy for Lotus Group of Companies, tax map #211.17-5-13.2, located at 101 River Street for site plan review, to allow conversion of use to professional offices.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
Nays: None

RESOLUTION #2016-4

Motion by: David Spatz
 Second by: Danielle Robichaud

RESOLVED, to approve application SUB 2015-1 by North Hartland Dry Kilns, for tax map #183.3-1-18.111, located at 4557 Route 9, to allow a two lot subdivision.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY, 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
 Nays: None

RESOLUTION #2016-5

Motion by: Danielle Robichaud
 Second by: David Spatz

RESOLVED, to deem application SPR #2015-7 by S. E. Realty, for tax map #211.18-1-5, located at 3665 Main Street, for site plan review, as a having a negative declaration under SEQRA review; therefore, having no significant adverse environmental impacts.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
 Nays: None

RESOLUTION #2016-6

Motion by: Gary Cooper
 Second by: David Spatz

RESOLVED, to approve application SPR #2015-7 by S. E. Realty, for tax map #211.18-1-5, located at 3665 Main Street, for site plan review, to allow applicant to enclose the existing car wash bay.

DULY ADOPTED ON THIS 5TH DAY OF JANUARY 2016 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper
 Nays: None