

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Senior Center, 178 North Main Street, Mechanicville, New York on November 10, 2020. Frank Scirocco opened the meeting at 7:00 P.M. The Pledge of Allegiance was led by Frank Scirocco.

Roll Call:	Frank Scirocco	- present
	Robert Chase	- present
	Richard Delaney	- present
	Martin Doyle	- present
	Ed Morcone	- present
	Dan O'Connor	- present
	Addie Waldie	- absent

Frank Scirocco: I'd like to welcome Martin Doyle to our board, thank you for taking the time for this, we appreciate it.

Frank Scirocco: Did everyone get a chance to look at the minutes of the last meeting, is there a motion to approve

Motion by: Richard Delaney

Is there any discussion?

Seconded by: Dan O'Connor

Ayes: 6 Nays: 0

Frank Scirocco: First on the list tonight will be an application for a change in tenancy review from Paul, forgive me if I don't get this right, Nikiforov to move a small retail manufacturing facility into 135 North Central Avenue. Again, this a change in tenancy request. So do you want to come up where the "X" is, really speak up so we can pick you up in the mic and tell us what it is?

Paul Nikiforov: We are a small family business, we manufacture stairs and we are looking to occupy half the building and lease out the other half. We have been in business for close to forty (40) years; we are currently in Halfmoon/Clifton Park, one of our buildings burned down so we are looking to occupy this building here.

Dan O'Connor: Are these wood stairs?

Paul Nikiforov: Wood stairs yeah, we do a lot of custom wood stairs and railing installations. A lot of the builders in the area, we do all Bruce Tanski's stuff, Michael's Group, Mike McBride and others in Mechanicville.

Frank Scirocco: Bob any questions?

Bob Chase: How many employees?

Paul Nikiforov: Four (4) brothers and my seventy-four (74) year old father.

Bob Chase: So it is strictly family?

Paul Nikiforov: Strictly family.

Frank Scirocco: Anything else?

Bob Chase: No.

Frank Scirocco: Dan?

Dan O'Connor: No, I am glad to see the building is occupied.

Frank Scirocco: Edward?

Ed Morcone: Are you going to own the building?

Paul Nikiforov: Yes, we are going to own it, we are planning on being in half and renting the other half out.

Ed Morcone: Are you strictly wholesale or also retail?

Paul Nikiforov: We are planning on the front portion offices, display and then the back portion will be manufacturing, stair cases and storage.

Ed Morcone: What are you going to be asking for the other half?

Paul Nikiforov: Price wise?

Ed Morcone: No, not price wise, business wise.

Paul Nikiforov: We are looking possible at a cabinet maker, something in construction.

Frank Scirocco: Martin?

Martin Doyle: I don't know if it makes any difference or not but are your materials going to be stored inside or outside?

Paul Nikiforov: They will be inside; it is mostly wood, pine, red oak, railing components so everything will be stored inside. We will just have vehicles outside basically.

Martin Doyle: So you won't be any noisier than any of the other places in that area.

Paul Nikiforov: I wouldn't think so; there is a train that goes right in the back of the warehouse.

Frank Scirocco: And a motorcycle shop right across the street.

Paul Nikiforov: We have a CDC machine on during dust collection and we are planning on insulating the back part, sprinkler systems, basically update the building.

Frank Scirocco: Richard I saved you for last.

Richard Delaney: I want to ask, Frank, can you address the comment that came in from the public.

Frank Scirocco: On this?

Richard Delaney: On this project, yes.

Frank Scirocco: I didn't see one.

Richard Delaney: It was an email that came in this afternoon.

Frank Scirocco: On this project?

Richard Delaney: Yes.

Frank Scirocco: Let me take a look at it see if it has any relevance to this at all.

City Attorney Lyn Murphy: You can add it to the record; you don't have to read it out loud.

Frank Scirocco: Thank you. What has the building inspector said?

Gina Kenyon: The building inspector is the one who changed the address, there were two (2) 36 Saratoga Avenues for ever, one of them was Mrs. Peluso's house the other was this building. Through 911, he worked with 911 and this address has been changed to 135 North Central Avenue.

Frank Scirocco: So, there is no issue with the address?

Gina Kenyon: No, the correct address was given to him.

Richard Delaney: This is where the auction building is correct?

Gina Kenyon: Correct, that is now 135 North Central, like I said that had an address of 36 Saratoga Avenue and so did another house on Saratoga Avenue so through 911 it could have been a catastrophe. We actually have a couple other parcels in the City that have the same problem and he is working with Mike Stanley at 911 to work on that.

Frank Scirocco: Did he find any zoning regularities.

Gina Kenyon: No

Frank Scirocco: Is manufacturing allowed as far as he is concerned.

Gina Kenyon: Yes, he looked into all of that and it is just strictly a change in tenancy.

Frank Scirocco: What is the zoning there right now.

Gina Kenyon: I think it is light industrial, it is a permitted use, and Jim looked into that already.

Frank Scirocco: The building inspector has determined it is light industrial and it is his call.

Gina Kenyon: He is on vacation that is why he is not here tonight.

Frank Scirocco: So, it is a permitted use, if there are any challenges to that you are welcome to challenge the Building Inspector's interpretation of the application, you have thirty (30) days to do that. Anything else?

Richard Delaney: Are you making any modifications to the exterior of the building or are you keeping it as it is?

Paul Nikiforov: Right now it is front and back, I think the retail is up front and he has his warehouse in the back, we are looking to divide it right to left. We will have frontal and warehouse part in the back. Possibly a new door and upgrade the siding, in the future.

Richard Delaney: Are you putting an additional door, and entrance.

Paul Nikiforov: We will probably put an entrance on the one side, I think the left side there are doors, on the right side there is a garage door, so we need a door on that side.

Richard Delaney: You probably should of given us a drawing of that, if you are making any modifications.

Paul Nikiforov: That is in the future not now.

City Attorney Lyn Murphy: You will have to apply for a building permit and fill out the appropriate applications and at that point provide the drawings together with your specs before you do any major structural work.

Paul Nikiforov: Ok, great.

Richard Delaney: You already told us you are going to be manufacturing stairs.

Paul Nikiforov: Yes.

Richard Delaney: For buildings, residential?

Paul Nikiforov: Mostly residential, we do some commercial work.

Richard Delaney: Are you going to be selling the products from your building or do you just supply to construction companies?

Paul Nikiforov: For the contractors like The Michaels Group, we will go and measure the stairs, fabricate them in our shop and deliver them to the job sites.

Richard Delaney: What about any large loading vehicles?

Paul Nikiforov: Occasionally, once every week, depending how many orders are coming in, for our treds, we fork lift everything and bring them inside.

Richard Delaney: Will there be any large trucks coming in and out, circulating in and out?

Paul Nikiforov: Depends on what they bring it in on, it is a box van sometimes; if there are a lot of deliveries in the area they may send an 18 wheeler.

Richard Delaney: It seems like a pretty big parking area.

Paul Nikiforov: It is and there is actually a dead end street on one side of the building which would work nice for unloading stuff.

Richard Delaney: That is residential if you down there isn't there house there.

Dan O'Connor: No, there is a car dealership on the other side.

Richard Delaney: On the other side there is plenty of room. I would assume there will be a lot of noise generated, right?

Paul Nikiforov I don't think there will be, most of it is the machinery inside the building.

Richard Delaney: What about signage, do you have a sign?

Paul Nikiforov: We are going to have one on the building but nothing else.

Richard Delaney: You will make sure that it conforms to the signage code?

Frank Scirocco: He will have to get a building permit for that. Your retail end is going to be no different than you next door neighbor, Country Living, I am assuming.

Paul Nikiforov: It will be the same.

Frank Scirocco: I am sure you are not going to have any larger trucks than they have coming in.

Paul Nikiforov: No, especially the concrete place next to them.

Frank Scirocco: Exactly. What are your hours?

Paul Nikiforov: Usually 8 a.m. to 5p.m. occasionally 7 a.m. to 5p.m.

Frank Scirocco: What are your plans for snow removal?

Paul Nikiforov: We all have trucks and plows and we have a tractor also, we will be doing it ourselves.

Richard Delaney: What about waste will you have a dumpster there?

Paul Nikiforov: Yes, we currently have dumpster with County Waste.

Dan O'Connor: Years ago that was a lumber yard.

Paul Nikiforov: I know we actually worked for the wife's husband, Chris Abele.

Frank Scirocco: I am going to close this part of the hearing, and open it up to anyone here who would like to speak on this application. State your name, come up front. Ok, no one. I will close the open part of the hearing, any last questions before we rule on this? Is there a motion to approve the change in tenancy application?

Motion by: Bob Chase  
Seconded by: Dan O'Connor

Bob Chase: Yes  
Richard Delaney: Yes  
Martin Doyle: Yes

Ed Morcone: Yes  
Dan O'Connor: Yes  
Frank Scirocco: Yes

Frank Scirocco: Welcome to the neighborhood.  
Paul Nikiforov: Thank you for your time.

Frank Scirocco: I would like the correspondence that was sent by email put in the record, I am not going to read it, but it will be there if anyone cares to grab the minutes of this meeting. Kristine Cortigiano, names are getting tough tonight, come up and have a seat. Christine, you are looking for a special permit to convert 58 Mabbett Street from two (2) apartments to three (3) apartments.

Kristen Cortigiano: Correct.

Frank Scirocco: Do we have a drawing here anywhere?

Kristen Cortigiano: I don't have a drawing of the place, I could sketch one, it is currently, looking at the house has the two (2) small retail spaces or offices spaces is what they are currently now and then above that is one (1) apartment and then on the back side of the building is another apartment.

Frank Scirocco: Do you have a photograph of it? I can't get a visual of it.

Kristen Cortigiano: I can pull one up on my phone if you want.

Frank Scirocco: Could you do that. I don't know where that is.

Ed Morcone: Yes you do, you can see it from your house.

Dan O'Connor: It used to be a barbershop.

Ed Morcone: It was Joe Marotta's barbershop.

Frank Scirocco: Oh, on the corner, so you are my neighbor. What is your parking situation?

Kristen Cortigiano: Currently there is a driveway and a two (2) car garage there.

Frank Scirocco: Martin?



Martin Doyle: Is this a studio apartment?

Kristen Cortigiano: Yeah.

Martin Doyle: Includes a bathroom and a kitchenette.

Kristen Cortigiano: Small kitchen, one (1) bedroom, living room and one (1) bathroom.

Martin Doyle: The parking then is sufficient for the one (1) additional apartment.

Kristen Cortigiano: Yeah

Martin Doyle: Now you don't have a floor plan for that.

Kristen Cortigiano: When I go to do the renovations I will have floor plan for it.

Martin Doyle: Yes so they can tell where everything is located.

Frank Scirocco: Is that it?

Martin Doyle: Yes.

Frank Scirocco: Let me just read the board this, and the only thing that I think pertains in regards to special permits in residential districts is the use shall be located on a lot large enough to accommodate the buildings, which naturally it is because it is already there, and necessary off street parking or garage street parking meet all yard requirements of the district. So, we are looking at, if my math is right, four and a half (4 ½) parking spaces for three (3) apartments.

Ed Morcone: There are two (2) businesses plus the three (3) apartments correct?

Kristen Cortigiano: No, I am looking to take those two (2) businesses and make them one (1) apartment.

Ed Morcone: So we are looking at four and a half (4 ½).

Frank Scirocco: Well that is what the code says; the board acting on any application may impose any additional requirements that may be necessary to meet the needs of the particular case, so if we want to vary that we can.

Ed Morcone: One of my questions was that you are going to take out those two (2) small stores.

Kristen Cortigiano: Yes.

Ed Morcone: Are you going to continue to side the place.

Kristen Cortigiano: Yeah, we either want to paint the siding or reside it and them fix up all three (3) that are there. We own a commercial exteriors company.

Ed Morcone: That parking lot next door has nothing to do with you?

Kristen Cortigiano: No, Bove owns that, I know the old owner was renting it from them for parking.

Ed Morcone: You appear to have enough parking on the side and with the garages; you have the whole street there.

Frank Scirocco: Robert?

Bob Chase: No, I think it is a good idea.

Frank Scirocco: Daniel?

Dan O'Connor: I don't have any issues.

Frank Scirocco: Richard?

Richard Delaney: I looked at the zoning map I think at one time it was zoned restricted commercial, that small section of Mabbett because there were the two (2) stores, and what you want to do is make it entirely residential, that is why it is a special use permit.

Frank Scirocco: It is a special use because more than two (2) apartments require a special use.

Richard Delaney: Ok. Again in terms of the entrances or exits, are you modifying the building at all?

Kristen Cortigiano: No.

Richard Delaney: So, you are having the tenants come in one main door and go to either side.

Kristen Cortigiano: It is only going to be one (1) unit, the two (1) commercial spaces that are there will be one (1).

Richard Delaney: You will have two (2) units upstairs?

Kristen Cortigiano: One (1) upstairs and one (1) in the back, which those two (2) are already there.

Richard Delaney: I wonder about the parking too, it didn't look like many spaces there. Is parking allowed on the street that goes in there?

Kristen Cortigiano: Yes.

Richard Delaney: Right in front of the building, because the building kind of jigs, I wouldn't think you would want to park because people turn to get on to Railroad.

Kristen Cortigiano: Yeah, I know you can park on the side of the building.

Richard Delaney: I mean the proposed use conforms to the character of the neighborhood; there are other multi-dwelling buildings so that is fine. I don't have anything else.

Frank Scirocco: I will close this part of the hearing, is anyone here to speak on behalf?

I would like to speak against.

Frank Scirocco: You need to come up and tell us who you are.

David Guilianelli, I have lived on the street for over fifty (50) years, parking, and this is nothing against you, parking that driveway is narrow; you are not going to fit three (3) apartments for parking there. Secondly, West Way runs alongside of it, all of Bove's heavy trucks come in and out of West Way, so to have a car there; you are going to have accidents. You are correct it is on the turn. It was a one family, Marinello made it a two (2) family and now they want to make it a three (3) family, what if there is a fire in that building, there is one exit out of that top floor. On top of that the neighbors, we are the only ones that got a letter, there are

other neighbors who knew nothing about this. We deal with one house on our street, 50 Mabbett that does not concern her, that is down as a three family and there are five (5) apartments in there and it is a battle for parking. It is a battle for parking, just this past weekend four (4) times I had people blocking my parent's driveway. Mr. Scirocco, you know who I am, where I live, right down on Mabbett, Tommy Guilianelli.

Frank Scirocco: I don't recognize you with the mask on.

David Guilianelli: Seventy-nine (79) and eighty (80) years old my parents are elderly I don't need to be calling the Police Department every time somebody is blocking my driveway. On top of that my neighborhood has been transformed, these people are coming in, buying it, it is about profit, I know that and I commend you for that. This is nothing against you, this is against some of the other people, and they don't care about their property. They don't maintain it; they leave the garbage cans out in front of the house, how are we going to attract people to this City when that's all it is about is money. You guys make your decision, I get it, and she seems like she will take better care of it than the last few people that have, I am just saying those are our concerns as neighbors and as my family. I think I have brought up some good points. Feel free to drive up there, there is not enough parking in that driveway. What is the standard for parking per apartment?

Frank Scirocco: One and a half (1 ½) cars.

David Guilianelli: So you are talking that driveway is going to handle five (5) cars? I challenge any of you guys to go there and see if that driveway and garage will handle five (5). That is all I have to say, I welcome you to the neighborhood, please take care of the house and put good people in there.

Kristen Cortigiano: Absolutely, we own a bunch of rentals, not in Mechanicville, in Halfmoon, Glens Falls, and Clifton Park.

David Guilianelli: Part of the problem in my neighborhood is it is all slum lords and I have had it up to here and my family and my neighbors, we want good people in there. We don't want people where I have to call three (3) o'clock in the morning because they have their stereo blasting, with fireworks and all of that.

Kristen Cortigiano: I totally understand that.

David Guilianelli: I get up to go to work early, I have a brother who is suffering from stage four (4) cancer, I don't need it, I don't want it. I am just telling you guys that is how I feel, that is how the neighborhood feels. As long as she adheres and brings good people in we will welcome her with open arms. That is all I have to say.

Frank Scirocco: Thank you.

David Guilianelli: If you have any questions for me I will be more than happy to answer them.

Frank Scirocco: We don't do that.

David Guilianelli: Alright, thank you.

Frank Scirocco: Anyone else? I am going to close this part of the hearing and address some of his concerns. I have two (2) two (2) families right around the corner, I live next door to a five (5) family, and yeah there is a parking issue because there is no parking for that building at all. All of those tenants park on the street and occasionally my driveway has been blocked and I have had to call the Police, but those things happen sometimes. Do I think one (1) more apartment is going to create that much of a disturbance in that neighborhood, you can't always tell how your tenant is going to turn out, believe me I know. Ed, do you have any comments?

Ed Morcone: The reality is most people have more than one and a half 1 ½ cars, we know that happens. Do your garages go along with the rentals or are you renting them separately?

Kristen Cortigiano: The garage would go with one (1) of the units.

Ed Morcone: How many car garage is it? Is it a two (2) car garage?

Kristen Cortigiano: Two, yeah.

Ed Morcone: I really thought there was enough room over there, he is right about Bove running in and out of there but I don't have any problem with it to be honest.

Kristen Cortigiano: Can I make one comment as to what he had said?

Frank Scirocco: Absolutely.

Kristen Cortigiano: If there is already a commercial space that would mean someone has to park there during the day to use that rental space so what is the difference if somebody is a commercial use using it all day long going there to work, or if somebody is parking there to live there.

Frank Scirocco: And if you had three (3) people working there you would have three (3) cars.

Kristen Cortigiano: Right, verses a one (1) bedroom probably having only one (1) person living there.

Frank Scirocco: That is a good point; you would be reducing the amount of vehicles.

Kristen Cortigiano: Currently it is two (2) commercial spaces so that is at least two (2) cars.

Ed Morcone: Are you going to be leaving your siding truck there.

Kristen Cortigiano: No, that is just there for our guys, it won't be there very long, that is not a permanent fixture. Currently our office is off of Usher's Road in Mechanicville.

Frank Scirocco: Richard, any comments on what was said?

Richard Delaney: Just going back to the parking; how many cars can you get into the driveway plus the garages?

Kristen Cortigiano: Two (2) in the garage and you could probably fit three (3) more in the driveway.

Richard Delaney: Are the cars in the garage able to exit the parking lot.

Kristen Cortigiano: I think you would still be able to depending on how you map it out, I mean where our trailer is it caved right there so you could go up where the trailer is which is almost off the road and put another parking spot which I guess would be considered road parking.

Richard Delaney: The road going into, does Bove take trucks in there?

Kristen Cortigiano: They do, yes, and I know the old home owner had a grassy area like across the street from it and that is where they had people park too. Which again is off the street, it is totally on the side.

Richard Delaney: There is no space to park on the left side of the house, the railroad side?

Kristen Cortigiano: No that is where there is another lot there.

Richard Delaney: I mean I think one (1) more unit is going to make that much difference.

Frank Scirocco: What I would like to see, if the board does approve the application, is that we would like to see Please Do Not Block Driveways.

Kristen Cortigiano: We could do that.

Frank Scirocco: Do you guys agree with that? At least we are trying to prevent someone.

Dan O'Connor: It is not where she is it is down where he lives there is more of a problem.

Bob Chase: Who is going to be there to block the driveway?

Frank Scirocco: I am just saying if you put that up it shows we have some concern over what the gentleman was saying.

Bob Chase: You would have to do the whole street, where he is talking about is not where she is. You would have to do the whole street.

Frank Scirocco: Yeah, you are right. More comment?

Dan O'Connor: I don't have an issue with it because there are the lots across the street from Railroad that Bove parks all of his people during the daytime there that is against the railroad and that is public parking. Worst case scenario is down the road you have an issue with it you have to build another parking lot over there.

Richard Delaney: That is all public parking, City parking?

Dan O'Connor: Yup that is not owned, the City owns that all the way down.  
Motion.

Frank Scirocco: There is a motion to grant the special permit, any discussion? Is there a second?

Seconded by: Bob Chase

Bob Chase: Yes

Richard Delaney: Yes

Martin Doyle: Yes

Ed Morcone: Yes

Dan O'Connor: Yes

Frank Scirocco: Yes

Kristen Cortigiano: Thank you very much.

Frank Scirocco: Good luck.

Kristen Cortigiano: Have a good night.

Frank Scirocco: You too.

Frank Scirocco: Alright, next we are going to hear from John Pickett from Frank Lewis Holdings, this is a sketch plan review, we are just going to be listening to what he wants to do, the board is not going to take any action on it, we are just going to get all of the information we need and if you have any questions for things you would like him to come back with please feel free. John tell us what you want to do.

John Pickett: You guys have the floor plan, you have the picture and everything else, what we are proposing is a 9500 square foot office building right at the point where you come down Industrial Park Road across from the City Garage building, then there are six (6) self-storage buildings, non-climate control that will run through the center of the property, then at the very western end you will see a 500 x 100 foot warehouse, 50,000 square feet that sits in there. Looking at the existing site, if you look at what we are going to be doing, there is the old concrete bins that are there, those will come down, running along Clements Street, and couple of big



concrete retaining walls that are there will come down. Overall with the site it stays pretty balanced for working with the topography that is there and that is it. From our opinion, I have my engineer here with me tonight, it falls within zoning, it falls within all the green space, exceed everything we are looking at there. A little bit of input from you guys that we left off the plan from there, the storage building with the non-climate controlled storage I am not really worried about it, the office building site lighting we did not put it on it, it is close to the houses, we do want to light the parking lot a little bit, the other building I have done I put wall packs on everything but they are sitting on the other side and they shine out. I have been looking at everything and the City Garage and it is bright but this is a little closer to Clement Street, we have to light the parking lot up for when people are walking out, but do we want to do some pole lights, low ambient LED shooting back, just looking to be a good neighbor, and what you guys might want and might want to see there.

Frank Scirocco: I had a conversation with the Senior Planner for the County, he had a couple concerns, they haven't look at the stuff yet but we took the time to meet and discuss it, one of the concerns is what your snow removal plan is?

John Pickett: Everything will stay on site, so if you look at behind the last storage unit going up against Clement Street, that whole area in there, this will all be tucked in there, everything through here can come out. The retention area will have gates in it through the fence so everything can be dumped into that retention area. If you look here along the edges of the buildings, there is plenty of snow here from this lot; there is room here and all along the front of the road.

Frank Scirocco: Another question he had, he was just curious and so am I, why the division between the two parking spaces, why not just join them together.

John Pickett: When you come off of 6<sup>th</sup>, we didn't want to have it be a cut through, straight through 6<sup>th</sup> Street and dump into that lot, we didn't want it to be a cut through at all. We also looked at it that if it was multi-use; couple of tenants, someone can have their own space in the back and park over there. We were trying to eliminate the flow through traffic it was its own separate parking lot that was there. I am scared to death of someone coming blowing down that street and going through here, kind of like they do now you can see the dirt track, so we just took it out of alignment and set it that way. We could connect the lots together it is not a big thing if it is something you wanted.

Frank Scirocco: The other thing was since more than 1% of the area is going to be disturbed you need a general permit from DEC.

John Pickett: That is correct; I believe we have that all under control.

Frank Scirocco: Our Engineers have the plans so they can look at the storm water for the SWP. That is all I have, Martin?

Martin Doyle: You already covered the storm water and I don't know how far in depth you go with this. I will just hit you with the questions I am not sure if it matters or not, I may be going further than what's intended for this. With the storm water, is the intent to keep everything on site?

John Pickett: There is an open retention pond running against Industrial Park Drive which will have an overflow, which will go into the storm sewer system that is currently installed along Industrial Park Drive. So yes, it will be captured and kept on site and any overflow will go...

Martin Doyle: You do have the greenspace?

John Pickett: We exceed the greenspace, yes.

Martin Doyle: You have a lot of hard surface there. The Public Works people take care of the curb cuts, do they review and do that?

John Pickett: They are already all installed.

Martin Doyle: I was looking as to how you are getting your trucks into that area.

John Pickett: That is an existing curb cut; we are actually going to remove two (2) curb cuts down along the road.

Martin Doyle: I was just thinking that was tight.

John Pickett: So I own the other building across the street that was just built there and it has the same exact curb cut and we do truck traffic in and out of there all day long. The truck line of sites are in there and all of their tracking are on the plans.

Martin Doyle: Do you already have tenants in mind for the warehouse?

John Pickett: I do have some perspective tenants.

Martin Doyle: I am wondering if the storage is going to be hazardous in nature.

John Pickett: It is not, the perspective tenants is all technologies, high value related to Global Foundaries.

Martin Doyle: Just out of curiosity, whether it is a mistake you have 30 ft. tall one story office building; that may have been a mistake.

John Pickett: That might have been the max or the gable end; that is what we did it is the gable end going up. It is not a flat roof it is a pitched roof that may be why it is that way.

Martin Doyle: Going back to the lighting, the intent is luminated signage or are you not that far yet?

John Pickett: We didn't decide, I don't know if they need to be, everyone knows what is there, we were back and forth as to whether put up signage for the storage units. It is more for the office building in the front and I don't think it needs to me a luminated sign.

Martin Doyle: You have the bald eagle and potential archeological stuff in the ground must be.

John Pickett: The bald eagle is pre-filled out on the DEC mapper, when you use their software it comes through it tells you what is in the area. Because the site has a previous industrial history it is bypassed here, you don't need to do that.

Martin Doyle: You are not going to do much in the way of re-grading.

John Pickett: No, it actually works, it is a pretty balanced site for a construction stand point.

Frank Scirocco: There will be a lot more questions during the site plan review. What I would like you to really do in the sketch hearing is if there is something here that you are not seeing that you want to know ask for it now so he can have it at the next meeting along with other questions that you might have. Edward?

Ed Morcone: I think he answered one of my questions, I was wondering what you were going to do with the 50,000 square feet, if it was going to be yours or you were renting it out.

John Pickett: Not for me, it will be rented.

Ed Morcone: The other thing was there any kind of push back about the houses on Clement Street, is there anything you are going to do to divide you from them.

John Pickett: If you look there is going to be some foliage, some trees or whatever we want to do along the edge and see what you guys want from a landscape standpoint. We have kicked around a lot of stuff that we want to do around there, I talked with the Mayor and Commissioner Gotti about a public benefit about donating along the edge of Clement Street and taking the Zim Smith Trail and sucking it out of the Industrial Park and dumping it down at the end of Clement Street and giving that to the City if they wanted it as long as it doesn't screw us up with our setbacks. Outside of that we are open, if trees make good happy neighbors that is what we will do.

Ed Morcone: Any push backs from neighbors yet?

John Pickett?: I have not gotten a call or anything from anyone and we have been there working. We have cleaned it all up, we mowed along Clements Street and took down all the trees and the neighbors moved all their cars and they have been fine with me.

Dan O'Connor: I live right there Ed and it is a welcome to us.

Ed Morcone: He always does a good job I was just wondering if anyone else said anything.

John Pickett: I try to be a good neighbor.

Frank Scirocco: Richard is there anything that you would like for the next meeting that you are not seeing?

Richard Delaney: No, I thought all of these storage buildings were going to be for your own equipment.

John Pickett: That is self-storage rental units.

Richard Delaney: The other buildings, are they for your business?

John Pickett: The office building I am building as a spec for a tenant right now, I currently don't need it for my own business, that could change by the time we get to it but right now no, everything is being built for rental purposes.

Richard Delaney: I didn't realize that, unlike your other property.

John Pickett: The other ones are for me this one is a rental base.

Richard Delaney: I know we have gone back to this at previous meetings, you have it classified as a mixed use area, and shouldn't it be a light industrial?

John Pickett: I thought I had it as light industrial, it is marked light industrial, if you look here in the zoning we have light industrial on the top.

Frank Scirocco: It is light industrial.

Richard Delaney: Since it is light industrial you are not able to have any objectionable effluent, odor, smoke, dust, fumes, and the only possibility would be the light and on the sketch plan you could tell us exactly what kind of lighting you are going to have like if it is aimed down.

John Pickett: Everything else is wall packed and mounted on the building but this one here I think we need to do pole lighting in the parking lot.

Frank Scirocco: Is there any particular lighting you would like to see?

Richard Delaney: Just to make sure you are not disturbing the Clements Street residents.

John Pickett: If we go and look at what a Cumberland Farms has along First Street I am assuming that is the same type of lighting you are looking for. That is what we will look to do. Was that an issue with those neighbors when that first went up?

Frank Scirocco: Yes it was.

John Pickett: So if we look at those pole lights and say this is what we are going to day it should solve what we have there.

Frank Scirocco: The lights behind the Elks shine right in my kitchen.

John Pickett: That is a wall pack light and that is why I asked what we want to do, it is hard to hide a wall pack light, it is a bright obnoxious light.

Frank Scirocco: I get it, it is brutal.

Richard Delaney: I think you are meeting the requirements as far as the maximum building is 45 feet and you say 45 feet +/- I assume you going to stay under.

John Pickett: It is going to stay under the requirement.

Richard Delaney: The maximum coverage by the principle and accessory buildings should be no more than 50% of the total area and you meet those requirement I know.

John Pickett: Yes.

Richard Delaney: The total area of 283,476 square feet, I assume that is for all of your different buildings, is that correct?

John Pickett: The whole lot over there is 321,745 square footage 7.39 acres.

Richard Delaney: So when you look at the square footage of each buildings it is less than 50% so you meet the requirements. Will you have lighting for each building?

John Pickett: If you take the storage buildings it is a wall pack but it down lights not very obnoxious and again it is only seven (7) feet in the air, so it only shoots and shines across the buildings which are two (2) feet apart so it doesn't have much for that to carry. This last building against Clement Street, there is no need for lighting on the back side of it because there is no use on the back side so that will shoot over to Industrial Park Drive. Again the end of the 50,000 square foot building there is no need for anything there, it would go across the front. The only reason I even asked was because the office building I have to cover that parking lot.

Richard Delaney: You might want to show when you come back the access of trucks or vehicles to the different parts of the site.

John Pickett: If you look it shows it at the far end you can see the trucks coming in and out , you can see their pass where they back into the docks. The other way is just going to flow into the storage units and the office building is self-explanatory.

Richard Delaney: It shouldn't interfere with DPW.

John Pickett: Not at all.

Richard Delaney: We will need to know the building materials for the buildings, the type of siding.

John Pickett: You will want to see our architectures; pictures of the outside and what we are going to do.

Richard Delaney: That is all I have.

Frank Scirocco: Robert?

Bob Chase: Why is the office a one story building.

John Pickett: It gets me away from an elevator, it gets me away from a sprinkler system, and it gets away from a lot of stuff, under the 10,000 square feet. I think it looks awful.

Bob Chase: These individual storage units, is that something I can rent?

John Pickett: Yes

Bob Chase: We need storage but I don't understand why you don't build like a big u-haul building.

John Pickett: Climate control? It is a totally different animal. We looked at it, the guys that do it with me, and we have done some pretty big research, you are talking 3, 4, or 5 stories to make it economical and pay off. My personal opinion is it does not fit the area. It would hide the City garage which I would love to do but that is it.

Bob Chase: So none of these are going to be temperature control?

John Pickett: They are not they are all non-climate control.

Bob Chase: That is all I got for now, these are all going to be metal buildings like you put up before except for the office.

John Pickett: The office will not be a metal building but these both will be metal buildings.

Frank Scirocco: Dan?

Dan O'Connor: I live right across the street from where he is building that office building and I don't have a complaint whatsoever.

Frank Scirocco: No, but is there anything you would like to see at the next meeting?

Dan O'Connor: My biggest thing is the lighting. I think that area is kind of dark in spots and I welcome it.

Richard Delaney: Frank, I just have one more thing.

Frank Scirocco: Ok, I will get to you in one second. The County planning board is going to meet when?

Gina Kenyon: The third Thursday so November 19<sup>th</sup>.

Frank Scirocco: So I will have the report and we can get it to John so he can address any of his concerns prior to the December hearing. Our Engineers are looking at the storm management area?

Gina Kenyon: They have everything.

Frank Scirocco: They will get the board a letter and also get it to John so he can answer any questions they may have also for the December hearing. Is that possible?

Gina Kenyon: Sure

Dan O'Connor: Is just the storage units going to be fenced in or is the whole.

John Pickett: No, so if you look, it is marked on there, the hash mark comes around the back. Currently you see the fence right here if you look here the other



part of our public benefit will have to look at as we go through, I basically own that pony field at the Little League Field so we are going to have to address that corner over there. If we get that bike path stuff worked on and give it back we are going to have to do something to make it work to go through there. I think that area is going to have to be fenced around there to keep people out of there.

Frank Scirocco: There were comments regarding the application and the address and the name in a memo and before I address any of that I am going to get with our Attorney and see what is relevant, what we need to look into, and we will have that information at the next meeting and you can address whatever the concerns are.

John Pickett: If it is something you need ahead of time you just let me know you know how to get a hold of me.

Frank Scirocco: I just want to discuss that with our Attorney and see where we need to proceed.

John Pickett: Understood.

Frank Scirocco: Richard what do you got?

Richard Delaney: Actually a couple of things. On the environmental assessment form you .... The filtration system?

John Pickett: On site detention system right?

Richard Delaney: On site infiltration basin and I assume that goes into the general waste water?

John Pickett: That will go and it will overflow to the storm sewer system that is already up there.

Richard Delaney: We will see that someplace on your...

John Pickett: It is drawn on here now but yes you will see the storm water system which runs along Industrial Park Drive and then we can show the lateral tying into the storm sewer system which is on the other side of the street.

Frank Scirocco: We should have all of that information from our Engineer also.

Richard Delaney: Then also the greenspace, the nature of the greenspace.

John Pickett: If I go from our next meeting someone will landscape plan, architectural on the outside rendering for the buildings that you need, site lighting.

What about landscaping that would serve as a barrier?

John Pickett: That is what I am saying, so I guess we need to address and put a landscaping plan down through here and what it would look like, it shouldn't be that hard to do. You guys let me know what you need so we can proceed to the next meeting and make it whatever decision, I know you have stuff from the County and we will take there feedback and put it all together and go from there.

Frank Scirocco: Any other questions before we conclude? This is a sketch hearing not a public hearing so there will be no comment.

Gina Kenyon: Will the next meeting be December 8<sup>th</sup> , that is the second Tuesday?

Frank Scirocco: Yes.

City Attorney Lyn Murphy: Is it your intention to have a public hearing at that meeting?

Frank Scirocco: Yes.

City Attorney Lyn Murphy: Then you need to do the resolution to schedule the public hearing at a public hearing.

Frank Scirocco: So, for a resolution we are going to have a public hearing on December 8<sup>th</sup>. Are we good?

City Attorney Lyn Murphy: You have to have a member choose to make the resolution to have the public hearing and seconded it, then roll call.

Bob Chase: Motion to make the resolution.

Dan O'Connor: Seconded.

Frank Scirocco: All in favor

Ayes: 6

Nays: 0

Frank Scirocco: Any other business before we have a motion to adjourn.

Meeting adjourned @ 8:02 p.m. by: Dan O'Connor

Seconded by: Richard Delaney

All in favor: Ayes: 6 Nays: 0

Frank Scirocco: Meeting Adjourned.