

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Public Works Building, 4 Industrial Park Road, Mechanicville, New York on December 19, 2017. 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
	Keith Johnson	- present
	Ed Morcone	- present
	Raymond Martin	- present
	Chris Boyark	- absent
	Sam Carabis	- present

Frank Scirocco: Before we get started I need to lay some ground rules down moving forward. Things have been getting a little bit out of hand so the way the meeting is going to go is our applicant will present his/her case and when they are done we will ask our engineering firm to make some remarks and then I will poll the Board for questions. Each member will have a lot of time and when they are done we will ask the public if they have any input and if there is no input I will poll the board again for additional questions and at that time if any members of the Board wish to ask another question I just ask you be acknowledged by the Chair before you jump in. I know I have been guilty of cutting some of the members off while they have been in the middle of questions and I know some others have been also. So, that is how we are going to move forward tonight. Tonight we are going to hear Adam Herberg for a change in tenancy.

Before I get to that I need a motion to accept the minutes from the last meeting.

Motion made by: Robert Chase  
Seconded by: Richard Delaney

All in favor: Ayes: 7                      Nays: 0

Frank Scirocco: Adam you are looking for a change in tenancy, would you like to tell us what you are going to do.

Adam Herberg: I am with the architectural firm working on the O'Reilly Auto Parts project at the former DiSiena Hardware on North Central Avenue. The existing site plan is similar to what is going on right now. The existing signage

including the monument sign at the front of the store on North Central is to remain. The existing lighting is also to remain. The store itself is being oriented so it faces to the South so the main entrance is right there it is no longer going to have a corner entrance it will be on that front side. That is the new front of the building. The elevations (he passed them out to the members) are going to be re-tooled to deal with the existing branding of O'Reilly Auto Parts codes are up as far as the coat of paint and create vivid colors we all come to expect. The store itself, layout of the store is based on the existing prototype but given the size of this building creates a really good opportunity to really have a lot more storage space. We are looking at almost 40,000 square feet. The first floor plan as you can see there is a lot of open space in the floor plans which is great as far as potential future changes for distribution but at this time it is not meant to be a distribution store. There is going to be ample room for the public for their main area and then in the rear area and the basement will be meant for future use. Other than that the entire inside will be completely re-done so that it gets new lighting, new HVAC, and new interior finishes. Based on that we are looking at a re-do of the inside, the exterior is largely going to remain the same as far as the site but the exterior of the building itself is to be entirely updated. Basically, with the Boards approval O'Reilly Auto Parts is looking to get started and get a new project going for the area. We are excited to be here.

Frank Scirocco: I want to make one correction; DiSiena Furniture Store is not DiSiena Hardware Store.

Adam Herberg: I am sorry I apologize.

Frank Scirocco: Just wanted to note that because we do have a Disiena Hardware Store. Correction has been noted.

Sam Carabis: Does the building have sprinkler systems?

Adam Herberg: Yes sir.

Fire alarms? You know basically a new facility coming in like that may be advisable to have someone check the fire alarms to see that they are working and so forth and maybe we can get some certification to the extent that they have been tested and are working. Are there working smoke alarms?

Adam Herberg: I believe so but we will check that as well.

Sam Carabis: Signage, there is a large sign out there (electronic sign) what is the status of that?

Adam Herberg: That is to remain but it will be re-faced.

Sam Carabis: There is a very large basement in the building it is about the same size as upstairs and specific usage for that is that storage or is it part of the operation?

Adam Herberg: At this time they are going to keep that layout until they eventually move parts in. Having two (2) floors does create certain code issues but how the code reads distinguishes a basement from a second story. We will of course make sure we get anything that needs to be done for that. I know there is an existing lift system I do hope it is operational I have not seen it functioning but we can check our notes and make sure everything is in order.

Sam Carabis: Basically the City is going to be putting new sidewalks.

Frank Scirocco: Our Engineer is going to discuss that.

Sam Carabis: There is a large depression in the back of the building, is there going to be adequate lighting down there?

Adam Herberg: I do believe the exterior lighting was taken a look at.

Sam Carabis: There is land next to your building that used to be a gas station that I believe DeCrescente owns is there anything with respect to your company to eventually purchasing it or anything.

Adam Herberg: Not at this time, we are showing it as a different parcel and our site plan works without that.

Frank Scirocco: Before we go any further I would like to introduce Ted from Barton and Loguidice who is going to discuss a project that the City has regarding sidewalks on Central Avenue which may take care of a lot of the questions. Can you tell us what the City has planned?

Ted Kolankowski, Barton and Loguidice: So this is a project that is funded by DOT, there was an application made to the Transportation Enhancement Program with DOT to do some streetscape improvements on North Central Avenue. It is

basically from Frances Street to Saratoga Avenue and it is intended to make improvements where there aren't any sidewalks right now. It is a \$500,000 grant and 20% of the funds is a local match and that money has been secured from other sources. The grant has to pay for the engineering and the construction, looking at what the improvements are we really looked at from Frances Street putting in a sidewalk right along the curb line so we are not going to make any major changes to the road at all, it is going to remain the width it is simply putting in a five (5) foot sidewalk. One of the things we would like to do is create some more green space in front of some of the store wherever possible. We have gone out and met with most of the property owners to talk to them. We talked to Sal at DiSiena's and what we had in mind in the front here was okay with Sal he had the idea that this was going to remain retail when we did the streetscape design. So the limits of the project actually originally included Frances Street this is the site for DiSiena right now, Frances Street is here. The other side of the street the sidewalk was replaced when they did the bridge work so we obviously don't need to do anything there. This page actually shows the sidewalk was intended to go down Frances Street and also there was a little bit going down Saratoga Avenue. Here is DiSiena here on Central and it actually picks up on the other side of Central where the bridge work ended and reestablishes the sidewalk all the way to Saratoga Avenue. Our problem right now is we do not have the budget to do the entire project limits, what we are looking at doing is probably not doing the Frances Street part of it at this point. My Engineer is just redoing the budget. Some of the things we want to do besides just putting in a new curb and a new sidewalk is we want to do additional greenspace. The grant description included things like a couple of benches, some new street lights, some street trees, so it is intended to introduce some greenspace along North Central. Like I said we did talk to the owners of the neighboring properties and we tried to work with them with where the curb cuts and driveway locations are. For the most part for this project I think where the driveway locations are it is pretty flexible as long as they are will to work with us in terms of establishing some greenspace there. There is a budget for street trees and a budget for street lights which will be installed in front of the store where necessary. Are there any questions on this? Are funding from DOT is capped so we cannot go back to them and ask for additional funds.

Raymond Martin: How many feet along North Central are going to be done in sidewalks? How many feet is it from Frances Street to Saratoga Avenue.

Ted Kolankowski, Barton and Loguidice: I believe it is around 1200. I can certainly confirm that for you.

Raymond Martin: So at \$500,000 that is about \$500 a foot for a sidewalk.

Ted Kolankowski: That includes engineering, construction, periods of observation, and so on. We go from zero to 650 on one side, it is about 1100.

Raymond Martin: You are only going to be doing the sidewalk on the Eastern side and not any improvements on the Western side?

Ted Kolankowski: There is two sections on the Eastern side that we will be working on in front of DiSiena's, there is a little spot on the corner of Saratoga Avenue we would fix where the sidewalk has been demolished, and at the corner of cypress and the remainder is from the bridge on the West side to Saratoga Avenue.

Raymond Martin: So that drops it down to about \$250 a foot.

Frank Scirocco: We need to concentrate on the application not on the City.

Ted Kolankowski: That does include streetlights they are not cheap, it does include utility improvements, and there are some flooding issues.

Raymond Martin: What kind of request do you have for Adam for his streetscape in that area specifically?

Ted Kolankowski: It is the City's right of way so I would say we could work with them we are not going to want to put shrubs in front of the sign so that it is blocking it and the placement of the street trees. We just want to have it coordinated with what we need to do, knowing that the existing signage is going to be retained on the current site is helpful because the original plan in front of DiSiena's we talked to Sal about. As I mentioned to Adam these driveway cuts can be moved around. We also showed some on Frances Street.

Raymond Martin: Currently isn't it almost a wide open curb cut.

Ted Kolankowski: It is completely open.

Raymond Martin: Adam do you think that will be acceptable?

Adam Herberg: Yes, so the plan that is proposed, there is some new stripping in an existing area by the pole light. With the layout that the Engineers presented it has those two (2) cuts and you should be able to get straight shots to the road from

there, we just need to coordinate and make sure we get it lined up correctly. How wide are those drive cuts?

Ted Kolankowski: We can work with you on that, we assumed commercial driveway cuts of thirty (30) feet.

Raymond Martin: And it is the intent to have both of them both ways, in and out on both sides correct?

Ted Kolankowski: Correct, the thirty (30) foot, if you notice there is a lot of existing utility locations and poles along this stretch here. We did a single driveway into the existing former gas station site.

Frank Scirocco: Does the Board have any more questions for Ted?

Bob Chase: When you say a curb is there going to be a step up on the sidewalk?

Ted Kolankowski: Yes.

Bob Chase: Most of the rest of the City is.

Ted Kolankowski: Correct it is going to be vertical curb of six (6) inches.

Bob Chase: I wouldn't want to see something like they put up at the high school which is flat.

Ted Kolankowski: One other thing I wanted to mention is having the five (5) feet grass strip right at the curb line and then moving the sidewalk back behind it. That gives you the snow storage in front and the grass strip rather than having it on the sidewalk. The other thing I mentioned, the utilities in front, a couple of the utility poles are in the center of the sidewalk that would be right next to it so that actually works out better.

Richard Delaney: You talked about street trees, what do you mean by that exactly?

Ted Kolankowski: There would either be a grass strip or we have a number of thorn less locus that we would want to put in there. Those are the same trees that are out in front of the City Hall, they put up with a lot.

Richard Delaney: What about the streetlights, how many do you envision?

Ted Kolankowski: We had a limited number of them because of the limited budget so I think there were about six (6) or eight (8) of them. We tried to space them, we talked to Country Living about, we had them shown in front of his place and that helped us locate them. Again, the locations are moveable.

Richard Delaney: They wouldn't interfere with the entrances and exits?

Ted Kolankowski: Correct. There are moveable as well.

Ed Morcone: What type of lighting are you putting in? Are we looking at coming into Victorian Lighting all the way down?

Ted Kolankowski: The same light pole fixtures that we have seen in other parts of the City.

Ed Morcone: Like on Park Avenue.

Ted Kolankowski: Correct. It is that style and I think they put some in when they did the bridge work. We put them in for the Terminal Street Project as well.

Frank Scirocco: Does anyone have any questions for Adam?

Richard Delaney: You said the entrance is going to be on South side is that the Frances Street side?

Adam Herberg: Yes that is correct.

Richard Delaney: I would of like to of seen the plans before the meeting, usually each member gets a set of plans before the meeting.

Adam Herberg: I apologize we were trying to get things to Gina but didn't I apologize.

Richard Delaney: So the entrance is from Frances Street and why did you decide to have it from there.

Adam Herberg: It is because of the front parking layout. O'Reilly prefers to have as much parking on the front as possible so from their perspective the side of the building while it is facing North Central Avenue it is a narrower space and so from

their perspective they prefer to have that larger area in the front. From there marketing strategies it works better financially it is a consumer mind set where if you see a lack of parking and people it makes people think the store is more available for customer service so they prefer to have an empty parking lot in the front, it is what they do nationwide. If they would do it here it would look like the store is busier because there are fewer spaces for cars.

Richard Delaney: So the traffic will have to come down Frances Street?

Adam Herberg: I would think most people would pull in here but yes, it could work either way I would imagine most people would enter off North Central.

Richard Delaney: So for truck deliveries?

Adam Herberg: So for truck deliveries my understanding is that this is the delivery door over here and you also have the trash enclosures. This creates a through stretch; we have it as 29 feet wide right now. All the maintenance vehicles and the semi-trucks for delivery are going to go straight back here.

Richard Delaney: The grass area on the corner of Frances Street and Central Avenue is that not part of your property?

Adam Herberg: Correct this is an unknown property.

Richard Delaney: It looks like it could use some work.

Adam Herberg: I agree.

Frank Scirocco: DeCrescente owns that property.

Richard Delaney: Do you plan any changes that will affect the exterior of the building? Like changes to the elevation of the building, exits and entrances, delivery entrance, loading dock? Will you need to modify any of those?

Frank Scirocco: Let me just say something about that. If in fact they do want to change that it would require a full site plan review by the Board.

Adam Herberg: What their intent is is to modify it to create that portal on the front, if that falls in the category then that would be what was required.

Richard Delaney: Any additional loading docks?



Adam Herberg: No, the loading area is right here, I know there is a ramp here it depends on your definition I guess; but from our perspective we do this all the time it is a real simple thing it is not a change in grade that I would think of as a loading dock. It does have the overhead door I do believe but it is not going to look like some sort of warehouse.

Richard Delaney: So you are pretty much working with what is there now.

Adam Herberg: For the most part yes, that is what is intended to do, it keeps costs down but it also is who their business is, they don't have a loading dock like that anywhere.

Richard Delaney: Someone pointed out to me that there are solar panels on the top are they remaining?

Adam Herberg: This is an ongoing conversation in our office and has caused a lot of delays. My current understanding is that they are using them because they are fed already into the building. So basically you would have to shut it off or disconnect it not to use it and it wouldn't be worth the time. My understanding is they are using it but I know our electrical team is been reviewing and making sure that everything is hooked up properly. We don't want the building to be over powered in anyway and we want to make sure the power needs are met. It is not my field but I do know they have been doing field research on that it has actually been a headache.

Richard Delaney: I think you said you are planning on painting the building?

Adam Herberg: Yes those are the typical branded colors that they use.

Richard Delaney: Do you have anything to add to the Engineers report about greenspace?

Adam Herberg: Not at this time, we could look into doing potted plants if that is necessary but a lot of times when you add things to these locations you create driving hazards and they get run over so if we have to add more greenspace we could do it in these spaces but we don't want to put too much greenspace to the point where it creates an obstacle but you do have a lot of double parking here so we could try and put it in if that is what you are looking for.

Richard Delaney: You could put things right near the building.

Adam Herberg: They prefer to leave that as open as possible but if more greenspace is desired we can do it in here.

Richard Delaney: We talked a little bit about signage and it sounds like it will remain pretty much the same.

Adam Herberg: The site sign will the building sign is going to be different.

Richard Delaney: You mentioned trash enclosures where will that be located?

Adam Herberg: Right here the new front of the building but it is to the side of it.

Richard Delaney: Screening for that? Will it be fencing?

Adam Herberg: It is going to be six (6) foot tall block enclosure painted to match the building, it is an opaque gate that looks good.

Richard Delaney: How often will the trash be picked up?

Adam Herberg: I am not sure of that, I know that this building doesn't usually generate a lot of trash I think it is twice a week.

Richard Delaney: Mostly cardboard and not really toxic materials correct?

Adam Herberg: No, the only thing that usually comes under that consideration is they do have an oil recycling area but that is what they have all around the Country. It throws people off there are hazardous materials throughout the project but they are all well under the allowable quantities.

Richard Delaney: You said that it is going to be primarily retail now but in the future it is going to be more of a distribution center?

Adam Herberg: That wasn't my intent what I am saying is that how they have it is the store is meant for public use and most of the money is generated from local dealerships who are buying the product but what I am saying is there are stores that come along every so often that act as a house store that have more product but it is all behind the scenes and so a lot of times you can use those as a local basis to ship to the neighboring stores. I know in this development I have been to four (4) or five (5) different areas around here in just the past couple of months that is really

hot right now for this market. There is a lot going on and it looks like there is more coming in with this store given the size of it there is no reason to waste that square footage.

Richard Delaney: How many other O'Reilly Auto Part stores are there in the capital region?

Adam Herberg: We are as a company, we are working in Cheetango, Syracuse, Solvay, in Cicero, in this area we are working in Hudson Falls and there are one (1) or two (2) more so we are working on a lot of work in this area. I think in Albany alone it is double digits.

Raymond Martin: With the entrance now on Frances Street, which is a little different than some people anticipated, what kind of controls will you put in to make sure that truck traffic doesn't use Frances Street all the way to Main Street as an entrance or an exit.

Adam Herberg: That is a good question and I have never had to work with that before but we can take a look at that as far as working with driveways?

Raymond Martin: It is a very residential, very narrow, very curvy street. There is limited parking for the homes that are there already so I don't know if we need to put no through trucks or something like that going into the future. The front sign you mentioned is going to be on the same base is it going to be completely the same size or are you going to modify the actual size of the sign at all?

Adam Herberg: They change their minds a lot in the signage department but at this time it is the exact same size. They are going to be replacing it with their cabinet at the existing square footage.

Frank Scirocco: If that were to change they would have to come before the Board for an area variance.

Raymond Martin: With oils and hazardous liquids that you mention to Richard, obviously a lot of auto part stores collect those types of things will you be working with our Fire Department to make sure it meets our hazardous controls?

Adam Herberg: Of course, I work all the time with this in California and they are really big with that and we definitely work with the Fire Departments, we want to make sure it is permitted the right way.

Raymond Martin: One of the challenges you can see right behind this building we have a tributary to the Hudson River and we want to make sure there is no kind of seepage of any kind of hazardous materials from your property into there and speaking of that there were at one time wells from that corner property that were in the parking lot of your building that were sealed over that were supposed to be monitoring wells are you aware of that and what would your intentions be with those in the future?

Adam Herberg: O'Reilly is currently doing a lot of take overs of former Walmart grocery stores and they always have gas tanks in there so with that system we will let the same people know and they can make sure to get any underground testing and make sure they locate those tanks in the right place and they have systems as far as working with the State and so forth to clean that up.

Raymond Martin: The tanks themselves were not on the DiSiena property they were in that DeCrescente property on the corner but there was seepage traveling and you should be aware of that.

Adam Herberg: I did not realize that I will make a note of it.

Raymond Martin: It was mentioned in the green scape there is going to be a green buffer between the sidewalk and the road and I don't know if you are including any bike ways in that area coming down from the Sim Smith Trail heading up the bike path into Stillwater but just talking about snow removal in Mechanicville, snow removal is the responsibility of the property owner. For your sidewalk there you have to make sure the sidewalk is clear on Frances Street and North Central Avenue.

Adam Herberg: Ok and that did come up in the application and we are working with O'Reilly and we will make sure we have the correct plan.

Raymond Martin: Fencing, are you going to change any fencing in the area either along the stream or along the buffer with the residential property in the back.

Adam Herberg: Not at this time. Is there a condition you are worried about?

Raymond Martin: I am concerned you would at least inspect the fence and I would encourage you to work with the property owner to the east of the property to make sure the fencing is appropriate.

Adam Herberg: Ok of course.

Raymond Martin: You recognize you have a basement and you may have a lift is there any intention at this time to use this as public access and I am mostly concerned with handicap access.

Adam Herberg: How it works right now with a two (2) level store what they would work with is the public would be kept to the first floor. The top of the store the public is allowed entire use but once you have a multi-level system we would section off to say employees only it creates a hazard that is unnecessary. But for instance if people really know there stuff with vehicles and they know the exact alternator they need they are allowed in the rear of the store and that is with any O'Reilly Auto Parts store a lot of people don't realize that. So, you can use the restroom, you can other things that are in the rear of the store and that is with any O'Reilly Auto Parts you can just ask, if you have that knowledge you are able to go back there but the lift we would not want the public to be using that. I don't think it is designed for that it is only for cargo.

Raymond Martin: You talked with Richard about some outside storage for trash would you be storing any parts or equipment or other things on the property outside the building? If you get spare parts from the junk yard being shipped in they are not going to stay in the yard?

Adam Herberg: No, that comes up a lot, there are no tires, there is no part storage on site, there is not repair work in the lot that is allowed, that is not something O'Reilly encourages.

Raymond Martin: Do you install batteries and windshield wipers for people?

Adam Herberg: Yes but, they are not going to do engine work in the parking lot.

Raymond Martin: Hazardous Material that you are going to be allowed in the building is that something you can get to us and or our Fire Department.

Adam Herberg: Yes, absolutely. There is a HMIS report (Hazardous Material Inventory Statement) and we can also get you the MSDS sheets if you need those. It will breakdown which quantities there are and indicating they are all stored in the right containers.

Raymond Martin: About how many employees are you bringing to town?

Adam Herberg: Twelve (12).

Raymond Martin: Thank you very much for bringing employees to town for paying taxes.

Frank Scirocco: I am going to ask the people in the audience for public comment, tell me who you are and where you live and what you have to say.

David Hicks: 241 First Avenue, my only thing here was I was trying to get the drift between Barton and Loguidice and him it almost seems like his parking entrances and exits are hamstrung for the operation of business but I imagine they are going to work that out or is that just something cause I heard about all the greenspace in the front which would kind of slow it down. He shows an entrance on his thing I didn't see an entrance as per say matching his. Is this something they are going to work out between the two of them?

Frank Scirocco: We will ask that, do you have anything else?

David Hicks: Not at the moment.

Kim Dunn: 250 South Main Street, I am a little bit confused with the two (2) presentations. So we were going to do sidewalks down Frances Street but now we are not, am I understanding that correctly? And if we are not since it seems as though that we are doing a lot of things that are really going to help them out, can they entertain possible doing something on Frances Street?

Frank Scirocco: Do you want address the Frances Street questions. I thought you were putting sidewalks down Frances Street.

Ted Kolankowski: We show it on there, our intention is to bid it with Frances Street as an add on alternate if we can get pricing and can do Frances Street we will do it. Based on our preliminary estimates using the DOT pricing from recent projects it is not looking like we are going to be able to do it.

Frank Scirocco: If the City gets more cash, I don't think we should mandate that the tenant.

Kim Dunn: I am not saying mandate it but it seems we are doing a lot of things with the grant money to beautify there property to help them out so they won't have to do it do I am just asking.

Frank Scirocco: You will be on the Council you can move that grant money where you want.

Adam Herberg: What I can definitely can tell you is that the person, and I was working with him drawing the site plan, and I don't think at this point it has been coordinated and I apologize for that I would of like to have gotten him the full site plan with the PDF that was prepared and get it on here to show that we were cooperating and working with the City to make sure that come to perdition. For the final plans I want to definitely put in all future developments all that would be existing when construction starts. There is absolutely no reason we shouldn't be allowing for that once the money comes. We want to make sure we are doing everything we can and then reciprocate with you guys if done.

Frank Scirocco: Anymore public comment.

Benny DiSiena: I think there will be twelve (12) happy employees. Being out to your store out in Portland, Maine it is very well maintained.

Adam Herberg: I am happy to hear that it is a great company.

Benny DiSiena: It is a great company and an asset to the community.

Sam Carabis: Snow removal, is that going to be a problem? Are you just going to push it off to one side?

Adam Herberg: I am going to be honest I haven't worked very much with snow removal since I live in the South but, I know that on an existing project in Worcester, Massachusetts I am assuring it works on other projects. What I am saying is that it is an Engineering aspect and a logistic aspect that it is going to, I can make guesses it seems like there is ample area here to relocate the snow and keep the traffic functioning but at the same time I have seen a lot of times I have seen them eliminate a row of parking during that particular time. We will make sure they have a plan.

Frank Scirocco: On your application you said it was going to be moved to the North section. The building has been operating for as long as I can remember and

there has never been an issue with snow removal, sidewalks on Frances Street, or traffic.

Bob Chase: Just as long as they keep the sidewalks cleared in the winter.

Frank Scirocco: That is code, they have to.

Richard Delaney: Any resurfacing of the parking lot, clean that up a bit.

Adam Herberg: At this time it would not be resurfacing. A lot of time they do a lot of resurfacing but in this particular project they deemed the adequate for what their needs are. They may need to do it in the future but not at this time.

Raymond Martin: When I asked about fencing I asked about the eastern fencing, do you plan on fencing around the DeCrescente property at all?

Adam Herberg: Sounds like it is something we should definitely take a look at from your expressions and the questions. I think I will recommend for O'Reilly's that a decorative fence would be in order as opposed to something like the 6 ft. high wood fence. Would you prefer this site be sectioned off entirely?

Raymond Martin: That would be entirely up to you and it is your option to fence it or not but it is somewhat of an eyesore, and do you want it to be associated with your business.

Adam Herberg: We don't want to hinder the future is what it comes down to and a lot of times what comes up is the ground up construction and the fresh new stores will have drive backs that go nowhere and development never gets built. We want to make sure this site is not being blocked off but at the same time a fence can be relocated and readjusted. We don't want to just isolate it but at the same time if it works to say hey we are going to do something different then we can definitely do something different.

Raymond Martin: Snow has been pushed towards the river for years and years but our concerns about our rivers and streams have changed over the years so you may want to take a look at that and make sure you have proper barriers so that all that snowmelt with the oil, gas and antifreeze and everything else doesn't get into that stream.

Adam Herberg: We have a landscape architect that has extensively researched that so that would be something to do.



Frank Scirocco: Anymore questions. I would like to entertain a motion to accept the application for change in tenancy with any stipulations.

Bob Chase: I would a stipulation for a fence around the current DeCrescente lot it doesn't have to be permanent but before the store opens at least have that blocked off. That way you have no problem if some of his snow gets onto that property.

Richard Delaney: My only problem with that is it will provide a barrier to the entrances or exits.

Adam Herberg: No one from O'Reilly should be driving on this parcel it is not theirs so this might as well be a void so we want to treat it with respect but at the same time if that is the wishes of the Board then we will look into doing that.

Frank Scirocco: I think that will create a problem with DeCrescente you will surround his property with fence.

Bob Chase: How about just something to keep people from driving over it.

Frank Scirocco: They are not doing that now. He withdraws his stipulation. The only thing we would like to stipulate is you will work with B&L on the landscaping, whatever you can provide, and Frances Street, and no thru truck, signage with no thru truck.

Raymond Martin: I think Frank has captured it well, the three elements that we would like you to include and it sounds like you are going to be amicable to be working with the City. Working with our current streetscape plan, working with no thru traffic on Frances Street and making sure you are working with our code enforcement personal, both Fire and Highway and making sure you take care of any run off conditions.

Motion by: Raymond Martin

Seconded by: Bob Chase

Sam Carabis	yes
Bob Chase	yes
Keith Johnson	yes
Richard Delaney	yes

Raymond Martin	yes
Ed Morcone	yes
Frank Scirocco	yes

Raymond Martin: When is your expected opening?

Adam Herberg: Once we have approval from the building perspective, I spoke with John Holland and he indicated he was ready to go so if we can look at a month or a month and a half we will say approval end of January, it takes three (3) weeks to get the bid out so hopefully the end of February we can get going.

Frank Scirocco: You don't need to come back unless we see something that unusual right now you have been approved. If something happens in your new drawings that we did not discuss then we will have an issue other than that we are fine.

Next Meeting is January 9, 2018 we have a presentation from Stewarts, no action will be taken.

Is there a motion to adjourn?

Motion by: Bob Chase

Seconded by: Raymond Martin

Ayes: 7    Nays: 0