

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Public Works Building, 4 Industrial Park Road, Mechanicville, New York on January 10, 2018. Frank Scirocco opened the meeting at 7:00 P.M. The Pledge of Allegiance was led by Bob Chase.

Roll Call:	Frank Scirocco	- present
	Robert Chase	- present
	Richard Delaney	- present
	Keith Johnson	- absent
	Ed Morcone	- absent
	Raymond Martin	- present
	Chris Boyark	- absent
	Sam Carabis	- present

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

Motion made by: Richard Delaney
Seconded by: Raymond Martin

All in favor: Ayes: 5 Nays: 0

Frank Scirocco: Tonight we will be hearing from Jennifer Howard for a proposal for a new Stewarts it will be informational and no action will be taken and there will be no public comment. If the Board can ask any questions when they are done but please try not to interrupt them during their presentation.

Jennifer Howard: I will be brief, I promise. So for about a year now we have been discussing with our adjoining property owners, putting them under contract to do a new Stewarts store, our new larger more impressive building and then expanding our gas. I live in Stillwater, I am from this area and this is my personal project, that store I think is just a disaster. There is not enough parking; I know there is a lot of traffic there. We want to make that intersection safer, provide better internal flow, and then obviously more pleasing to the eye. We are currently under contract with our three (3) neighbors and it is contingent upon the approval from the Planning Board and the re-zone which I will get to in a minute is tomorrow night. We will not be purchasing any property until we obtain the approvals and our building permit. Our project is slated for the spring, I know it is an aggressive schedule but we really do want to get moving on this project. So what you will see now is our standard 3600 square foot building, 3696 is our

square foot building we are doing now. We are going to do a 48 x 48 canopy so there will be four (4) fueling points and again we are purchasing three (3) properties so if you are familiar with them it is the Strubel property, the Patire property, and the Witkop project so those are the three (3) parcels added to our parcel. We are going to at about $\frac{3}{4}$ of an acre by the time we are done. We do have a little bit of greenspace or here, we do have some plantings on the corner. We do have more plans coming for the Engineer to review as far as grading and storm water but we wanted to get in and get a feel for how you felt about the project and anything we can obviously make better with our proposal. Just briefly we do have a six (6) foot vinyl fence proposed for the property boundary on this side just to separate from the residences that are over there. I know some of the properties are zoned commercial but they are used residential. So this should at least shield any kind of light from anyone parking over here and more specifically over here to shield anybody in this house. This Strubel property is not zoned correctly so I had been appearing before the City Council since November to obtain a re-zone on that piece. Our hope, after speaking with the Mayor yesterday, I think we are on board for tomorrow's meeting to expect a final vote. Although there are three (3) new members to the City Council so I am not sure they need time to think about it and we may have to go back in February. We are hoping to work in parallel and I appreciate you at least coming parallel to a least talk about the project so we can keep it moving. If you have questions I would certainly love to hear them or any comments.

Frank Scirocco: Don, do you have any concerns that we should be aware of?

Don Fletcher (B&L): No I don't think off that, they dropped off some plans last week and we took a real quick look. It is looking at the nice pretty picture of where the new building is going to be and the gas pumps. Obviously we want to worry about some esthetics it is the southern gateway in. We will get into some more detail dealing with storm water. I am assuming their storm water is going to connect into the system that is out on the main road.

Jennifer Howard: It is and obviously we are not going to increase what we have now.

Don Fletcher: I am sure it goes down to the bridge area where the drainage is going to be re-done.

Bob Chase: Nothing at this time.

Sam Carabis: Basically, are you going to be serving food there more so than you did in the past?

Jennifer Howard: It is going to be similar to the other stores you see, there is going to be pizza, subs, and all the food you see in the larger area stores. Similar to Schuylerville, Clifton Park across from the auction, so it is going to be that style store. They don't make the food there, our commissary makes it at the plant but they do ship it there are they will be heating and or cooking it there.

Sam Carabis: There is a sign going up on the corner does it follow zoning?

Jennifer Howard: It is we really did try although it is a small lot then we like to have there we did try to stay within the boundaries. The maximum square foot for that sign is 36 square feet and that is what we have proposed just to stay within the boundaries, maximum height is 16 we proposed 15 so that does follow the code.

Sam Carabis: I know the City has some concerns about the storm sewers but I think there is money that has been appropriated by the State to remediate that and so even though that problem still exists whatever they do there should clear that up.

Jennifer Howard: I know our Engineer Marcus will be with me at the next meeting to answer any technical questions and address any of those questions. We are not allowed to increase anything so currently what we have now is all we can discharge the rest we have to keep onsite. We aren't required to have a SWPPP we are under an acre of disturbance but we obviously are going to make sure we follow all the rules and the Engineering Firm will make sure we do also.

Sam Carabis: It is certainly going to improve that area.

Jennifer Howard: I couldn't agree with you more. A couple people have called me I did take some calls about it we will keep the other store open we have no reason to close it does serve a different market I can't imagine the amount of people worried their neighborhood store is going to close.

Sam Carabis: There is a high volume of traffic down there in fact the later hours during the day all the way from South Street all the way to Park Avenue there is a continuous line of cars there it is a problem.

Richard Delaney: The main entrance is?

Jennifer Howard: On South Street.

Richard Delaney: Is there a reason for that.

Jennifer Howard: Just based on the lot size and when you have your gas over here we really need to be able to have visibility from the cash register out to the gas. We only have so much room so that is the only way to lay it out. We do have picnic tables to put on the other side for people to sit away from the activity and in and out of the building. We can certainly change things and we can change the landscape, we are open to that we try to be careful of putting things in there that are going to die from any kind of salt. We try to make it look nice but again we try and make it easy maintenance.

Richard Delaney: The existing building is going to be demolished? Concurrently with the other?

Jennifer Howard: No, we don't close ever. What will happen is all of this will happen, starting in the spring if everything goes as planned, we would start demolishing, we would do lead abatement if anything was found in any of the houses, we would demolish everything, build the building, then we would open the store, then we would close this store, do the demo then we would do the gas. So the store will be open while the gas is happening.

Don Fletcher: Where is the existing building on there roughly?

Jennifer Howard: The existing building is roughly here. It will be sectioned off, and we do this all the time so they certainly know what they need to do from a safety standpoint but that way there the store is open. You won't have gas but you will still have the store.

Richard Delaney: It sounds like it will be similar to the project when you did the Stewarts on 146, is it the same size as that.

Jennifer Howard: Yes it is and I tell people if you want to see what the store is going to look like the one north of Kinns road on Route 9 is almost the exact same.

Raymond Martin: One of the things you just mentioned that concerns me is the picnic tables out front. That is a very busy road, where so many families go there with kids to get ice cream, the place to go eat it would be the picnic tables. I think

it would be a safer thing to put them in a different place then right beside that busy highway.

Jennifer Howard: Okay, do you have a location in mind? I will tell you why. The further away they go the harder it is for the staff to monitor what is going on. So if you move them further away you have issues with trash, you have issues with people hanging out and causing trouble, and doing things they are not supposed to do over there. If you move if further away you have to light that area and we are trying to keep it dim where the residences are. That would be my struggle with relocating it to another location. This is setback I mean you are talking you have your right away, you have your sidewalk, you are going to be at least 20 to 25 feet away.

Raymond Martin: How many kids do you have?

Jennifer Howard: I have two (2).

Raymond Martin: How active are they?

Jennifer Howard: They are 20 and 17 they were active. I couldn't agree with you more but what I could say and we have done this enough at other locations, because I do see your point, we could do like an iron fence like an "L" shape. I don't want to make it difficult for shoveling and we have to think of all of these things like when you are sitting there as a customer you don't think of them but when you are designing them you do. It certainly can be something that comes over from each side so at it at least kind of blocks it in.

Raymond Martin: If you are thinking about it I would like to see at least a six (6) foot fence.

Jennifer Howard: I would not do a six (6) foot fence.

Raymond Martin: The other question I have about that area, on your plot plan it shows the City of Mechanicville Way are you buying that from the City?

Jennifer Howard: There is a 2400 square foot, it is property that is owned by the City, the jurisdiction is within the City but New York State DOT claims they have a maintenance agreement with the City. I am dealing with Val the City Attorney who I have been for about three (3) months now setting up us to purchase that property. He is going through the process of whether it has to be auctioned off or

what the actual procedure is within the City. We will need that parcel, it is 2400 square feet but it makes all the difference in the building placement so we have to have that. So to answer your question yes we are in the process in figuring out how we go about purchasing it and how we get it released from the State.

Raymond Martin: The other thing I noticed is as you come in all the other buildings from the City line up to the bridge are set back a lot more than that building is. Probably a good twenty (20) feet further back then where you are going to be setting your building. It is going to stick out like a sore thumb compared to the rest of the harmonious buildings along that road so for that reason it might be worth while pushing it back a little bit more to be in more harmony with the other buildings.

Jennifer Howard: Again the struggle we have is due to the size of the building, and then trying to stay away from the residential area. When you push that you are pushing the parking closer to the residents it also shifts the gas. We need the gas to line up with the building. That means A we are pushing gas further we now lose this parking, we are now closer to a house, you have the gas, the fueling, the noise and again these two need to line up just for the sake of visibility.

Raymond Martin: You are asking for input and those are the things I noticed about that.

Jennifer Howard: Of course, and if we could, we would. If I could square this off that would be beautiful but I can't. All of this is zoned residential so if I could make this a big square I would move this back here.

Raymond Martin: Well you already moved one lot from residential.

Jennifer Howard: So, that is exactly why, if you look at the odd shape of the lot that is why it is where it is because of that reason.

Don Fletcher: Any chance at all to move it that way?

Jennifer Howard: We can, we can probably move it five (5) feet but I don't know if that impacts anything.

Frank Scirocco: Where do you find harmony on that street anywhere?

Raymond Martin: If you look down with a straight line all of those buildings are set back about the same thing. All the way from Bubbles down to the bridge.

Frank Scirocco: Until you get to the garages.

Raymond Martin: Well those are temporary buildings; I don't know who approved those that was before my time. The other question I had about that front area that belongs to the City of Mechanicville would it behoove Stewarts to work with DOT to have a turning lane there so that traffic coming from the north to the south would have easier access to your property. As it is now they are going to be blocking the two lane road and there is two lanes of traffic going oppose them and it is difficult to get across from when you are going south into Stewarts. If you use that space that is DOT/Mechanicville property and put a turning lane there that might get you more customers.

Jennifer Howard: That space is 2400 square feet that space is this little square right here.

Raymond Martin: (Showed Jennifer on the map what he described)

Jennifer Howard: That is a New York State DOT road so it would have nothing to do with Stewarts.

Raymond Martin: But this property may be DOT related property and all they would have to do is re-pave and put a turning lane in there.

Jennifer Howard: They wouldn't because it would have to start way farther back.

Don Fletcher: Transitions in both directions would be too far.

Raymond Martin: Actually City property goes further back towards the bridge more.

Jennifer Howard: I would defer to the State that would be up to the State. You have congested traffic there you would have to do takings; this property would not solve that problem you would have to do a taking all the way past the trusses.

Raymond Martin: You mentioned your parking along the easterly; did you give a seven (7) foot distance between the property line and the parking spaces?

Jennifer Howard: I would have to check and see what the setback is. I believe we have the fence on five (5) so it would be more than seven (7).

Raymond Martin: With the underground tanks you are going to be putting very close to that property line what are the DOT specifications on how close you can put those underground tanks to adjoining property.

Jennifer Howard: DOT doesn't

Raymond Martin: Whoever it is.

Jennifer Howard: They don't have requirements, we register the tanks with New York State DEC and then we install them.

Raymond Martin: As far as the old tanks that you have there in the ground now, I know you replace them at recent point will you have to do test borings when you pull those out to see if there was any seepage.

Jennifer Howard: What will happen is when we pull the tanks out we have on staff scientist (environmental scientist) and an on staff geologist so what happens is they pull the tanks out then the company disposes of the tanks, we do sampling, my assumption there is usually some right around the tank pad and usually around the island itself. But, since we just did it we know the tanks we just put in were double walled I would expect there would be nothing there but we do test for it before we install the new tanks.

Raymond Martin: With the new pad that you have for the gas tanks the upper left corner of that structure falls right over one of our current storm sewer drain areas is that going to be allowed to have a storm sewer drain right in the middle.

Jennifer Howard: No, it would be relocated we don't have the grading plan yet so it will be based on how the grading plan goes. My assumption without knowing I am assuming it is going to be moved. When he gets to that point I am sure it will get relocated which will then answer that question.

Raymond Martin: Are you going to be doing any traffic pattern studies?

Jennifer Howard: I don't know what you mean by that.

Raymond Martin: The traffic patterns that go by South Street and US Route 4.

Jennifer Howard: No, we are a pass by so as a convenient store we are listed as a pass by so we don't generate traffic so generally we don't do traffic studies unless there is a particular reason someone is looking for one. We already have an existing location there so unless the Board requires one we wouldn't do it there.

Raymond Martin: It is in our code that is why I am bringing that one up. US route 4, being from Stillwater you are probably very aware that is one of the few three (3) scenic byways in the State of New York and we would hope you are working with scenic byway commission to make sure it meets whatever standards that they have. The other thing is we have been working on using Victorian lighting and a new sidewalk pattern that we are going to be installing on the north side of town, we already have some of that downtown and on the western entrance so if your lighting and sidewalk pattern could mimic that it would mean we wouldn't have to tear it up later in the future.

Jennifer Howard: Is it already existing on the other end.

Raymond Martin: We have just gotten a \$500,000 grant to install it on the north end of town.

Jennifer Howard: So you know what the spec are another words if we were able to install it.

Raymond Martin: Yes and it has a grass barrier between the road and the sidewalk to allow for snow build up so the snow build up is not just on the sidewalk.

Jennifer Howard: We have light poles here are you saying replace those, unless there is something different than I am thinking of we typically wouldn't have those on our property because they don't shed as much light. We don't have any light poles proposed in the sidewalk area.

Raymond Martin: To be similar to what we are having in other parts of town you may want to consider that. Have you consulted the City Plan to see how this project fits in with our plan?

Jennifer Howard: We have met with the Attorney, and the Mayor so my assumption is we meet all the standards within the City Code.

Frank Scirocco: Do you mean the comprehensive plan?

Jennifer Howard: We have not.

Frank Scirocco: It was never approved.

Raymond Martin: We will have to get that approved. Thank you by the way for bringing this new store to the City it is going to be another feather in our cap it is going to be wonderful and we are glad you are bringing it. Are you going to be having any new employees added?

Jennifer Howard: That I can't answer that. I can't speak to how many employees would stay or go or how many more we would have. That I don't know.

Raymond Martin: What is your expected assessment for the new store, gas pumps, and land?

Jennifer Howard: We don't assess.

Raymond Martin: You don't assess do you have an expected assessed valuation?

Jennifer Howard: We don't, I will be honest with you and tell you the assessment should not include gas because that is personal property so what you would assess on (having been a Stewarts employee for 23 years and getting all the new assessments) typically they use the construction cost. I find most Assessors throughout the State of New York, I don't know if it is right wrong or indifferent but typically that is what they will assess it at, whatever the cost to construct the building is. They don't include blacktop, they don't include the canopy and pumps and tanks, again that can be removed at any point but the building essentially although it can be demolished there is no personal property, it is the building itself.

Raymond Martin: Because what we will be losing the assessment of three properties.

Jennifer Howard: I am going to tell you that you are going to gain. There is no doubt in my mind your Assessor is not going to give us an assessment with our new store that is not going to equal those.

Raymond Martin: Those three (3) plus your old store.

Jennifer Howard: Well the Witkop's have been there for how many years?

Raymond Martin: Well no, the whole City was re-assessed in Mechanicville two (2) years ago.

Jennifer Howard: Well they are very low.

Frank Scirocco: It is my understanding that the Council will not be voting on the zoning until the 14th of February. Our meeting will be on the 20th of February so hopefully you will have the property re-zoned and a decision on the sale of the property will be made by then.

Jennifer Howard: We are fine if we get that and we are working in parallel I know that is not going to happen overnight. The City of Mechanicville owns it DOT was able to give me all the documentation that the City Attorney needed as proof because they didn't have anything down in the office but now it is just a matter of going through whatever the process is and I know Val is trying to see exactly what those rules are. I would just ask (I appreciate the time that you have given me tonight) but if you have questions please feel free to jot them down, send them to me, or call me. We want to move the project forward, we love working in parallel and if there are questions we can answer between meetings or if there are things you want to see addressed if we can address them and change them.

Frank Scirocco: How we will proceed is on the 20th we will hold our public hearing, we will have comments from Barton and Loguidice, questions and then the Board will have more questions, we will have more information and then again we will meet again on March 13th and hopefully you will have the answers to our Engineers questions.

Jennifer Howard: I know somebody in my office talked to someone at B & L and they are going to review them so what our hope is it that we can get there comments in writing prior to the meeting, address whatever we can that they want changed that is feasible and then show that at the meeting. So that when we go through this again we have everything we possible need from the Engineering stand point.

Frank Scirocco: Hopefully by the 13th we can take a final action that is the plan. I will send the application and your plans to the County for them to review so we will have the recommendation prior to the February 20th.

Raymond Martin: Will this require a SEQRA?

Frank Scirocco: No

Jennifer Howard: We are unlisted we are under 4000 square feet.

Sam Carabis: As far as garbage, where is your garbage disposed.

Jennifer Howard: Right over there.

Sam Carabis: Now I think what you have there right now are containers but there is nothing around them.

Jennifer Howard: We have a new design it is my personal favorite it is a six (6) foot white vinyl fencing that will surround that and it will be closed.

Sam Carabis: What about snow removal.

Jennifer Howard: I mean they remove if they have to, they remove when it requires them to but I am going to be honest with most of the snow we are going to try to do snow storage over here where we can. A lot of our City properties we end up having to haul it away now which I feel what we have here is far better than what we have there now which is no place to put it anywhere. But if we need to remove it we will.

Frank Scirocco: This is all contingent on the City Council re-zoning that property.

Richard Delaney: Is the Board involved in the re-zoning?

Frank Scirocco: We have nothing to do with it, it is a legislative act. They are going to change the zoning they are not granting any variances. Thank you very much.

Richard Delaney: Will we be receiving any additional site plans?

Jennifer Howard: So what we are going to do is our plan is to send Barton and Loguidice the grading plan and the storm water plan and then what I would like to do is if we can get comments back from them addressing anything I would like to re-submit to you guys new plans. If you guys are ok with the fence addition we can certainly add showing elevations if you think it is something we need to do. Again just reach out during the month and let me know your thoughts and if we can incorporate them obviously we will. I will have the technical person that

drafted this will be here to answer any more technical questions. Maybe there aren't any but it would help for him to be here just to answer any of those.

Raymond Martin: With that exit on South Street that is right across from somebodies driveway and have you dealt with those people, have you talked with those people to see if that is going to be a problem?

Jennifer Howard: We typically wouldn't ask them.

Frank Scirocco: I know those people very well.

Raymond Martin: What do you think?

Frank Scirocco: Thank you. I am asking for a motion to adjourn.

Motion to adjourn meeting at 7:35 P.M. by Raymond Martin
Seconded by : Richard Delaney

Ayes: 5 Nays: 0