

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville DPW Building, 4 Industrial Park Drive, Mechanicville, New York on December 16, 2021. Chairman 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
	Martin Doyle	- present
	Ed Morcone	- absent
	Dan O'Connor	- present
	Addie Waldie	- absent

Frank Scirocco: Has everyone had a chance to read the minutes from the last meeting? Is there a motion to accept?

Motion by: Richard Delaney
Seconded by: Dan O'Connor

Ayes: 5 Nays: 0

Frank Scirocco: First on the agenda tonight is Kevin and Rebecca Tollisen for a change in tenancy to operate Park Avenue Confectionary LLC at 219 Park Avenue.

Kevin Tollisen: Chairman and members of the Board, good evening. As you know my wife and I own Park Avenue Confectionary here in Mechanicville and we have owned it for thirteen (13) years and we are thankful that Mechanicville has been so good to us and we are certainly blessed by that. My wife's dream is to expand and so we have the opportunity to purchase what is considered the old gym and so we are looking to move our entire operation over there and to expand it into more things such as an old fashion store and gift shop. Our entire candy store operation will be there and expand and will finally have enough room and will also have some unique gifts and things of that nature. That is our plan, I did not submit a sign application yet because we are still working on a name, we are still going to keep the Park Avenue Confectionary name for the candy part of it but we might change the name to something like Mechanicville General Store and Gift Shop or something like that to highlight the other things my wife is looking to do. It will all be encompassed in the gym, the old gym, we are planning on spending about \$100,000 to \$125,000 in renovations to it, to the inside we need new flooring, new

lighting. I have spoken with Mr. Alonzo about some of the needs of it, it doesn't require a sprinkler system but we definitely want to upgrade it, make it look good, we need to replace the broken glass in the front window, things of that nature. We plan to do that after we close in March and the projected opening after renovations will be sometime in the early fall. That is our plan.

Frank Scirocco: So you are basically moving next door.

Kevin Tollisen: We are. I said all that for just saying we are moving next door.

Frank Scirocco: There isn't going to be much of a change from where you are now.

Kevin Tollisen: The location we have now is obviously owned by my law partner and myself and we will probably rent that out as office space or something like that after.

Frank Scirocco: Snow removal you are already doing next door.

Kevin Tollisen: We will take good care of the snow removal.

Any signage other than what is allowed?

We are only going to do signage that is allowed, we are not looking at making neon lights or sort of huge signage. We will put some signage in the windows highlighting the candy store and we may work with the awning that is there but we are not sure if that can be saved or not, there is quite a bit of mold on the building that we need to get rid of as well.

Frank Scirocco: You have a dumpster in the back for your garbage.

Kevin Tollisen: Correct the dumpster will be in the back.

Frank Scirocco: Bob Chase, any questions.

Bob Chase: Nope, I read it over and it is

Frank Scirocco: Dan?

Dan O'Connor: Nope I look forward to it.

Bob Chase: I am sure you will do a great job.

Frank Scirocco: Richard?

Richard Delaney: I wondered how much of the interior space you are using; it is a pretty big space.

Kevin Tollisen: So the first floor is 5000 square feet, second floor is about 3000 square feet, at this point we don't have a plan for the second floor, and I am not a fan of the 27 steps to get to the second floor, with being a lawyer and the liability. The 5000 square feet on the first floor we fully expect to use.

Richard Delaney: That is a pretty big space.

Kevin Tollisen: We fully expect it will be at capacity.

Richard Delaney: You said you are making repairs will there be any modifications to the outside of the building, you mentioned new windows.

Kevin Tollisen: Yeah, one of the windows in the front is cracked so we have talked with our contractor and they are going to either replace the whole thing, depending on what they can get, the supplies are little bit crazy right now, so it might be the whole thing being replaced or just that window.

Richard Delaney: Any lighting on the outside.

Kevin Tollisen: No expectation of any lighting, Park Avenue is pretty lit already so we don't expect to need anything else.

Richard Delaney: That is all I have.

Frank Scirocco: Martin?

Martin Doyle: It may be curiosity more than anything else but other than candy what type of products, nick-knacks?

Kevin Tollisen: I don't think we will be using nick-knacks, there will be some seasonal gifts and things like that, and there will be cards and different things. My wife's plans are to expand it to jams and jellies, canned products like canned

pickles and things like that. She is reimagining the whole thing right now so I will not do it justice completely I am sure.

Richard Delaney: What about your goods, where will they be delivered, in the front or the back?

Kevin Tollisen: We have the ability to get them through the back so we would probably do it through the back.

Frank Scirocco: Where are you getting them now?

Kevin Tollisen: We get them delivered for the most part in the back, sometimes it is in the front but like our last deliverer was there at 6 in the morning and they were in and out before...

Frank Scirocco: So really not much is going to change than is going on now.

Kevin Tollisen: No.

Frank Scirocco: We are going to close this part of the hearing and open it up to comments, let me tell you that anything, any comments that you have, please have them addressed to the Board not to the applicant, you have 3 minutes. Is there anyone here to speak in favor or against the application?

Kim Dunn of 250 South Main Street, I think it is a great idea, I go into the candy store quite often and it is a great asset to our community so I can't imagine expanding is going be but another additional asset, I think it is a great idea.

Dave Hicks of 241 First Avenue it is good for the City because it will increase the taxes so the City can spend more money.

Frank Scirocco: Anyone else? I will close this part of the hearing, any other questions from the Board. Is there a motion to approve this change in tenancy?

Motion by: Bob Chase

Seconded by: Dan O'Connor

Bob Chase: Yes

Richard Delaney: Yes

Martin Doyle: Yes
Dan O'Connor: Yes
Frank Scirocco Yes

Frank Scirocco: Thank you Kevin.

Kevin Tollisen: Thank you very much, Merry Christmas, and Happy Holidays to everybody.

Frank Scirocco: Next on the agenda is Dominick Ciliberto for a change in tenancy to operate All Metal Works, Inc. at 135 North Central Avenue in Mechanicville.

Paul Nikiforov: We own the building at 135 North Central Avenue, Capital District Stairs, we purchased it a little over a year ago and we are looking to have Dom as a tenant.

Dominick Ciliberto: What I do is we manufacture metal roofing and siding back in the Buffalo area so I am looking to open a little bit of a hybrid shop so it won't be full manufacturing it might be mini manufacturing. What you are looking at is just a machine that will be inside the building. The first picture is just a steel rack so that will be all just flat sheets and then sheer I think is 10 foot it is just all light gage 29, 26, and 24 gage steel and then the long gray and yellow is a 21 foot folder and then some outside racking for manufactured goods.

Frank Scirocco: Jim is this zoned for manufacturing?

Jim Herkel: Yes; and the stair manufacturing is in the same building.

Frank Scirocco: Are you going to be doing stairs as well as this also?

Dominick Ciliberto: Same building yes, we are actually occupying the back portion, it is 8000 square feet and we are in the back and then partially 1500 square feet in the front and we are planning on renting the 2500 feet to the right.

Frank Scirocco: So manufacturing is not going to be an issue, I have one question, are you having trouble getting sheet metal?

Dominick Ciliberto: No, we use US manufactured steel and it is coming in pretty regular for us. We got probably 4 solid vendors for steel so we are not locked into one.

Frank Scirocco: Bob Chase?

Bob Chase: These racks are stored outside, are you planning on storing material outside and where about on the lot would you store it.

Dominick Ciliberto: Just like that and I would probably consider all the way to the north side, toward the dead end street there.

Bob Chase: Is there going to be any cutting gasses or anything on the site, welding?

Dominick Ciliberto: No, I mean in our shop now we have a 110 welder to repair but there is no welding, everything is bolted together.

Bob Chase: You are going to be open 10 hours a day?

Dominick Ciliberto: Maybe, right now we are 7 to 5 at the most.

Bob Chase: 7 o'clock is early for noise.

Dominick Ciliberto: We don't work anything over 5 o'clock right now.

Frank Scirocco: Dan?

Dan O'Connor: No, I am good, I welcome you.

Frank Scirocco: Martin?

Martin Doyle: You are going to do manufacturing, cutting, folding, will you be doing coatings there?

Dominick Ciliberto: Nope, it is pre-painted. We are buying pre-painted coil. We won't be getting coil here, we will be getting it in Buffalo then we will be processing down into 10 foot sheets and bringing that here.

Martin Doyle: But, your intent is to bring this equipment into the building?

Dominick Ciliberto: Yes.

Martin Doyle: You have answered my mine question which was the coating, I was wondering if they were going to be done here.

Dominick Ciliberto: It is a very clean environment, any scrap is just folded up and put into a steel dumpster, there are no shavings, and there is no dust.

Martin Doyle: You do engineered trusses; will that be at this site?

Dominick Ciliberto: We do but they will not be at this site but you would be able to order them here but they would go directly to the job site.

Martin Doyle: So basically it is manufacturing of the panels at this site.

Dominick Ciliberto: Right now there won't be any panels being manufactured here we will manufacture the panels in Buffalo and ship them. We will be cutting and folding the flat sheets for ridge caps and corners and valleys.

Martin Doyle: Thank you.

Frank Scirocco: How about the noise, is there going to be a noise level we should be concerned about?

Dominick Ciliberto: No, actually where we are now is right in a residential area with houses on either side of us and two across the street and they are happy. I mean the decibel outside is very minimal.

Frank Scirocco: You said you are going to be disposing your waste products in a concealed dumpster?

Dominick Ciliberto: Yes, just a steel dumpster that goes to the local scrap yard.

Frank Scirocco: Richard.

Richard Delaney: As far as changes to the building, I assume the inside will be done to accommodate the new business.

Paul Nikiforov: If you look at the building to the right currently there is an overhead door I believe it is 8 foot by 10 foot eventually we are going to need to move that over to accommodate 12 feet.

Dominick Ciliberto: We have a 10 foot skid so I would like at least 12 foot to get horizontally through there.

Richard Delaney: So that would adjoin the building.

Paul Nikiforov: It will be separate, we will need to widen that overhead plus have an entry door.

Richard Delaney: What about parking, will you have many clients coming in?

Paul Nikiforov: It is a big parking lot, I mean we will have customers; we deal with like 3 dozen contractors both commercial and residential. It is plenty for us.

Dominick Ciliberto: When I say retail, there will be a customer walking in but a lot of it is done over the phone so it is not like a busy store.

Richard Delaney: As far as deliveries, any large trucks coming in and out?

Dominick Ciliberto: I will have truck and trailer combo. What I intend to do is have a pickup truck with a 24 foot flatbed deliver and then I will have the same for delivery out.

Richard Delaney: Any new lighting or signage on the building?

Paul Nikiforov: We will be getting a sign for our business on the left eventually.

Dominick Ciliberto: I would like a sign it does not have to be anything crazy 4 x 8 on the building or something.

Richard Delaney: When I pulled into the parking lot I did not notice a number on the building, I assume there is a number but I didn't see it.

Paul Nikiforov: They changed it, it was 36 Saratoga Avenue and they switched it to 135 North Central Avenue, so I think once we get our signage on the left I am planning on above putting it.

Richard Delaney: For deliveries or anything to have it so you can see it. That is all I have.

Frank Scirocco: I am going to close this part of the hearing and open it up to the public, is there anyone here who wishes to speak in favor or against the change in tenancy. Please address everything to the board, not the applicant.

Dave Hicks: I think it is a good idea, more revenue for the City. I know you said something about noise and I don't know why you are worried about noise with Bramski across the street.

Frank Scirocco: Well, I didn't want to add to it. Anyone else wish to speak? I will close this part of the hearing, is there a motion to accept the change in tenancy?

Motion by: Dan O'Connor

Seconded by: Bob Chase

Bob Chase: Yes

Richard Delaney: Yes

Martin Doyle: Yes

Dan O'Connor: Yes

Frank Scirocco: Yes

Frank Scirocco: Welcome to Mechanicville.

Dominick Ciliberto: Thank you.

Paul Nikiforov: Thank you, have a nice holiday.

Frank Scirocco: Last on the agenda is John Pickett with Frank Lewis Holding for a site plan review to build one (1), one (1) story 50,000 SF warehouse, one (1), one (1) story 9,375 SF office building, one (1) one (1) story 30,000 SF warehouse, and five (5) non-climate controlled 23,325 SF storage unit building on Industrial Park Road. So we are talking about eight (8) buildings. Who is here to speak for the applicant?

Good evening, Luigi Palleschi, with ABD Engineers, thank you for having us here tonight, as you mentioned the project here on Industrial Park Drive outlined here is approximately 7.4 acres. We were before this Board about a year ago, maybe a

little bit more with a different layout than what you see here tonight. From our last meeting, we have done a little due diligence with the soils on site as well the utilities and storm water and due to the change of our storm water the layout of our buildings has changed a little bit. If you recall from the last concept plan the self-storage buildings were rotated the other way but with the storm water management that is needed for this type of project, and the soils that are out there, we've actually been having discussions with several agencies as well as the TDE from Barton and Loguidice on methods for treating the storm water that will meet the New York State DEC storm water regulations. I will start here at the point where you have the one (1) story office building with some parking, separate entrance but all part of one parcel and then in the center portion are the non-climate controlled self-storage buildings with its own separate entrance again, we have circulation provided so that any emergency vehicles can traverse through that portion and then lastly, the warehousing component of the site, one of the buildings is 50,000 square feet and the other is 30,000 square feet. We are showing a couple loading dock doors, overhead ...doors we have plenty of parking spaces and we are even painting some parking spaces and each of these sites would have its own entrance. Some modifications will be needed along Industrial Park Drive as far as some existing curb cuts that are out there will be removed so that access along Industrial Park Drive gets cleaned up if you will and some of the existing curb cuts we are trying to utilize and will be modified to accommodate our movements here. Along Clements Street we have included some mixed Pine and Spruces, we do realize that on Clements Street that is the residential side so everything is accessing off Industrial Park Drive and we are putting some sort of hedge row here to buffer this project from the residential. Lighting is more building mounted lights is what we are envisioning here, not too many parking lot lights, many one (1) or two (2) at each of the entrances to light it up to know where to go in and out your driveways more importantly. Utility wise there is water and sewer along Industrial Park Drive each of these buildings will connect to the water and sewer, right now the non-climate controlled buildings doesn't need any utility connection but, if a little office does go in there we will look at the utility connection for that. Lastly, again with the storm water we are doing a practice which is called bio-retention and the bio-retention practices have plantings within it itself so having it upfront along Industrial Park Drive will actually advance this area, this park, with some nice landscaping plans and the additional trees that we would add along the street frontage there. The sidewalk that is currently there on Industrial Park Drive will remain so this will definitely advance the site compared to what is there now and what was there previously. We are here tonight we provided full detailed set of plans we got a SWPPP (erosion controlled plan) and other than the final review

from the TDE in regards to the storm water I think we are there but if there are any questions I will turn it over to the Board now for any additional questions.

Frank Scirocco: Do we have someone here from our Engineering Firm? Is there things we should know?

Don Fletcher (Barton and Loguidice): My team has taken a look at the storm water, we had a zoom call about a month ago to go over the layout and with the storm water we are going to have some technical questions, we plan on issuing comment letter next week we did not have time to have it ready for tonight's meeting. Layout wise I think this has been the layout that has been discussed the last few months as it is my understanding with the City. We are generally ok with the layout of the buildings and the layout of the parking lot and the number of spots and all of that. I think the primary comments we are going to have is on storm water on the nitty gritty of it so to speak.

Frank Scirocco: Is there anything in your comments that would prevent us from approving this application.

Don Fletcher: No, we have to talk about SEQRA and procedure for the SEQRA and everything but from a conditional standpoint I believe it went today the County was considering it for the 239 referral so I would condition it based on receiving their letter tomorrow and but from our standpoint I don't see anything that tells us you shouldn't pending your own review and what your thoughts are as a Commission I don't see why you wouldn't be able to go through with approval.

Frank Scirocco: I spoke with the County today, they have not had a chance to issue a written letter because their meeting ended at like 5:00 today but Mike Valentine from the County stated they saw no County impact on the application however he did make a suggestion which I will make, it was just a suggestion; what are the chances of possibly swapping the one (1) story building with the parking lot and having the parking on the other side. Is that something you would consider? If not it is not a deal breaker but he did request I mention that.

Luigi Palleschi: We can take a look at that but knowing the storm water and the topography of the site we actually had a hard time with elevations and inverts because the storm drainage along Industrial Park Drive is very shallow, we will take a look at it but I think it is going to be hard to get the drainage from the parking lot on the low side to go uphill. We will take a quick look and see if the

inverts can work and if they can I don't see a big issue but I think that is what is going to be the driving force, if the inverters on the storm system.

Frank Scirocco: I mentioned it. Has everyone had a chance to review the SEQRA, does anyone have any questions on the application?

Richard Delaney: I have questions on the application.

Frank Scirocco: On the SEQRA application?

Richard Delaney: Oh no, wait I guess my only question is, I thought Lyn was going to be here, if we need to require preparation of environmental impact statement and make a positive or negative declaration, I did not know if we needed to do that.

Frank Scirocco: I do not believe we do.

Don Fletcher: I would not think there are any impacts to the levels for a positive declaration.

Frank Scirocco: We had this discussion at the sketch review.

Richard Delaney: Do we have to go through the formal process?

Don Fletcher: You need to take a look at the SEQRA process, the short form was completed, it is an unlisted action so the short form is allowed, and you can look to see if you need any special studies on anything.

Richard Delaney: So it is an unlisted action so it is not a type 1.

Don Fletcher: It is not a type 1 action, it is not a type 2 action, and it is an unlisted action so a short form is appropriate. The lead agency will be the Commission here, I believe the form already went to Saratoga County as a part of their 239 referral for their review and beyond that I don't believe the SEQRA has to be according that is a decision the Commission here would make.

Richard Delaney: So they would have reacted to that.

Don Fletcher: They reacted to that today and you will have their letter. There was the record of decision done before by DEC, this plan needs to conform to that.

That will be some of the comments we have on that letter to make sure everything is done within the requirements of that plan. After talking with the applicant and the applicants engineer I think they are fully intending on doing that. I don't know any other special studies that are required, there is a sanitary sewer studies and it is not a heavy sanitary sewer use, it is not a heavy water use, it is bio retention for storm water and I believe the overflow will go into the storm sewer system along the street, the sidewalk is staying and I believe they are providing land for an easement.

Luigi Palleschi: We are providing an 8 foot strip reserved for the bike path along the Clements side of the property.

Frank Scirocco: Is the board prepared to act on a negative declaration.

All in favor: Ayes: 5 Nays: 0

Frank Scirocco: I am going to open it to questions to the board, Robert Chase.

Robert Chase: I don't have anything at this time.

Frank Scirocco: Dan? You are a neighbor.

Dan O'Connor: No, they answered everything, I look out at it every day, I can't wait for the improvements.

Frank Scirocco: Martin?

Martin Doyle: Are you keeping the storm water on site?

Luigi Palleschi: Yes, we had discussions, the site would suit itself for infiltration because of the soils on site, we are actually lining the storm water, and all the building roof tops, parking will be piped to the storm water system which will be clay lined it goes through these jelly fish treatment practices as your pre-treatment and then goes into the bio retention which has the soil media and plantings to treat the storm water before it then exits out. That is the treatment side of the storm water and then there is a larger detention basin that will control the 110 and 100 year storm events and it will slowly be released depending on the storm events out to the City's storm sewer system. All of that has been looked at and that is what took a little time from our first concept to where we are today, having the conversations on what can and can't we do with the storm water on site.

Martin Doyle: I guess my first question based on that is, does the storm water overflow to the municipal storm water system, does it go to a combined sewer system.

Luigi Palleschi: Not that I am aware.

Don Fletcher: I am not aware of any sections anymore in the City that are combined sewer, years ago we disconnected any remaining catch basin and drainage pipes to the sanitary system so if there are any connections between storm water and sanitary in the City I think it is an unknown connection and try and correct that.

Martin Doyle: If you are going to stop potential migration of contaminants offsite, that clay liner for your bio-retention, does that go all the way around the sides.

Luigi Palleschi: It will, no it goes all the way up, it has to get towed in and then the soil media for the bio-retention then goes into that.

Martin Doyle: And that soil comes from on-site or off-site.

Luigi Palleschi: It would be off-site clay material because the on-site material wouldn't create that sort of liner.

Martin Doyle: Right but the material that goes over the top of the clay.

Luigi Palleschi: That is still off-site, it has to meet a certain spec.

Martin Doyle: The construction of your storm water management dry basin, you don't have detail for that what exactly...

Luigi Palleschi: On sheet two (2) is our grading plan so things, after it is treated will overflow to that depending on the storm event and that is where you are controlling the ten (10) and one hundred (100) year storm bonding and it is just a dry detention basin so after a storm event you will see water in it but it will slowly drain out and become dry and if you have a dry spell you would be able to mow this area technically.

Martin Doyle: Then you have these under drains.

Luigi Palleschi: The under drains are within the bio retention system, that is required because when the water goes in there it has to go through the filter media, the planting and if it is clay lined and you don't have a way to remove the water then it is just going to fill up like a bathtub. When the water goes in there it is becoming treated and then the under drain will slowly discharge out the City system and storm after storm that will become dry again for the next storm. Again, these all meet the New York State DEC storm water manual, that is our guideline and that is why B&L is here to review as well to make sure we are in conformance with that. The other thing that I think I should mention on the record is all the water today flows out onto Industrial Park Drive and what we have to do to meet the requirements is, we can't discharge a faster rate offsite than what is there today so that is why we create these storm water basins, to slow the water down because it is all grass now and when you put all this in pervious you send the water the existing system quicker so we slow it down so that we match the same rate so that we don't surcharge any piping downstream. All of that is taken into consideration with the storm water design.

Martin Doyle: The one (1) story office building up front does not show any storm drains or lines coming off.

Luigi Palleschi: I thought I had those on maybe it is on sheet two (2). I don't have those on here but we can certainly add them on the final plan.

Martin Doyle: The storage buildings just run-off?

Luigi Palleschi: We did note some of the roof tops that would be pitching in certain directions because when we analyze storm water certain drainage areas can only take so much, so like building number one (1) will drain to the back and we are providing a stone area between the buildings which will again add additional storage volume in our storm water run-off system but there is an under drain that comes into a catch basin and then the catch basin goes through this filter practice.

Martin Doyle: Are those clay lined?

Luigi Palleschi: Yes.

Martin Doyle: So they are twelve (12) inch deep.

Luigi Palleschi: The stone is, yes and it has a six (6) inch under drain that will convey the water, again because it is wrapped in clay, if you don't provide that

then you are just going to create a bathtub. But, everything does go through two (2) sorts of treatment, you have the jelly fish, it is a type of structure that has filters in it that filters the water and then that overflows into bio-retention that has soil media and plantings that further treat the water and then this is purely for storage volume and detention, slowing it down.

Martin Doyle: That pretty much satisfies my questions as far as water infiltration into your system from the site, it isn't designed to go in from the building and parking area.

Luigi Palleschi: That is why we have sort of a different design today then what you saw a year ago because up front I had envisioned infiltrating and when you have an infiltration practice we had more impervious surfaces so when we took a step back and got discussing the project with the agencies we came up with this plan that would meet it and we have actually increased the greenspace on this plan. The building square footage actually increases a little bit but the pavement that you see is reduced and the greenspace increased. So from the first plan you saw, we are actually increasing the greenspace on this most current plan.

Martin Doyle: The last thing I have, and it is not going to be a big deal, the fencing, he has fencing along the one side of the bio-retention area although the fencing is kind of down into the portion of the road there.

Luigi Palleschi: The fencing is along the City right-a-way line.

Martin Doyle: Keep people, mainly kids out of it but it would be nice to try and get the other bio-retention basin within the fence, but it is not the end of the world.

Luigi Palleschi: Really the fencing is for the self-storage, the security of that facility, that is why we did it, I mean, I don't know if we would want to, I guess it is up to the Board but I do not think it is necessary. A lot of times the manual will recommend when fencing should be recommend and that is normally if you have standing water, these systems, bio-retention won't have standing water it will be dry and it will have plants and mulch. They are not that deep they are like one (1) foot to eighteen (18) inches deep, it is not a huge deal when you are walking by.

Martin Doyle: Okay, I am done.

Frank Scirocco: You had mentioned earlier, your final plan, is there going to be another set of drawings that are going to differ from the ones we are looking at tonight.

Luigi Palleschi: I think what you have here before you is what we are asking approvals for, if for some reason depending on the tenant driven changes that will change this say drastically, we will have to come back before this Board and show you any of the major changes that might happen but I don't anticipate any at this time, this would be the plan we would move forward with right now.

Frank Scirocco: Richard?

Richard Delaney: I have some questions based on the application. I looked at the application to see how it differed from the sketch plan application and we talked a little bit about this but the building area has increased from 96,000+ to 112,000+ so you have an increase in the building area then you have an increase in the paved area, and increase in the greenspace and the same number of parking spaces. I wanted to ask about the construction time, when do you anticipate beginning construction.

Luigi Palleschi: Spring of '22.

Richard Delaney: When would you expect it to end?

Luigi Palleschi: It depends on which phase.

Richard Delaney: So it will be a phase project.

Luigi Palleschi: Not from a SEQRA perspective or storm water just construction, I think the goal would be to get the ground shaped up and the storm water has to go in and then the one (1) story office building is the building that gets done first and maybe the storage unit last but it will always be part of this plan.

John Pickett: From construction sequencing, all of the cuts, fills, site work, would be done for the complete site and then the actual physical construction depending on the construction environment and cost analysis.

Luigi Palleschi: But I would say it is possible to have the one (1) story office building and a warehouse going at the same time, I don't see it an issue.

Richard Delaney: The permits on the application list the storm water permit that is required, are there any other permits that are required or any other consultations that have gone on between the Department of Environmental Conservation and the engineering firm, in terms of permits.

Don Fletcher: I believe the applicant has an environmental consultant that consulted with DEC.

Richard Delaney: So there has been consulting going on with DEC.

Luigi Palleschi: Yes.

Richard Delaney: Do you happen to have a copy of the documents that are needed.

Don Fletcher: With regards to any permits?

Richard Delaney: Yes, any permits.

Don Fletcher: I mean permit wise you are going to connect into the City's sanitary sewer system and the City water system you need your speedy storm water that we already talked about, there is a record of decision and there is a management plan that needs to be complied with. From the discussions and from what the final notes will be on the plan; that is going to be what it indicates. One of the big things was the infiltration....

Richard Delaney: I expected to see drawings and renderings of the building, do they exist anyplace, that shows materials, colors?

John Pickett: We have a rendering of the office building which was in the original sketch plan, as well as the storage buildings, we had pictures of similar type facilities for the storage buildings because we are up in the air due to supplies whether it will be pre-fab manufactured, it could be a structural steel building, the pre-fab buildings are twenty-four (24) months, structural steel is quicker and more money but it all comes down to how fast we want to get started.

Richard Delaney: So they will be comp able to the existing buildings on the site.

John Pickett: They will be.

Richard Delaney: Are you having several tenants fill the warehouse building?

John Pickett: The warehouses are being constructed on a spec basis we do not have any tenants currently right now.

Richard Delaney: When you do fill it with tenants will there be multiple tenants?

John Pickett: There could be, I am building it as the landlord, the tenants will need to come in to see you like the steel guys just did. We would love to have someone take the whole thing but the market is going to drive what is going on.

Richard Delaney: Would they need to come before us, each of the occupants?

Frank Scirocco: Yes.

John Pickett: I am building these as a tin box.

Richard Delaney: I noticed you have loading docks on the warehouses, I see there are only two (2)?

Luigi Palleschi: We have two (2) on the site right now.

Richard Delaney: Why wouldn't you need more if you have multiple tenants.

Luigi Palleschi: It is just the way we set it up on spec.

Richard Delaney: All the tenants would use the same loading dock?

John Pickett: Or if we sub divided it the tenants to the south wouldn't have loading dock access if someone else had it. The way we looked at it is we kept from an excavation and site plan approval, we kept it as a balanced site, it is actually an import site, for us to lower the site we would have gotten into contaminated materials and have to look at exporting off site and we didn't want to do that so we worked with the current topography to not disturb anything.

Richard Delaney: Parking for each of the warehouses.

Luigi Palleschi: Depending on exact location of the overhead doors, there would be parking in between but we do have a little parking lot here which would provide sixteen (16) spaces and for warehousing usually it is two (2) to five (5) employees

because they need more for storage. There is plenty of parking on site depending on where that demising law would be in the building.

Richard Delaney: I was also wondering about the truck parking, how many trucks would be onsite at one time?

Luigi Palleschi: That is tenant driven.

Richard Delaney: What about the storage areas; that again would be individual?

Luigi Palleschi: Generally the non-climate control is pick-up trucks or a u-haul truck and they just pull straight ahead and pull to their unit and we have the ability for them to continue in one direction to pull back out.

John Pickett: It will be key card access and just from a business practice standpoint with the non-climate control storage we will not allow vehicles to be parked inside the buildings that is not something we want to get into.

Richard Delaney: The traffic study, I would of like to have seen , again I am thinking the worst case scenario, where you have multiple trucks coming in and out, with the two (2) warehouse buildings, the office building, storage buildings, and the existing buildings all the traffic enters from or goes on to Elizabeth Street from Industrial Drive where the Ugly Rooster is which is a residential area, and right now I see Evolution trucks on Second and Third going down streets so there is more truck traffic in town and some streets in the City are designated as no truck streets so I am just concerned about the impact of increased traffic in the residential area.

John Pickett: Let's look at that a couple of ways, we did have a couple instances with our trucks cutting down Third Street our employees have been addressed with that and know not to go that way, they know the truck route, so the heavy traffic is coming by Walgreens and down by Bove's and that way. There was a significant amount of Evolution traffic in the City on the streets because we are on the County contract for the paving and we provided all the paving on the whole west side, off of Saratoga Avenue so we can't confuse those because we were provided a service. The other traffic from these buildings going that way, I mean it is an Industrial Park they built with the only access through a residential neighborhood. The other problem we have is the biggest tenant of the park who is in the Town of Halfmoon puts more trucks out than both of the buildings I built here combined

and we have no control over it because he has no other way to access the park except to come through Mechanicville.

Richard Delaney: Is there a prescribed truck route through Mechanicville.

John Pickett: I honestly don't know the answer to that.

Richard Delaney: I mean your own trucks, where are they directed to?

John Pickett: My trucks are directed to go across in front of Bove's make a left go down Mabbett Street and then on to Central Avenue, my drivers know this.

Richard Delaney: When you talk about the access points for the construction materials on Clements Street, where on Clement Street are they going.

Luigi Palleschi: The only access from Clement Street is this access between 5th and 6th Streets which is only limited to the nine (9) vehicles and that is just because we want to keep this separated because if we connected the parking lot then we are afraid that whoever would park here would want to exit out on Clement Street, so we limited that to nine (9) spaces off of Clement and then everyone else would be using Industrial Park Drive. I think that is where that may have come from, a construction entrance but all the construction would certainly be coming off Industrial Park Drive and we do have an erosion control plan which shows on sheet three (3) so if we take a look at it, we do have stabilized construction entrances at each of these points where our curb cuts are and to be honest with you I think we will revise that so all the construction traffic will be on Industrial Park Drive and other than when they are ready to build that little parking lot then they will come off Clement Street but the construction should be limited to Industrial Park Drive.

Richard Delaney: You talk about paving, ingress and egress roadway areas and parking lots will be paved, I assume that will be to keep the dust down.

Luigi Palleschi: Paving is usually that last thing you do so you get your sub base in for the parking lot areas, then binder goes down and then your top course will be the last thing out. Even when you put gravel down and that gets compacted that will sort of keep the dust down, once binder goes down that will definitely keep the dust down.

Richard Delaney: But you are doing paving during the construction process and that is to keep dust down.

Luigi Palleschi: Dust and drainage, when it rains we want to make sure they are grated properly to the catch basin and storm piping system.

Richard Delaney: You talk about hazardous waste, it says “if hazardous waste materials are discovered during construction the work will be stopped until the issue is resolved”, how is that enforced.

Luigi Palleschi: It is a require that we have to put because when the contractor signs up to do the work they need to be familiar with the document and when they read that it is more of a you read it, you signed here and if you do run into that you are liable for that.

John Pickett: All of our Superintendents are haz-whopper trained which an OSHA certification for basically identifying is, dealing the proper practices when you encompass, it is required on any dirty dirt site. The Superintendent would come across it we have an environmental engineer under retainer and they would come in and access the situation and then we follow the decision of record with DEC and how we handle the waste on site. Everything on the site has already been identified and tested by DEC so we know what we are dealing with, that is why we are not looking to take anything off site. It is a balanced site, we are leaving it all here and not even disturbing it.

Richard Delaney: You aren't expecting any surprises.

John Pickett: There shouldn't be, they did extensive testing on that site, there is always a chance but we have done our due diligence and have the right people on retainer to deal with it as it come up as we go through the process.

Richard Delaney: When you talk about qualified inspectors I think you just addressed that.

John Pickett: From an environmental standpoint we have Longworth Environmental that will handle that, we use Ken Barber, there are weekly inspections with the site to make sure we are maintaining and meeting the requirements for DEC, they come every week and there are pictures. If you look at DeCrescente's project that is going on right now those are done every week. The reports are sent to someone in the City with the MS4, I don't know who the person of record with the City is but they will get that every week and understand what is going on and if there is any action we need to take we have seven (7) days to do it or the City can shut the site down, and fine us.

Richard Delaney: So there is kind of a continual review process.

John Pickett: It is every week, it is a very thorough process.

Richard Delaney: I had some question on the site plan but some of these may have been answered. So the one (1) warehouse is on the boarder of the Town of Halfmoon and that is the same endpoint at the sketch plan meeting so that has not changed.

John Pickett: That has not changed.

Richard Delaney: I guess the only question I have is on sheet five (5) it has all the vegetation and planting details.

Luigi Palleschi: Shrub planting, evergreen and

Richard Delaney: All of these planting details are selected I would assume to promote the water absorption.

Luigi Palleschi: They are a wet land type plant that are meant to go in a wetter situation and there are different zones that these get planted within the bio-retention, some get planted on the fringe and other can get planted right in the bottom.

Richard Delaney: And it is to prevent the soil erosion.

Luigi Palleschi: Yes and filtration, treatment of storm water run-off.

Richard Delaney: I saw something about there is a continual monitoring like after a heavy ran you make sure there is no additional erosion taking place before you proceed.

Luigi Palleschi: Yes during construction, the filter median of plantings are the last thing that get installed so they would do everything, grate the site, get the clay in there and then they would put seed and mulch after they got the final grating done and then once grass is established then they come in and actually put the planting material. If you had the whole site open and you built these first your water is going to want to go to these areas and you are going to get siltation, sediment run-off that traps into here. This would be the last thing because after everything is

stabilized upstream this will do its job after the site is stabilized. That is an outline and the last thing you want to plant in this bio-retention system.

Richard Delaney: Does it also serve as a purpose to protect resident's properties, adjoining properties, for example, screening, maintaining air quality for dust that may be rising.

Don Fletcher: I think on the visual the question is how tall are the trees when they go in and then how tall do you expect them when they mature.

Luigi Palleschi: They are maples so an inch and a half, two inch to start, they are smaller trees, we have evergreen on the Clement Street side, and they start at six (6) feet.

John Pickett: At the sketch plan review we did have a resident that spoke and asked so we asked what they wanted and that is where this derived from. The original sketch plan we did not have a landscape plan in it.

Richard Delaney: Will there be grasses planted in the area to enhance the appearance of the site, greenspace around the buildings.

Luigi Palleschi: Everything along Industrial Park Drive like the storm water will obviously be green, the point over here will be green, basically everything that you see that is not building or pavement will be greenspace. Even back here we have banked parking spaces but for now we would keep that as green until the need arises for additional parking, there is some green along here on Clement but for the most part I think that is what we are trying to do along Industrial Park Drive is really to spruce it up streetscape wise keeping the storm water with the enhanced plantings and some street trees and then obviously the pine trees along Clement to buffer the residential. It will definitely look nice from a streetscape perspective and then around this one (1) story building, the office building, we would have foundation shrubs right up against the building to enhance that as well.

Richard Delaney: I think that is it.

Frank Scirocco: Bob, you had a question.

Bob Chase: Yes, back to the retention pond, is that going to have water in it most all the time.

Luigi Palleschi: No, so there is that under drain system, it will pond with water temporarily depending on the storm event.

Bob Chase: What controls that?

Luigi Palleschi: There is an under drain so it goes through this filter media which is a sandy material, infiltrates down and there is a stone bed with an under drain, the water will find that and work its way out to the City system. This is meant to overflow because this can only handle a certain amount of water, it will overflow then your detention for your hundred (100) year storm sits in here. Generally speaking the bio-retention will de-water itself within 48 hours.

Bob Chase: So there won't be a mosquito problem or a smell problem.

Luigi Palleschi: Nope, there should not be and then this dry detention basin the outlet control is set at the bottom so it is not like set up here and it is dug deeper and you would have standing water because of the soil. The pipe is at the bottom allowing that water to drain out. There will be times depending on the storm event where things will back up and that is what they are meant to do, back up with water, but within 48 hours is the intent to drain this back out where it is dry.

Bob Chase: Thank you.

Frank Scirocco: In all fairness to the applicant when you are talking about leaving your site into a residential area that entire section pretty much although zoned residential is used commercially, restaurant, fire station, museum, and then further on up exiting the City there is more commercial. I just wanted to mention that. I am going to close this part of the hearing and open it to the public, if there is anyone to speak in favor or against this application; you need to address all of your questions to the board and not to the applicant.

Dave Hicks: I think it is a good deal because there is more tax revenue but there is one (1) question I have, what about snow control, I heard everything about the drain but haven't heard anything about the snow control.

Frank Scirocco: I will make sure we get to that, anyone else. We will close this part of the hearing and for the record all of the mailings were sent out to the adjoining neighbors so they were properly notified. With that being said, snow control, how are we going to remove the snow, where are we going to put it and hope it doesn't snow.

Luigi Palleschi: To start we do have 29 ½ % greenspace on the site, being that the owner also has his facility across the street with loaders, certain areas can be loaded and piled up in the green areas or can be trucked off site, you see that a lot on most sites but for the most part, like your main driveway entrances you have greenspace on both sides and that is generally where you push the snow and then when you get back into these back areas you are going to have some other method of removal of snow there.

John Pickett: Our anticipation is there is nothing leaving the site and we are not utilizing the retention ponds for any snow removal, it is taboo, you don't do it, it will be tucked around the back, unfortunately it is going to go towards the Clement Street side that is where most of it will be, you won't see it but it will be tucked around the buildings.

Frank Scirocco: Jim, do you have any comments on this, are you satisfied with everything you have seen.

Jim Herkel: No, yes.

Frank Scirocco: I think we have everything we need. Is there a motion on the floor to grant a conditional approval contingent on meeting all the engineering requirements, no conditions, no time limit, because today's, trying to buy anything you can be looking at a year or two to get product so for us to set a time limit would be unfair at this present time. So, with that being said, is there a second to my motion.

Motion by: Richard Delaney

Seconded by: Bob Chase

Frank Scirocco: Any discussion on the motion? No discussion, call the roll.

Bob Chase: Yes

Richard Delaney: Yes

Martin Doyle: Yes

Dan O'Connor: Yes

Frank Scirocco: Yes

Frank Scirocco: Done, thank you very much, have a Merry Christmas.

Meeting adjourned @ 8:16 pm