

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

October 21, 2019

Present: M. Carr, Chairman, J. Gibney, J. Lippmann, P. Ragucci, K. Semon,
M. Tanner

Also

Attending: A. Briscoe, Code Enforcement, M. Burns, Planner I, L. Walkuski, Stenographer

Absent: N. Brower Dobiesz

Meeting called to order at 7:02 P.M.

Motion to approve the Agenda

Moved by: M. Tanner

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

Motion to approve minutes from the September 9, 2019 meeting

Moved by: K. Semon

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

**718 K&E LLC
718 and 720 Saratoga Road**

**Final Site Plan Review
and Public Hearing**

This proposal calls for construction of a 7,207 sq. ft. single story, commercial building on two 1.02 +/- acre vacant parcels south of Pizza Works. Pizza Works would occupy 4,877 sq. ft. of the new building. The remaining 2,330 sq. ft. will be marketed for office or retail use. Changes to the stormwater management facilities necessitate revised site plan approval. The property is located on the east side of Saratoga Road (NYS Route 50), approximately 700 feet north of Kingsbury Road. The site is zoned "Community Business".

Kurt Bedore, K & B Engineering, and Ed Rovetto, owner, were present.

K. Bedore gave a quick update regarding the revisions of the site plan since his last appearance before the PZC.

- There have been no changes to the architectural renderings.
- Minor technical comments pertaining to storm water and drainage management were addressed.
- Routing of storm water has been changed to go straight through the site to the Kingsbury Road drainage swale through an easement obtained for two private residential properties.
- Improving the drainage system on the northside of Kingsbury Road is to include replacement in-kind of all drainage structures and culverts

K. Bedore stated he believes the project will improve the ground water and storm water conditions on the residential lots.

Additional updates are as follows:

- K. Bedore said he spoke with the town engineer and per M. Burns' comments they will install a structure at the road outfall to prevent erosion.
- A small water quality treatment will be installed on the outfall structure before it comes off the site to help collect debris from getting into the drainage system and to maintain storm water quality downstream.

K. Semon asked if there will be any access in order to clean it out.

K. Bedore replied yes, it can be cleaned out. It is agreed upon that the owner will maintain/operate the onsite drainage and all drainage through the easements out to Kingsbury Road.

J. Gibney asked if the Town was to have access to the drainage swale.

M. Burns said the process involves the approval of this set of plans by the PZC, but also by the Highway Superintendent. T. Coppola, Highway Superintendent, has looked at these plans. Once the public side of the improvements have been agreed upon, a final set of site plans are submitted for sign-off by PZC Chairman Carr. The applicant will come in to obtain his permits from the town (Highway Dept.) to build as shown on the plans. Following the build, an inspection should be done to make sure it was built according to plans. Then there should be some type of acceptance by the town and the town will have perpetual maintenance after that as it relates to the public side.

J. Lippmann asked what properties will have the easement running through them.

K. Bedore stated the Carkner and Schworm properties.

Additional updates continued:

- Combined water service line.
- Additional screening was added for the septic system structures.
- The entrance light pole height was lowered to prevent spill over on Route 50.
- Responsibilities for drainage have been identified once the project is completed.
- Minor comments by the town engineer were addressed.
- There has been a reduction in the disturbance on and off-site as noted in the plans.

M. Tanner asked how often are deliveries made to the business. The rear area of the parking lot looks tight for deliveries if cars are parked there.

E. Rovetto, owner, said deliveries usually are made after hours and deliver to the back or side. Most are scheduled before business hours.

At this time, Chairman Carr opened the public hearing.

Mal Provost, 93 Kingsbury Road, stated he has sent in several letters to the PZC. His concern is the nature of the ditch in front of his home. He states the easement will go through his neighbor's property and dump into the ditch just before his property. He mentioned the town does not maintain the ditch, he does. One of his main concerns is if there is additional flow what problems will that create for his property. One sump outlet dumps directly into the ditch, if the ditch is overflowing then his sump won't work.

M. Carr asked if Mr. Provost has ever called the town regarding maintenance of the ditch.

M. Provost said the town indicated they don't maintain it anymore. It was about 7-8 years ago that it was last cleaned by the town.

M. Carr suggested that he contact the Highway Superintendent again regarding the situation.

J. Lippmann said generally speaking the management of storm water ditches has changed over the last couple of decades. The state practice now is not to clean out ditches as it adds to sediment downstream and increased waterflows. If you are having backups then that is another issue that needs to be addressed.

M. Provost suggested it might be a better idea to run pipe the length of Kingbury.

J. Lippmann asked K. Bedore if there was a reason not to run pipe the entire length.

K. Bedore said they don't want to do that because it closes the system off and the drainage will come off all the lots and get on the road. The ditch will be cleaned out and improved, along with upgrading all

the culverts. Every pipe down Kingsbury Road will be replaced from Schworm's property down to the outfall of the stream.

M. Carr asked if there will be significant flow that will cause erosion or problems for the drainage.

K. Bedore said no, it will improve the current situation.

J. Lippmann asked about the outlet pipe for the sump, has the invert been evaluated in comparison to flood elevations to make sure it isn't surcharging the outlet pipe.

K. Bedore said he has not evaluated that specifically but believes the sump line comes out about a foot above the current ditch. The sump line will always be free and clear above any flow in the ditch.

M. Provost stated that currently there is nothing behind his home. Once the building is constructed, he is curious about the visual shield and whether or not it will be enhanced.

Kate Brenner, owns both 95 and 97 Kingsbury Road. 95 Kingsbury Road is a tenant that will be directly behind the new Pizza Works while their residence at 97 Kingsbury is behind the old Pizza Works. She said she agrees with everything M. Provost said about the road. The Brennens paid to have their culvert, drainage pipe and catch basins filled in due to the town not taking care of the area. Their neighbors did not, so the Brennens clean out their neighbor's ditches to prevent water from going into their basement from the natural runoff.

K. Brenner also stated that she has concerns with what takes place behind the Pizza Works building. Her property has been encroached upon by dumpsters and sheds. The employees come out and go behind the dumpsters for their smoke breaks. Additionally, the employees park in the rear of the lot and play loud music. The emptying of the dumpsters is also very noisy. She would like to propose that a stockade fence be put up long the back of the new Pizza Works to prevent the break area, and the dumpsters/sheds from encroaching onto their property. It would also help to contain the garbage that blows through the woods. If a tree buffer could also be put in front of the fence, on the owners' side, it would add additional noise buffering.

Bruce Wurz, 92 Kingsbury Road. Mr. Wurz presented the Commission with a letter which he read. (See attachment)

B. Wurz said he understands a lot of time and money has already been spent on this project. Having said that, he believes the town should require to pipe the full length of the ditch along the road in addition to new catch basins, grading, and swales. He believes those changes would improve the drainage more than what Mr. Bedore is stating. He suggests a site visit be made in order to see what is happening.

George Brenner, 97 Kingsbury Road. The property east of the Brennens backs to the open shallow ditch. It is continually filled with leaves and debris which Mr. Brenner cleans out at least once a month. The ditch is not taken care of by the town. If Pomato's culvert gets clogged, there is very little time for the Brennens to react before water comes into their basement. He also mentioned the pavement is crumbling into the ditch.

B. Wurz also added, the ditch hits the Schenectady/Saratoga County line about two-thirds of the way down. He suspects the project would require permits from Saratoga County as well.

M. Provost asked if there is a timeline with regard to the project.

M. Carr said that this project has been reviewed for many months with outside engineers, engineers who sit on the Planning and Zoning Commission, and K. Bedore who is a professional engineer and representative of the applicant. It seems to him that there is an existing problem with the drainage swale, flooding, and the condition of Kingsbury Road. The existing situation(s) is not a result of this project. The feedback the Commission has received back from the Town DPW, is that they are ok with the project. At this point Chairman Carr asked K. Bedore to address some of the neighbor's concerns.

K. Bedore replied currently the water sheets off the site, goes to the back of the neighbor's lots and eventually makes it way to Kingsbury Road or soaks into the ground, hits the shale, migrates to the neighbor's basements and out to Kingsbury Road. As proposed, the paving of the site will collect the water more efficiently and channel it out to the ditch. It would alleviate some of the ground water conditions by improving the overall regional drainage. He firmly believes this project will not add to the water conditions on either the north or south side of Kingsbury Road. He stated that he feels ditches have more conveyance capacity than that of closed pipes. If he felt it would have been better to do a full-length closed pipe then he would have proposed it to his client.

M. Carr asked the owner to respond to the comments regarding the employees' smoke breaks, etc.

E. Rovetto said they try to police the employees as best they can and it's the first time he is hearing about the loud noises. There isn't much he can do about the dumpster noise, but he will talk to staff about the music and put policies into effect.

K. Semon said Route 50 is a hard area as there isn't any zoning that is transitional between residential and commercial.

M. Carr asked if A. Briscoe or M. Burns could comment on the town designated engineer's (TDE) comments regarding storm water.

M. Burns replied the TDE said the system was adequate. It might be necessary for the Highway Superintendent take a closer look at this and determine if some of these suggestions are advisable. A landscaping plan was provided and is adequate, but there is no fencing as suggested by K. Brenner. The Commission could consider adding a fence to help buffer any negative impacts there might be.

M. Carr stated he believes whether or not this project is built there are already water issues in the Kingsbury Road area. He understands where the neighbors are coming from and also understands where the engineer is coming from in trying to capture the water before it sheets and goes across the neighbor's properties. If there are issues after the build, in the right-of-way, the town has an obligation to make sure the drainage is proper.

B. Wurz stated this is the first time the residents have seen this site plan showing a pipe coming down to the ditch directly on Kingsbury Rd. He would like the Commission to review and think about this proposal and consider piping the ditch on town property.

J. Lippmann said she concurs with K. Bedore's assessment of the open swale. She believes the increased size in pipes will help with the water issues. However, the road conditions go beyond the scope of this project. Additionally, she also concurs from a water management perspective, piping is not the way to go. When open ditches can be kept open it helps to alleviate flooding. With regard to the comment about garbage, the dumpster on-site is not currently enclosed however, the proposed site plan shows a dumpster enclosure which should help alleviate the garbage situation.

M. Carr said that J. Lippmann is only talking about the enclosure around the dumpster. With respect to encroachment onto Brenner's lands he will address a buffer between the properties.

K. Bedore said the original proposal showed the alignment of the drainage running east through the Brenner lots and around to Pomato's with a full line of arborvitae buffer along the south line. Now the line is going straight out. They have pulled back on the limits of disturbance resulting in about 25 – 30 feet of preserved woods as a natural buffer. If a fence is required it would significantly reduce the applicant's use of the site out to the property line.

M. Carr asked if the wooden buffer is evergreen.

K. Bedore replied it is hardwood.

J. Gibney stated he believes the town has done their due diligence. The applicant was asked to come back with a storm water management system and another engineer reviewed the plans. At this point there is no reason not to accept the reviews. As stated earlier, the problem is not with this site, it's the area, and the Commission's review of this project is to make sure it does not worsen the existing conditions.

MOTION

In the matter of the final site plan review application by 718 K&E LLC for the construction of a 7,207 sq. ft. single story, commercial building on two 1.02 +/- acre vacant parcels south of Pizza Works located at 718 and 720 Saratoga Road, the Planning and Zoning Commission hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.

3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. Acceptance of final Stormwater Drainage Design by Town of Glenville Highway Superintendent. Any modifications to the current set of drawings (dated 1/28/19 – last revised 10/7/19) shall be incorporated into the Final Site Plan sets along with appropriate notations within the revision block, prior to sign-off by the Planning and Zoning Commission Chair.
2. Provide Glenville Economic Development and Planning Department with copies of the two (2) stormwater easements for the Carkner and Schworm properties, as recorded in the Schenectady County Clerk's office.
3. Apply for and secure all applicable State, County and local permits including but not limited to:
 - NYS Department of Transportation: Highway Work Permit
 - Schenectady County Department of Environmental Health: Application for a Permit to Operate (Prior to application for Glenville Building Permit).

- Town of Glenville Public Works: Application for Road Cut, Shoulder Cut and Storm Sewer Connection.
 - Town of Glenville Building Department: Commercial Building Permit – New Structure.
 - Town of Glenville Building Department: Septic System Application – New.
 - Town of Glenville Building Department: Application for Sign.
4. Applicant is to consider a year-round buffer, deer resistant, to address the neighbors' concerns along the 25-30-foot natural wooded buffer.
 5. Applicant has stated they are responsible for the maintenance of the piping from the property to the town right-of-way on Kingsbury Road.
 6. The applicant and town Highway Superintendent are to meet with residents to look at the overall drainage situation regardless of this application.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

Dr. Mina Sun
463 Saratoga Road

Preliminary Site Plan Review

Dr. Sun is proposing a change in use from a medical office to an adult daycare facility. The site currently includes a 2,900 sq. ft. medical office building with approximately 16 parking spaces on approximately .55 acres. The site is zoned "Professional/Residential".

Gavin Vuillaume, EDP Engineering, and David Karasz, owner/applicant, were present.

G. Vuillaume gave a quick overview of the application. The site plan shows the building sits towards the rear of the property, with a parking area located in front of the building. There are two handicapped parking spaces near the main entrance of the building. At this time, a new floor plan was presented to the Commission. There is approximately 213 feet of road frontage on Route 50 with a substantial vegetative buffer between the parking lot and the road itself. The two front doors are handicapped accessible with a third entrance (service) located at the south end of the building. The site is serviced with municipal water and the septic system was recently inspected by Odorless Sanitary Services. The septic tank is approximately 1,000 gallons which goes into a large drywell. The drywell was inspected and was about ¼ full. They believe there is plenty of capacity for the drywell and septic tank for the new usage. There are site improvements needed for the proposed use. They are looking at adding additional lighting on the structure for better lighting in the parking lot. Signage would also need to be modified. Only minor interior changes are noted.

M. Carr asked who owns the property.

D. Karasz, attorney and Dr. Sun's husband, said Dr. Sun owns the property.

M. Carr inquired about the adequacy of the septic system and whether it will need modifications or upgrades.

G. Vuillaume replied no. They are going to get new numbers on the water usage, but anticipate with the proposed facility there will be significantly less usage than what is there now. As a previous doctor's office there was more water usage.

J. Lippmann asked if the building is currently occupied and in operation.

G. Vuillaume stated the building has been in use for many years, but has been in limited use for the past couple of months.

D. Karasz said Dr. Sun moved her office about two months ago. Only the records supervisor is still working out of the office.

M. Carr asked the applicant to address how many people will be there, traffic flow, etc.

D. Karasz replied the previous usage started at 7:30AM with patients coming in about every 15 minutes for blood draws for the entire day ending at 5:00PM and basically that's what took place for the past 20 years. That quantity of patients will not be seen in this new proposal. Normal business hours will be from 8:00AM – 5:00PM, with a certain amount of flexibility for people who need to be at work at 8:00AM or work until 5:00PM to open earlier or remain open later. The number of people will be fewer and the traffic should be less. Typically, they are anticipating a 4 hour stretch of care for individuals that would be dropped off, but would also take individuals that need to be there the entire work day, that would be the occupancy.

M. Carr asked so how many people does that entail.

D. Karasz stated the maximum would be 25 people.

M. Carr said 25 people in that building all day long is a lot of people.

D. Karasz replied 25 is what is anticipated for the course of a day depending upon the amount of time each individual stay.

M. Carr asked A. Briscoe isn't there is a maximum occupancy.

A. Briscoe said that is correct, and it also depends upon if the clients are ambulatory or not. They basically look at what the occupancy classification is before calculating the occupancy load.

J. Lippmann inquired if they are certified by a state agency.

D. Karasz said they are not. Adult daycare is not required to be certified by a state agency unless they receive payment from Medicaid.

J. Lippmann asked what is the ratio of staff to patients.

D. Karasz replied typically it is 1:6 as best practice.

K. Semon asked if there was a need to place 25 individuals at full-time service would the applicant place themselves at full occupancy.

D. Karasz replied he didn't think so.

K. Semon said he would like to see that type of language in the proposal to make it clearer on the type of services provided, the length of time of day for individuals, etc.

D. Karasz said he would clearly state that they will not exceed the capacity and if there is a traffic congestion issue then they would pull back. He states that it shouldn't be more than 5 minutes maximum for someone to sign in the client and leave them.

J. Lippmann said the applicant needs to make sure they have adequate space for people who aren't ambulatory.

M. Carr asked if there will be any medical staff or doctors.

D. Karasz stated there are two types of adult daycare, medical and social. Social daycare is for people who are not medically at risk, but need assistance with their ADLs. There will be no physician or nurse on staff.

K. Semon asked if there will be any dispensing of medications.

D. Karasz said they don't dispense. Basically, they will be not be administering medications.

M. Carr asked about the kitchen and would meals be prepared there.

D. Karasz stated they would be bringing in food that can be microwaved. No preparation of meals will be made.

M. Carr pointed out the site plans show examination rooms, kitchen, offices, consultation rooms and waiting areas. What is the purpose of these rooms?

D. Karasz said there are two large common rooms as a result of the modification of the building, about 800 sq. ft. each. The side rooms (listed as exam rooms) are to be converted to a library, a television room, etc.

A discussion took place as to the labeling of the rooms and what their intended purposes are. Those need to be changed on the site plans. A better floor plan needs to be provided to the Commission.

K. Semon asked if there was going to be an accessible shower in the bathroom.

D. Karasz said there is a good sized handicapped accessible bathroom on the first floor which could accommodate those that need to use it.

M. Tanner said that this is the first time he has seen the architectural floor plan and was hoping to see an emergency exit at the north end of the building.

D. Karasz said that portion of the building is to maintain patients' records from the medical practice.

G. Villaume said if they need a door it could be installed.

M. Tanner said there needs to be somewhere to go after getting out of the building particularly in the rear of the building.

M. Carr said the Commission would like to see something on parking and internal vehicle circulation and emergency vehicle accessibility. A fire department review will also be needed and the Commission is assuming this facility will be ADA compliant. More details are needed on the intensity of use. For the record, and in his personal opinion, he can't believe an establishment like this is not regulated by NYS. A more comprehensive floor plan with details needs to be presented and address the egress issue whether it's isolating the area from any occupancy or if with occupancy an installation of a door.

K. Semon asked if there will be alarms on the doors.

D. Karasz said there will be alarms.

J. Lippmann asked for clarification on the handicap ramps and how they are accessed.

G. Vuillaume approached the bench and discussed the accessibility. He also said there was a lighting plan that was submitted. An improvement on the lighting is expected.

M. Carr asked if this a non-profit or for-profit venture.

D. Karasz replied it's a for-profit venture.

A. Briscoe asked if this proposed project already exists somewhere else. Will Odorless Sanitary provide a report and pictures of the sanitary system?

D. Karasz said there are similar ones locally such as Bright Horizons. Yes, a sanitary report and pictures can be provided.

M. Carr asked if this is the applicant's first attempt at adult daycare.

D. Karasz stated it was. He and his wife, at times, have hosted adult daycare.

MOTION

In the matter of the site plan application by Dr. Mina Sun for the establishment of an adult daycare facility, unregulated by NYS, located at 463 Saratoga Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Dr. Mina Sun for the establishment of an adult daycare facility located at 463 Saratoga Road, the Planning and Zoning Commission hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The applicant needs to provide a report from the sanitary service company stating the septic is in good working order and can handle the proposed use.
2. Parking and internal traffic patterns need to be shown on the site plan.
3. A more detailed floor plan including open areas, fire access, and include use of terms that are more appropriate for the proposed intended use.
4. A brief statement in writing indicating that the kitchen will not be a full-service working kitchen.
5. A statement in writing indicating that this facility will be ADA compliant.
6. The local fire department will need to review and approve the application and give comments/recommendations as far as emergency vehicle access.
7. The Commission requests more comprehensive details on the intensity of the use.
8. Egress on the northwestern portion of the long corridor needs to be addressed as to whether that area is occupied by residents. The applicant needs acceptable egress, otherwise residents should be barred from the area.
9. The dumpster needs to be located in an area where it will be fully enclosed.
10. Provide a definition of social daycare.

The Commission hereby schedules a public hearing for November 18, 2019 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for November 18, 2019, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

**SQP (Specialty Quality Packaging)
502 & 602 Potential Parkway**

Preliminary Site Plan Review

This application is proposing the connection of buildings #502 and #602 Potential Parkway located within the Glenville Business Tech Park. This enlarged space is to establish 10 overhead loading dock doors to replace the 6 currently in use thus increasing efficiency in the loading/receiving functions of the business while also creating additional storage space. The site is zoned “Research / Development / Technology”.

Luigi Palleschi, ABD Engineering, was present.

L. Palleschi gave a quick overview of the site. There has already been a connector building between #702 and #602. The connector building between #602 and #502 is approximately 147 feet wide by 175 feet deep (25,770 +/- sq. ft. addition). Currently there are loading docks, ramps and asphalt between the buildings. There are a couple of tanks that will be removed in addition to the asphalt. Proposed are 10 loading docks facing (perpendicular to) Potential Parkway. The utilities’ connections that run through Potential Parkway and E Street (sewer, water and storm water) will be modified/revised. Last month (September 2019) the applicant was before the Town Board and they authorized dedication of a portion of E Street to allow for this addition. They have been working with Tom Coppola and Dana Gilgore to determine modification for the utilities. One thing not on the site plan is an at grade door on the existing front portion of building #502, with a ramp that will go up to a 10- foot doorway. The proposal is less than an acre of disturbance. Piping for the sanitary sewer flow will be replaced and a secondary line parallel to the existing line will be installed as a preventive measure.

M. Carr asked if there is a problem with the water and storm water utilities how will it be dealt with.

L. Palleschi said water will be capped and abandoned. Another hydrant will be added and storm water is a catch basin on the north side of the site.

L. Palleschi said they received comments from Chief Almy, Village of Scotia, and a hydrant was added per the fire department’s request. The building will be fire sprinklered and fire alarmed which will be detailed in the submitted plans to the Building Department.

L. Palleschi also noted that the connection will help facilitate the loading/receiving functions of SQP. The connection will create a building with over 400,000 sq. ft.

K. Semon asked what was/is in the tanks between the buildings 502 and 602.

L. Palleschi said he wasn’t sure, but he didn’t think there is anything in them. The site plan stated removed or relocate, but the tanks will be removed and the site plans will be updated.

M. Carr said the Commission would like a letter from the Fire Department stating they are ok with the project. He then asked about firewalls.

L. Palleschi replied they will meet the fire wall code. However, he was told it was not required in NYS to have firewalls however, firewalls will be installed due to insurance requirements.

M. Burns stated that the Planning Department has heard back from the fire department and their concerns were passed along to L. Palleschi who is working on some of the more technical issues.

L. Palleschi said currently there are downward LED wall packs on the outside of the building and they would remain. Additional lighting will be added that will match the current ones. Landscaping is not being proposed at this time. The company produces take out containers/trays.

K. Semon asked about the snow removal for the site.

L. Palleschi said snow will be piled along the sides of the roadways and parking lot areas. Loaders can take the snow and dump it out back.

L. Palleschi also mentioned that the applicant needs to get variances for area setback and green space.

MOTION

In the matter of the preliminary site plan application by SQP (Specialty Quality Packaging) for the construction of a connection of buildings #502 and #602 Potential Parkway located at the Glenville Business Tech Park, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

MOTION

In the matter of the preliminary site plan review application by SQP (Specialty Quality Packaging) for the construction of a connection of buildings #502 and #602 Potential Parkway located at the Glenville Business Tech Park, the Planning and Zoning Commission hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The Commission requests each of the items that were presented in a memo prepared by M. Burns be addressed by the applicant.
2. The applicant is to address any outstanding issues/concerns that the fire department has per Chief Almy's email.
3. Firewalls will be constructed, although not required.
4. The applicant is to positively identify the tanks' contents and if need be proper disposal will be required.
5. Utility access seems to be agreeable to all parties.

The Commission hereby schedules a public hearing for November 18, 2019 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for November 18, 2019, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

**Scotia Industrial Park Inc.
302 B Street, Glenville Business & Tech Park**

**Preliminary Minor
Subdivision**

Proposed subdivision of existing 69.77-acre parcel into two parcels; 15.05-acres and 54.72-acres, respectively. The 15.05-acre parcel is the proposed site for the new 100,000 sq. ft. warehouse facility. The site is zoned “Research/Development/Technology”.

Dave Ahl, Scotia Industrial Park, Dan Faldzinski, Delta Engineering, and Doug Martin, Adirondack Beverages, were present.

D. Ahl said they are proposing at 100, 000 sq. ft. warehouse for Adirondack Beverage to accommodate company growth to be located in the 300 block near the remedial area. There are some challenges with easements (railroad, National Grid and gas lines) and a tight time frame. The building configuration is not traditional, and needs to be off-set somewhat to accommodate the monitoring wells.

D. Faldzinski stated there is an area variance necessity as the building is set-back 15’ off the roadway. Primary access to the building will be off Avenue B. There is a 26’ wide fire lane that backs into the parking lot. Both corners of the buildings will have loading docks. The majority of the site parking will be paved and the majority of the storm water run-off from the paved area will be routed to a storm water management practice to be located outside of the National Grid right-of-way. The work to be done inside the National Grid easement will not change the existing ground surface grade relative to the height of the monitoring wells. They have been in contact with National Grid.

M. Carr asked how are the monitoring wells going to be protected and or preserved throughout the course of construction.

D. Faldzinski replied each of the well caps will be outfitted with a riser, even in the parking area, and will be flush mounted.

M. Carr asked if DEC is aware of the project and its anticipated activities.

D. Ahl said they have made contact with Kyle Forester, located at DEC headquarters, who sent them an email stating DEC doesn’t have to formally approve this since the applicant didn’t sign an environmental easement. However, he would like to see plans and be kept advised of the project.

J. Lippmann asked what are the wells used for.

A discussion took place as to the injection and monitoring wells.

M. Carr asked if DEC has mentioned vapor intrusion.

D. Faldzinski said at a minimum they expect a passive vapor mitigation system, but it may have to be active.

M. Carr inquired about a cross access agreement with National Grid.

D. Ahl said the paperwork has already been submitted.

M. Carr asked for ADA accessibility to be shown on the site plans.

A discussion took place regarding Adirondack Beverages growth. The anticipated growth will add 50 – 75 new jobs with this expansion. This new building will be used for warehousing product. A minimal amount of space (4,000 – 5,000 sq. ft.) will be used to work on the trailers with no oil changes or maintenance of the vehicles. There may be some solvents to clean the floors, but no floor drains will be needed.

A discussion took place regarding the storm water basin.

K. Semon asked about the sewage.

M. Burns replied it will go through a private section of sanitary sewer owned by the applicant, then to the Town, then to the village and then the city of Schenectady. Correspondence needs to be sent to the village.

K. Semon asked about the traffic flow/increase.

D. Ahl said traffic flow/increase will be probably be net zero within the park. It's hard to determine what the traffic will be at this time with new product being manufactured at the older facility.

MOTION

In the matter of the preliminary minor two lot subdivision application by Scotia Industrial Park, Inc., for the proposed subdivision of the existing 69.77-acre parcel into two parcels; 15.05-acres and 54.72 - acres, located at 302 B Street, Glenville Business and Tech Park, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

MOTION

In the matter of the preliminary minor two lot subdivision application by Scotia Industrial Park, Inc., for the proposed subdivision of the existing 69.77-acre parcel into two parcels; 15.05-acres and 54.72 - acres, located at 302 B Street, Glenville Business and Tech Park, the Planning and Zoning Commission hereby conditionally approves the preliminary application.

Conditions of preliminary subdivision approval are as follows:

1. The applicant needs to finalize the cross-access agreement with National Grid and provide that agreement to town counsel for review.
2. The applicant needs to provide in writing to the Commission affirmation that NYSDEC is aware of the project and that this project will not impact or preclude any access to the groundwater monitoring wells either for sampling and/or injection purposes as part of the remediation and monitoring of the existing plume under the property either during or after construction.
3. The applicant will be required to install a vapor intrusion barrier and add passive piping underneath the slab as necessary. If installation of a blower is needed to create a negative pressure on the building to protect human health inside that will be required.
4. ADA accessibility needs to be added to the site plan.
5. There needs to be a third-party review of the SWPPP.

The commission hereby schedules a public hearing for November 18, 2019 to consider the final subdivision application. However, in order for the Commission to schedule a public hearing for November 18, 2019, nine (9) copies of the revised subdivision plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

M. Carr stated at this time he will proceed with the motions for the site plan as the site plan was reviewed during the subdivision discussion.

MOTION

In the matter of the preliminary site plan review application by Scotia Industrial Park, Inc., for the construction of a 100,000 sq. ft. food-grade warehouse facility to be located at 302 B Street, Glenville Business and Tech Park, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Scotia Industrial Park, Inc., for the construction of a 100,000 sq. ft. food-grade warehouse facility to be located at 302 B Street, Glenville Business and Tech Park, the Planning and Zoning Commission hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The applicant needs to finalize the cross-access agreement with National Grid and provide that agreement to town counsel for review.
2. The applicant needs to provide in writing to the Commission affirmation that NYSDEC is aware of the project and that this project will not impact or preclude any access to the groundwater monitoring wells either for sampling and/or injection purposes as part of the remediation and monitoring of the existing plume under the property either during or after construction.
3. The applicant will be required to install a vapor intrusion barrier and add passive piping underneath the slab as necessary. If installation of a blower is needed to create a negative pressure on the building to protect human health inside that will be required.
4. ADA accessibility needs to be added to the site plan.
5. There needs to be a third-party review of the SWPPP.

The Commission hereby schedules a public hearing for November 18, 2019 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for November 18, 2019, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

With no further business the meeting was adjourned at 9:32 P.M.

Lynn Walkuski
Stenographer

Linda Neals
Town Clerk

October 21, 2019

92 Kingsbury Road
Burnt Hills, New York 12027

Town of Glenville Planning and Zoning Commission
Glenville Municipal Center
18 Glenridge Road
Glenville, New York 12302

Re: 718 K&E LLC, 718 and 720 Saratoga Road
Storm Water Management
Revised Site Plan

Dear Mr. Chairman and Members of the Planning and Zoning Commission:

The following bullets represent our list of comments and talking points for the public hearing regarding the above mentioned project.

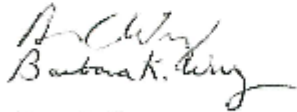
- As long time residents of the Town of Glenville we welcome the proper design and construction of new local businesses and restaurants
- We have occupied our residence at 92 Kingsbury Road for 45 years, having battled high ground water levels each and every year with two sump pumps and a generator. Many of our neighbors make use of two sump pumps as well
- Soil conditions from NYS Rte. 50 on the northwest (Saratoga boat sales) , east to the creek and wet area that flows south from Council Meadows to the north bank of the Alplaus Creek, westerly along the north bank an unknown distance and then northerly to NYS Rte. 50, consist of clay and shale. Depth of shale varies, on our lot it is approximately 36 inches deep
- Because of the clay and shale combination, the soil becomes saturated very quickly and remains so for long periods of time because the storm water becomes perched
- Residences on the north side of Kingsbury have basement and sump pump drains emptying into an open ditch for approximately 170 feet and the remainder are connected to catch basins and such along the section that is piped. Most of the sump pumps turn on and off constantly thus keeping a flow of water in the open ditch almost year around
- Natural drainage and contours of this area slope northwest to southeast from NYS Rte. 50. During rain storms the water does pond and flow across many of the properties. The heavy storms of late are making this even worse. Late winter and early spring is always a challenge
- One proposal for storm water management was to establish easements from 718 Saratoga Road east along and through the rear of the properties on the north side of Kingsbury Road, to the creek (wet area) east of Brenner's property. The entire length was going to be piped with catch basins and graded with small swales to

intercept some of the runoff. Because of various reasons this proposal did not work out

- We believe the new proposal for storm water management includes an easement through a property on the north side of Kingsbury Road, either piping or ditching the water to the open ditch. Replacing existing driveway culverts and the existing pipe with a larger diameter pipe to handle the increased flow along the approximately 740 foot length. The increased flow will be storm water from the one acre parcel at 718, the existing parcel at 720 along with a large surface area of NYS Rte. 50 pavement and will provide even more opportunity to saturate the soil in and around this ditch and adjacent properties
- Keep in mind that a third option does exist, boring under NYS Rte.50 and making the necessary improvements south along the west side of Rte 50
- We recommend to fully pipe the storm water management system along Kingsbury Road to include catch basins and grading as needed. This recommendation only requires approximately 150-180 feet of additional pipe, perhaps two catch basins and should not require any additional easements because the right of way of Kingsbury Road is actually 66 feet wide (aka the Schenectady to Ballston Turnpike/ old NYS Rte. 50)
- Provides the maximum amount of water to be kept off area properties and roadway
- Provides lateral support for the roadbed of Kingsbury Road. The pavement currently has numerous cracks parallel the open ditch sections and far fewer cracks along the sections currently piped.
- Provides safety for motorists, pedestrians and bicycles

Thank you very much for your time and consideration regarding the impact of the application and if you have any questions or concerns please do not hesitate to contact us.

Best regards,



Bruce E. Wurz
Barbara K. Wurz
518-399-9313

