

Colden Planning Board Meeting

February 16, 2021

Planning Board
Members Present: Walt Kammer (Chairman), Andrew Gow, Jackie May,
Peter Newsom, George Reinhardt, and Bobby Walker

Excused: Frank Hrycik

Also Present: Tara Mathias (Applicant), Jim DePasquale (Town Supervisor),
Jesse Hrycik (Town Councilman), Deborah Jusiak,
Chris Kerlin (Town Clerk), John Kotlarsz (Bldg. Insp/Code - Enf.
Officer), Tom Dziulko (Fire Inspector/Asst Code – Enf. Officer),
Gerry Pietraszek (Councilman) Joe Wetzel (Colden Town
Engineer), Patti Zurbrick (Councilman), two of the Applicant's
Engineers, and approximately 8 Residents logged in remotely

The February 16, 2021 Planning Board Meeting was called to order at 7:00 PM by Walt. The meeting was "Virtual Only" hosted via GoToMeeting.

November Minutes

The Board Members reviewed the November minutes. Peter noticed the error of Linda Kotlarsz listed as present for the meeting as she was excused from the meeting due to a conflict in her schedule. Peter also requested to verify the discussion was held for new business regarding apartment requirements. Walt noted that there was an error regarding the sq. ft. listed and the correction needs to be 1,200 sq ft unit instead of 1,000 sq ft unit. Peter motioned to approve the revised minutes and Bobby seconded, all were in favor.

The Planning Board didn't meet in December 2020 or January 2021.

Chairman

Walt asked for nominations for the 2021 Chairman with calling to order an organizational meeting. Peter motioned to nominate Walt for the 2021 Planning Board Chairman position with a quorum of five members. Bobby seconded the motion. There wasn't any discussion and a vote was taken. Five members approved and Walt abstained his vote.

New Planning Board Member

Walt welcomed Andrew Gow to the Planning Board. Andrew mentioned that he's been a Resident of Colden for ten years and has served on other advisory Boards for other Towns and Villages. He's an Engineer and licensed Surveyor and is looking forward to working with the Planning Board Members.

Change of Use

Walt reviewed the process of the Change of Use (CoU) for The Broadway Group, LLC and mentioned that he received the full EAF Part1 & Part2 and written report from the Environmental Board Chairman on February 16, 2021. Walt forwarded the email to all the Planning Board Members for their review. Walt turned the meeting over to Ms. Mathias representing the Broadway Group, LLC to give her presentation.

Ms. Mathias gave her presentation with a few new updated adjustments that were made to the original proposal in the original set of civil and site drawings submitted since based upon prior dialogs certain changes and clarifications were requested by the Planning Board in preparation for the February 2021 meeting. Items discussed included:

- Different building designs were reviewed
- Lighting options were discussed
- Storm water management was discussed
- The Rte240/State Rd traffic study was discussed
- Screening of adjacent properties options
- Revised parking lot space size was discussed
- Number of parking lot spots was discussed

The meeting was then turned over to Walt as the Planning Board Members concurred to ask questions at the end of Walt's presentation. Walt reviewed the Town Engineer Mr. Joe Wetzel's report. The topics addressed included:

Site Plan Drawings

CA100 – Existing street light status to be confirmed by TBG

CA100 – Decommissioned well needs DOH certification and sealing

CA503 – Septic design requires final DOH certification

CA140 – Confirmation needed for check dams if vegetation is established

LA100 – Plantings on south side of building side lot line to enhance fence buffer

CA110 – Road entrance requires NYS DOT approval

CA110 – (Note from PB Chairman: Colden HWY Supt approval per 108-78.D(2))

CA110 – Town Engineer notes the two applicant's variance request with respect to parking spot dimensions and number of spots. He recommends resubmission of a revised parking plan drawing with a complaint spot width of 10'x20'.

Additional request for parking lot drawings were requested by Joe Wetzel as the Applicant wanted 30 parking stalls with the size of 9 x 20 ft. instead of 10 x 20 ft required by Colden

Zoning. If the parking stall size were to be altered it would need the approval from the Zoning Board or Town Board so the Town Engineer and Planning Board should examine the impact of keeping the stall size consistent with Zoning requirements.

Snow melt and the creek was also a concern for potential flooding.

The applicant previously, based upon a request by the Planning Board, prepared and submitted a complete traffic study and report sealed by a NYS Professional Engineer. However the accident history on the road segment from StateRd/HeathRd north to the area near the Fire Hall was not included in the study. Thus the Town Engineer (with concurrence by the Planning Board) requested that their engineer prepare an accident report study from the NYS DOT database. It was agreed that the applicant will have that done and submitted prior to the next Planning Board meeting scheduled.

Walt asked about the applicant's sign that would be placed at the road, and how it would be illuminated. Walt reviewed the Colden dark-skies policy and asked if the store will adapt to the policy. The Town Engineer asked if uplighting was an option, but it didn't seem it was. The applicant's engineer will prepare a supplemental submission dealing with the sign, the placement, and the lighting plans.

The topic of store and area lighting was discussed. Walt asked if the applicant could comply with a condition that the lights be turned off within 15 minutes of store closing. Ms. Mathias stated that the company policy was to keep the area well lit to insure employee safety as they do the steps necessary at the end of a workday and secure the store for closing. The 15-minute suggestion was too short for employee needs. The applicant indicated that the area and sign lights would be turned off one hour after the store closes. This was a reasonable rationale and the topic was considered closed, but will be noted in the final Planning Board advisory report to the Town Board.

The discussion then shifted to the details of the exterior light fixtures attached to the outside walls of the store. There seemed to be a minor difference between the site drawing and the photometric rendering as well as the 3D color rendering of the building exterior. Joe asked for a revised drawing and/or rendering to clearly show wall pack lights and pattern. Joe also asked that a rendering of the building showing any pole mounted area lighting as well as a rendering of the Dollar General signage proposed for the site. The applicant agreed to supply such information in the post-meeting revised drawing submittal.

Walt opened the meeting to Planning and Town Board Members to discuss concerns

Peter Newsom mentioned his concern regarding the septic system as the drawing submitted isn't to scale. Peter would like the drawing to include the elevated flood zone and the shallowness to the water table drainage. He asked Ms. Mathias if the Department of Health has approved the site. Ms. Mathias asked their Building Engineer to respond to Peter. He stated

that they are working with the Department of Health on several sites but not the site in Colden as of this point in time.

{Note: this matter is not directly related to the Change of Use procedures, but was permitted to better understand a bit of the project's impact on local employment opportunities}. Peter inquired regarding jobs that would be created by the store (after opening) and how many people would be employed. Ms. Mathias replied that the project would create 9-10 jobs; there would be two store staff members per shift.

Peter was concerned about winter snow removal and the snow plowing and snow melt design since in bad winters like 2020/2021 large snow piles might possibly block a few parking stalls. The applicant indicated that based upon conditions a contract for snow removal was mentioned as a possibility, with excess snow being removed from the site by their plowing contractor.

Peter asked if solar power would be something that the store would use. Ms. Mathias responded that as of right now, there isn't any plans for solar use but will be reviewed for the future of the store. Peter also asked if in/out (DC FastCharge) electric vehicle charging stations would be an option for store Customers. Ms. Mathias stated that might be a possibility for the future, but not at the current time of construction. *{Note: While these two items are not Colden code or Change of Use requirements, the Chairman allowed the discussion, in order to fully understand the applicant's possible future plans at the site.}*

Gerry Pietraszek asked to review the size of pipes used in the storage chamber because the inlet and outlet pipes listed are the same size which could compromise the intended runoff buffering. Ms. Mathias asked their Building Engineer to explain the pipes used in the storage chamber. It was agreed that the submitted drawings should be enhanced to more clearly show the chamber design details for stormwater and site runoff loads. The applicant indicated those updates would be received before the next Planning Board meeting.

Gerry also asked if the lights on front of the building could be a softer light to help reduce glare onto the street. Ms. Mathias will check with her firm. Any updates would be included in revised drawings submitted before the next PB meeting date.

George Reinhardt asked about the brick material that was shown as a façade option during Ms. Mathias's presentation. Ms. Mathias confirmed that it won't be "real brick", but an engineered brick overlay material identical to the sample previously sent to the Planning Board.

George also asked about if any trees will need to be removed. Ms. Mathias confirmed that some trees will need to be removed, but the plan is to place trees as a buffer for adjacent properties. A revised drawing will be submitted to show more details of the landscaping and planting plan.

Jim DePasquale asked if the jobs will be part-time or full-time positions. Ms. Mathias replied that it will be up to Human Resources of Dollar General to make the decision. The pay rate will most likely be based on experience.

Jim requested information as to why the parking lot entrance and exit line up with a residential driveway across the street. Ms. Mathias's Building Engineer responded that it will avoid headlights shining across the street into a home as it lines up with a driveway which terminates with a parking/garage area. This will eliminate "sweeps" of light during egress from the store.

Jim asked how the delivery trucks will access the lot and if they will be backing into the parking lot off the road. Ms. Mathias responded that the trucks will pull into the front lot and back towards the Southside of the building. Their engineer also offered more details on this and it was agreed that a new drawing would be submitted which clearly illustrates the delivery truck entrance and egress. It was also indicated that deliveries would take place when the store is closed so the use of the parking lot for logistics was planned.

Peter Newsom reiterated his concern for the septic system and cross section for the flood elevation, along with the landscaping to the site. Ms. Mathias stated that she will work with her design and engineering firms.

Walt asked for concurrence from Supervisor DePasquale that the Planning Board's action on this CoU should wait for Ms. Mathias to report back to the Planning Board and Town Engineer before a PB advisory recommendation is made to the Town Board. It was acceptable to the Supervisor. Once the supplemental information is received and reviewed, the Planning Board will schedule another online meeting for formal action on this CoU. Depending upon timing, the meeting will either be a special meeting date, or it will happen at the next regular PB meeting date in March 2021. Peter motioned to defer a recommendation and wait for the supplemental information and Bobby seconded. All were in favor.

Walt motioned to adjourn the meeting at 9:40 PM, and Bobby seconded. All were in favor.

Submitted by: Crystal Barrett