

TOWN OF GREENFIELD
PLANNING BOARD

August 13, 2019

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Robert Roeckle at 7:00 p.m. On roll call, the following members are present: Robert Roeckle, Charlie Dake, Butch Duffney, Mike Gyarmathy, and Nick Querques. Karla Conway and Tonya Yasenchak are absent. Mike Waldron, Code Enforcement Officer, and Charlie Baker, Town Engineer, are present.

MINUTES

Minutes- July 30, 2019

MOTION: B. Duffney
SECOND: M. Gyarmathy

RESOLVED that the Planning Board waives the reading of and approves the minutes of the July 30, 2019 meeting with minor corrections.

VOTE: Ayes: Conway, Duffney, Gyarmathy, Roeckle, and Querques
Noes: None
Absent: Yasenchak
Abstain: Dake

OLD BUSINESS

1. Northeast Surgical Case #628
TM# 153.13-1-34

456 Maple Ave.
Site Plan Review

James Condry, Timothy Kelling, and Brian Corkner are present. J. Condry states that he and his partners added a second floor to the plan. (K. Conway is now present at 7:03 p.m.). J. Condry states that they removed the barn from the original plans. They added the perk test results on the plan. There was a question regarding the Zoning Law with the use of their building and that would fall under office use. There was a question that the driveway frontage of 18' wide is required and 24' would be safer and more in compliance with the requirements. The SEQRA form was prepared. And they will need to do a SWPPP. There was also a question regarding the specifications of the lighting fixtures that will be utilized in the parking lot and a copy of the specifications has been provided. Brian Corkner provides a picture of the sign that the applicants have in Queensbury. J. Condry states that they would be occupying the bottom floor and renting out the upstairs. N. Querques asks if the applicants have identified tenants. J. Condry states no they will probably be professionals in the medical field. B. Duffney asks if it would be medical offices or residential. B. Duffney asks how is the upstairs and downstairs

offices going to be laid out. J. Condry states that they are planning on having a separate entrance for upstairs. A small foyer and an elevator up to the second floor. The downstairs would have an entrance as well. B. Corkner states there will be 2 offices upstairs. J. Condry states that it will just be them downstairs. Any basement space would be utilized by them for storage. T. Kelling states they are thinking 2 offices upstairs, but if someone wants both that would be fine. B. Duffney asks if they will need a variance for the sign. R. Roeckle states that depends on what the square footage is. B. Corkner states that is their sign from their Queensbury offices. M. Gyarmathy asks in the back, where the trash receptacle is are there going to be 2. T. Kelling states no that is so the garbage truck can get in and out. C. Baker states he has a lot of engineering concerns. He would like to see an engineer's narrative that describes everything that is happening. The number of occupants, the number of patients. All of that needs to be presented so the Board knows that the septic system and the water supply have been properly sized for what they want to do there. There is a strong possibility that the applicants will need a public water supply approval from the Department of Health because it is supplied by a well. Storm water management is a big concern. There is a lot of pavement, and a lot of building. He wants to see a grading and drainage plan to see how that site will be graded. The run off will run off on to the neighboring properties and how it is going to be managed. All this needs to be included on the plans so that the Board knows that there is enough area there to do this project. The driveway entrance is going to require a permit from Department of Transportation because it is commercial assessment on to a state road. The Board most likely will be looking for site distance information and how they are going to handle the drainage for that portion of the driveway. He is concerned about the lighting. There are a lot of light posts proposed in the parking lot and it could be offensive to the adjoining 2 properties. It will drastically change their point of view. He does not think there is enough screening there to shield that from the neighbors. There are 3 trees proposed which they may or may not be able to get in there by the time they size the septic system, drainage, and ditches. He would like typical details of the pavement the access drive, the landscaping details. What is the architectural character going to be? The Board will want to see some type of siding and what it is going to look like. J. Condry states he spoke with the engineers about the light fixtures and being dark sky certified and is wondering if that is what C. Baker referring to. C. Baker states that he understands that and one of the items that he has asked for a lighting plan, even the dark sky fixtures will have a certain cone of down light and a lighting plan will show how extensive it should be. He thinks there are 4 and he thinks there are more now in the parking lot. M. Gyarmathy states it could possibly be resolved by some arborvitae. C. Baker states the landscaping plans should be part of the design. J. Condry asks what exactly do they need. M. Gyarmathy states the Board does not have that lighting specification and usually on the lighting spec it will show how far the light goes out around the fixture. C. Baker states that what he is commenting on is an actual lighting plan that is done by a lighting engineer that will show the cones as they lay on the fixtures. It is a little more detailed than what is on just the fixtures. It will show the cumulative on that site and how extensive that will be. J. Condry asks if he is concerned about lights disturbing neighbors. C. Baker states that is part of the issue. J. Condry states that they don't operate too much after dark. C. Baker asks if there won't be lights on after it is dark. C. Baker states that should be part of the discussion, hours of operation. J. Condry states they are happy to provide that information, they are new at this. They will meet with the engineering company and ask them to provide that information to the Board. Are these the usual details that the Board requires? M. Gyarmathy states every project is different, but for the most part it is. B. Duffney states that for every commercial property the Board always asks for screening and lighting. J. Condry states that they want to be good neighbors. C. Baker states that the Board needs to know if they have enough room to make this work. Again, that will be identified in the engineers report. It has to be large enough to handle what the applicants are proposing. It also has to be large enough for a replacement area if the septic system fails. The

problem with septic systems is eventually they fail. So they need an alternative there. The Board needs to see where that is going to be. On top of that they will need to have storm water management. Being a tight site there is a lot of things that have to work together. J. Condry asks if the storm water prevention plan is part of the SWPPP. C. Baker states correct. J. Condry asks what C. Baker is asking for would it be included in the SWPPP. C. Baker states typically yes, the SWPPP includes the storm water narrative that describes how they will handle those issues. J. Condry states that they will need a lighting engineer with the most specific information about the lights, the SWPPP to be completed. C. Baker states that he believes in these cases the lots are so tight, the applicants have a well, septic, and drainage, he believes that information needs to be shown because if they don't have enough information that may impact the number of parking spaces and amount of office square footage they can get there. Those are all pieces of the puzzle that need to be provided. J. Condry asks the DOT approval, is that required for all those building on Route 9. C. Baker states on state highways, yes. J. Condry asks how far they have to go on the specific types of materials they use. C. Baker states that is totally up to the Board. It could be generic materials that they think they will be using. B. Duffney states it could be brick or vinyl. It's up to the applicants. C. Baker states the purpose of that is to see how it will blend in with the character of neighborhood. J. Condry asks at what point they have a public hearing. C. Baker states that is really the Board's decision. Typically that is not set until the Board has everything done first. B. Duffney, C. Dake, and M. Gyarmathy agree. C. Baker states that if the public is coming in and commenting he thinks they would want to know the answers to the questions he is asking. Particularly the lighting, the screening. B. Duffney states that it would go quicker if you have everything done before the public hearing. M. Gyarmathy states that hours of operation are important as well. J. Condry states that their practice has been here since 2008 and they want their building to look nice. The Board agrees that they need more engineering detail before they can move forward with a public hearing. J. Condry asks if they need to come back in front of the Board before the public hearing. R. Roeckle states that when they provide the Board with that information they can schedule a public hearing. B. Duffney asks if the applicants will have to go to the ZBA for the sign size. M. Waldron states that depends on the size.

Meeting adjourned at 7:25 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Secretary