

Minutes of the June 4, 2024, Meeting of the Town of Stephentown Planning Board

In attendance, Derrick Gardner, Chairman; Mark Prescott; Rob Lobdell; Alex Haley; Zachary Leonard; Laurie Gilliland, Secretary, Craig Crist, Attorney, Owen Cassavaugh, Town Code Enforcement Officer

Meeting called to order at 7:07pm by Chairman Gardner

Pledge of Allegiance Recited

Exits Pointed Out

Craig: at the next meeting we will review and adopt any outstanding minutes.

RECEIVED

JUN 27 2024

Stephentown Town Clerk

Jack Goodman—Solar Power Network, LLC

Craig provided the Board with an update that neither he, nor to the best of his knowledge has the Town's engineer for this project, MJ Engineering, received a response to their last communications to this entity as to items required. He detailed his communication with CEO Cassavaugh, who was present, how a building permit should not to be released until there is compliance with, and all deliverables provided, in accordance with the Board's resolution.

Route 43, LLC

Derrick Gardner has recused himself from this matter. Mark Prescott lead the discussion on this matter. Owen Casavaugh in attendance.

Matt Bond said he was appealing on behalf of the applicant, Route 43, LLC. Parcel connects Routes 43 and 22. New driveway off Route 22, Just over 8000 sq ft. Two story, cold climate storage unit. Less than an acre disturbance. Building meets all set back requirements. He detailed how the parking will be moved for the lower portion of the parcel.

Craig asked CEO Cassavaugh: What approvals are needed for this project as proposed?

Owen: Sketch Plan approval and then site plan approval are the only approvals needed from the Town. He also said that a curb cut would need to be approved by NYS DOT. He said he desired information on where the stormwater and ground water will be going on the site.

Matt Bond: Said that what he is presenting is not in any way complete. Will be submitting site, grading and erosion control and site utility details. He said at this time he is awaiting building plans. As to drainage, they are looking into what is needed to prevent run-off.

Shaping a basin on the site for run off. There will be a detention area; it will be mowable for easy maintenance.

Zach: Your plans note that it will be cold storage, does that mean that there will be compressors on site?

Matt Bond: There will be no heat nor air conditioning in the storage unit. This is what the term "cold storage" means in terms of this project.

Craig: I note that your plan is very general. For instance it does not depict the drainage basis that you discussed. What is your desire tonight --just to get ideas?

Matt: yes, what is presented is very general. I just want to hear concerns so that they can address that in the full site plan.

Zach: Will there be a sign?

Matt: Yes, they haven't decided where yet.

Alex: What type of building?

Mark: We are not sure at this time. We would like to get another engineer's opinion on the project to represent the interests of the board as it does appear that there may be some issues that we want to make sure are examined. All board members agreed.

Mark: Will there be any toilets on site?

Matt Bond: No.

Craig: Explained that the function of the engineer would be to examine engineering issues for the board. How it would work is that the Applicant deposits money in escrow to pay for the engineer that represents the town on project as well as for the attorney for the board. Craig asked Mr. Bond if he had any issues or concerns.

Matt Bond: Said he had no issues or concerns and agrees to do so.

Craig: Will the parking area be paved or crushed stone?

Matt Bond: It will be paved.

Alex: Will there be an elevator to get to the second floor?

Matt: Yet to be determined

Zach: Is this to be gated?

Matt: Open access to parking area but access code to building itself.

Zach: What type of lighting do you envision?

Matt: Downward, shielded lighting

Craig: Have you looked into what the SEQRA classification for the project would be?

Matt: We have not.

Craig: Do you agree that there is no time running as of yet for the Board to have to take action at this time and that this application is not a complete application at this time?

Matt: That is correct.

Mark: Are you looking to break ground next year?

Matt: It all depends on when any approval is granted.

Mark: Septic, Water should be shown on plans.

Matt: Will do.

Craig: Matt will be in contact with me, and we can discuss where he is to see if applicant desires a July meeting.

Craig: At this point Craig read aloud Article XIII, Site Plan law concerning the next steps.

The board discussed the extremely general nature of what was presented to the Board, which Applicant's engineer had conceded was significantly lacking in any real detail.

Mark: Made a motion to accept the option set forth in Article 8, Section A1C, to require additional sketch plan information prior to making a determination regarding the applicability of the site plan review and approval procedure. He said more information was needed. Alex seconded the motion and all voted in favor and it therefore passed 4-0. The board discussed how depending on what is submitted they most likely next will be going to option A1B.

Zach: Is the property owner going to sell this property once this is built?

Matt: No, he has no plans to sell this property. He has other interests in this area. He really likes the Stephentown area.

Zachary made a motion to close the meeting at 7:35, Rob Lobdell seconded the motion. All voted in favor of the motion and it therefore passed 4-0.