

Ghent Planning Board Minutes

07 October 2009

Chair Walters opened the meeting at 7:05 pm. In attendance were Board members Pete Nelson, Larry Machiz, Martin Silver and Co-Chair Aaron Groom.

Absent were Board members Frank Mendelson and Geoffrey French. Also in attendance was Carl Matuszek PE, LS of Chatham, NY.

Tax Parcel 76.00-01-01.00, Tax Parcel 76.00-01-03.00 and Tax Parcel 66.17-01-01.00

Application for Site Plan Review

Schuyler Companies

State Route 66, Ghent

Attorney Mitchell Khosrova of Chatham, NY, representing Schuyler Companies, Latham, NY; Schuyler Companies Chief Executive Officer Ken Segel; Mike Tucker, Principal of Infinigy Engineering & Surveying, Latham, NY; along with Joe Berman, Environmental Certification Specialist; Steve Duffy, Vice President of Store Planning and other representatives of Price Chopper, Schenectady, NY (a Golub Corporation Company) appeared before the Board.

Attorney Khosrova introduced the attendees and gave an overview of their proposed presentation. Attention was directed to the fact that Price Chopper is keenly interested in constructing and maintaining buildings with minimal impact on the environment.

Mr. Joe Berman gave a presentation relating to Price Chopper's goal of LEED Silver Certification* for the proposed building.

Topics included: roof surface materials, high efficiency, low energy lighting systems for exterior signage, use of xeriscape landscaping, high efficiency and low flow plumbing fixtures, use of fly-ash concrete mix, reduction of light output by use of sky-lighting, individually-controlled light systems and motion sensitive LED lighting in refrigerated cases, methods to lessen energy consumption and use of glycol to minimize refrigerant charge volume.

Additionally, Price Chopper anticipates using sources, located within a 500-mile radius of the proposed site, to provide a minimum of 20% of construction materials. There will be an exclusive use of low Volatile Organic Compounds (VOC),** a reduction of construction waste and the use of construction materials containing re-cycled material. Produce waste, the result of 'trimming,' will be subjected to a hydrator process that will reduce the vegetable matter to grey water.

When queried, Mr. Khosrova offered that the proposed building would double in size from the existing Price Chopper, there will be a 33% increase in staffing, and the environmental impact will lessen.

Mr. Tucker reviewed the site information. An approximate 7.08± acre portion of land, presently owned by Fairpoint Communications of North Carolina, will be purchased for the project. Schuyler CEO Ken Segel offered that there is an existing 'right to purchase.' He personally confirmed that Fairpoint Communications, regardless of their present-day financial situation, are in agreement with the sale proceeding.

Mr. Tucker spoke about storm water management and wetland easements. US Army Corps Engineers (in cooperation with US Environmental Protection Agency (EPA)) and the New York State (NYS) Department of Conservation (DEC) have verified wetland delineations and easements. With this confirmed information, the Applicant will re-submit their plans to the respective agencies. At an earlier, informal meeting with the Planning Board, Mr. Tucker was requested to investigate possibilities of aligning ingress/egress to the proposed site, with Payn Avenue. After researching the request, he determined alignment would not be possible, given

existing easements and property ownership. Mr. Tucker informed the Board members that a traffic study was being conducted and that results should be available in approximately two (2) weeks. NYS Department of Transportation (DOT) representative Joe Visconti has visited the site.

At the Board's request, Mr. Tucker will attempt to contact the owner of the shopping center located north of the proposed site, and the owner of land situated in between the shopping center and the proposed site, to discuss the possibility of a mutually acceptable access point. Mr. Tucker, while referencing an artist's rendering of the proposed facility, noted that the proposed one-story building will be 45,000 square feet and have a parking lot designed for 248-slots. The site will be screened with roadway plantings, and include (2) drives, both crossing the designated wetlands. He noted that copies of the NYS DEC required Storm Water Pollution Prevention Plan (SWPPP), dated September 2009 and prepared by Infinigy Engineering and Surveying, PLLC, Latham, NY, relating to the Storm Water Management Report and the NY State Pollutant Discharge Elimination System (SPDES) permit had been made available to the Planning Board.

Board members discussed the issue of easements and in-place restrictions on properties located along State Route 66, including an old railroad bed. Mr. Tucker will check title, DOT drainage requirements and possible rail trail easements.

Mr. Machiz introduced the subject of site lighting. He requested that lower poles be used for the parking area, that there be minimal light spillage, and asked about the use of timers. It was noted that Price Chopper wishes to operate the store on a 24-hours basis. Mr. Steve Duffy, Vice President of Store Planning for Price Chopper spoke. He said that the store interior lighting will be zoned; lighting closest to the roadway can be tiered/dropped down from the rest of the store. The interior will have dial-down lights.

It is the intent of the Applicant to tie-in to the existing Village of Chatham sewage line, which presently ends at Payn Avenue. Should an on-site septic system be necessary, the additional property will be purchased from Fairpoint Communications. It is anticipated that the store will produce 2,600-2,700 gallons of sewage daily. Pre-cast technology will be used for the building structure. This technology has a greatly increased 'R value.'*** Mr. Duffy gave an overview of the proposed structure, including the roof material, style and color, building cooling and paving. It was agreed that Chair Walters and Mr. Matuszek, who will act as the Board's Engineering Consultant for this Application, will provide an engineering escrow fee. It was pointed out that storm water management, appearance of the business from State Route 66, elevations, including hard and soft landscaping, and lighting are important aspects of the overall application. Attorney Khosrova will contact representatives of the Village of Chatham regarding municipal water and sewerage. Mr. Tucker said that the traffic study will be available at next month's meeting.

ACTION APPLICANTS TO OBTAIN ADDITIONAL INFORMATION AND RETURN BEFORE THE BOARD

Ghent Gateway

Board members will hold an informal meeting on Wednesday, 20 October 2009, with Chatham Architect Joe Iuviene, to discuss the State Route 66 Gateway to Ghent, and the possible hiring of an urban/town planner by the Town.

Tax Parcel 73.00-01-99.00
Application for Special Use Permit
Pinkowski Builders dba Cedar Flow Development
State Route 9-H & Falls Road, Ghent

A motion to open the Public Hearing was made by Mr. Nelson, seconded by Mr. Machiz and unanimously approved. A motion to continue the Public Hearing was made by Mr. Silver, seconded by Mr. Nelson and unanimously approved.

ACTION N/A

Tax Parcel 82.00-01-04.111
Application for Minor Subdivision
Coon, Richard
Stockport Road and State Route 9-H, Ghent

A motion to continue the Public Hearing was made by Mr. Nelson, seconded by Mr. Machiz and unanimously approved.

ACTION N/A

Minutes – 02 September 2009

A motion to approve the 02 September 2009 minutes, as presented, was made by Chair Walters, seconded by Mr. Nelson and unanimously approved.

Application Night – 14 October 2009

Co-Chair Groom will attend.

Application Night – 11 November 2009

The Town Hall will be closed 11 November 2009, in recognition of Veterans' Day. It was agreed to cancel Planning Board Application Night for this date.

There being no further business, the meeting adjourned at 8:34 pm.

SUBMITTED BY
BARBARA BARRIE
RECORDING SECRETARY

* The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages the acceleration of global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. The Green Building Certification Institute (GBCI), established in January 2008, administers project certification for commercial and institutional buildings and tenant spaces under the U.S. Green Building Council (a voluntary, consensus-based standard to support and certify successful green building design, construction and operations).

** Volatile organic compounds (VOC) are compounds that have a high vapor pressure and low water solubility. Many VOC are human-made chemicals, used and produced in the manufacture of paints, pharmaceuticals, and refrigerants. Typically, VOCs are industrial solvents, fuel oxygenates or by-products produced by chlorination in water treatment. They are often components of petroleum fuels, hydraulic fluids, paint thinners, and dry cleaning agents. VOCs are common ground-water contaminants.

*** A measurement indicating the resistance of a given thickness of material, especially insulating material, to the flow of heat. The higher the R-value, the greater the insulation.