

## Town of Ghent Planning Board Meeting – Wednesday, August 24, 2011

**Board Members Present:** French, Groom, Machiz, Rosenstreich and Walters

**Also Present:** Town Attorney Ted Guterman, Town Engineer Carl Matuszek and Larry Van Brunt, Ghent Deputy Supervisor.

**Village of Chatham Planning Board Members Present:** Dan Herrick, Chair; Pete Minahan and Steven Piazza.

**Village of Chatham Trustees:** Mayor Tom Curran, Joanne DelRossi and Lael Locke.

**Also Present:** Village of Chatham Engineer Pat Pendergrast and Village of Chatham Attorney Cheryl Roberts.

The Ghent Planning Board and the Village of Chatham Planning Board held a special meeting to discuss the application of Chatham Associates of Albany, L.P., relating to the construction of a new Price Chopper Supermarket at 2595 Route 66, Ghent, New York. This is a work session and not a public hearing.

Mike Tucker, Infinigy Engineering

Discussed site plan and pointed out wetlands that are on the property. US Army Corps of Engineers gave permission to cross wetland with entrance/driveway. Landscaping/screening at back and road side of building was discussed. On-site waste water system plans sent to NYSDEC for approval. Village of Chatham waste water approval being held as back-up in case there are any problems obtaining a permit through NYSDEC. Storm water management design is under review by Village of Chatham engineer Pat Pendergrast and Town of Ghent engineer Carl Matuszek. Geo-technical reports were requested and have been completed and submitted. An infiltration system has been designed for this property (easement with Fairpoint Communications in place that includes a pond for excess runoff).

Mayor Tom Curran expressed concern about back up and water flowing too fast in the Bordens Pond area and close to the dam. Mr. Tucker responded that because of the underground and oversized infiltration systems, the water flowing off the site after the project is completed will be less than comes off the site currently. Ghent PB Chair Walters spoke of the oversized culverts put in place at the Camphill Village site down the road – these should help accommodate water flow.

Ghent PB Co-Chair Groom asked where the extra water would go. Mr. Tucker answered that there will be basins underneath the parking lot and also a runoff pond on the Fairpoint site.

Ghent PB member Machiz asked if this new system would exacerbate existing problems. Mr. Tucker answered no, this system will actually help mitigate current runoff problems. The proposed system meets all NYSDEC guidelines.

Ghent PB member Rosenstreich asked if detention systems like this have been used previously. Mr. Tucker answered yes, and all are based on the 100-year storm.

Mayor Tom Curran asked Village engineer Pat Pendergrast what he thinks of the proposed system. Mr. Pendergrast answered that he thinks it is a good system. The same system is used at Kinderhook Toyota in the Town of Ghent and works very well. Mr. Tucker again stated that this system meets all current NYSDEC guidelines.

Town of Ghent Board member Larry VanBrunt spoke of the 1% grade in the area and the large culvert on this property. Asked why there is a much smaller culvert downstream. Ghent PB Chair Walters answered that there should be less water coming off the site after completion of the proposed project than comes off now due to the detention system proposed by Price Chopper. It will be the same amount of water, but it will flow off the site more slowly.

Village of Chatham Trustee Joanne DelRossi asked who is responsible for maintaining the culvert on this property. Mr. Tucker answered that the NYSDOT will install the culvert and the property owner must maintain it. Mr. Tucker further explained that this is more like a small bridge than a culvert.

Town of Ghent PB member Machiz asked if this infiltration system would have any affect on the operation of the treatment plant. Mr. Tucker answered no because it is a watertight underground system. Water is only pumped out. There will be a generator installed in case of a power failure.

Town of Ghent PB member French asked about elevation on the site, and asked if storm water could get into the wastewater treatment area. Mr. Tucker answered no.

Town of Ghent PB member Rosenstreich asked if any of the proposed landscaping would affect the drainage system. Mr. Tucker answered no.

Village of Chatham PB member Piazza asked why the drainage plan for the store has been shifted to a new location. Mr. Tucker answered that the NYSDEC wanted separation from the wetland and the buffer zone. The NYSDOT did not want two driveways installed as originally planned. The Town of Ghent PB has been shown several alternatives and expressed wanting to get away from the typical retail store look.

Lighting plans for the site have been submitted. There will be light poles in the parking lot and lights installed on the outside of the building.

Village of Chatham PB member Piazza asked what would be at the back of the building. Mr. Tucker explained landscaping and screening that has been proposed. He also showed drawing of the building and paint samples/colors. Mr. Tucker will have more detailed drawings available at the next meeting will show

proposed landscaping and screening. The drawings will also show the outside of the building from all angles.

Village of Chatham Trustee DelRossi asked where the wetlands and buffer zones on this property are located. Mr. Tucker pointed them out on the drawings.

Town of Ghent Board member VanBrunt asked if NYSDOT has jurisdiction over the ditches by the road. Mr. Tucker answered yes.

Steve Duffy, Vice President of Price Chopper Planning & Design

Discussed the store design. It is proposed to build a new 45,000 square foot supermarket. It will be a LEED design. A similar store was just built in Lenox, MA. The outside look of the building and materials to be used were discussed. Roadside sign was discussed and shown in drawings. Proposed treatment plant building was shown on drawings. Described loading dock area: explained elevation drops and proposed wall to help hide trucks.

Village of Chatham Trustee Locke asked about height of screening to be used on the Rte. 66 side of the building. Mr. Tucker answered that trees and the rail trail will run along the front of the property. They plan to use more mature trees than are normally planted. The trees will mature to 30-50' in height when fully mature. Town of Ghent PB Co-Chair Groom asked that the trees used try to follow along with the look of the other trees coming down Hudson Avenue in Chatham.

Town of Ghent PB member Rosenstreich asked why the new store in Lenox is 5,000 sq.ft. larger if it does not have a pharmacy. Mr. Duffy answered that there is an existing CVS pharmacy in the shopping center that is a free-standing building with a drive-thru. A developer is retrofitting the old Price Chopper building for new uses.

Town of Ghent Board member VanBrunt asked how the proposed new store in Chatham compares in size to the Price Chopper in Hudson. Mr. Duffy answered that the Chatham store will be about 10,000 sq.ft. smaller. The existing store in Chatham is 23,000 sq.ft.

Village of Chatham PB member Minahan asked if any of the equipment located in back of the building like the generator and compactor will be visible. Mr. Duffy answered no, there will be a screening wall to hide everything.

Town of Ghent PB Co-Chair Groom asked about the elevation of parking lot and the loading dock as compared to the current site. Mr. Duffy answered that the proposed new store will be about 4' above the existing plaza. From Rte 66, you will look up to the new store.

Village of Chatham Chair Herrick asked if water problems could occur in the loading dock since it is sloped down. Mr. Duffy answered no, there will be trench drains at the bottom of the dock.

Discussion of the berms and walls that will help hide trucks in the loading dock area. Will be shown in more detail on the drawings that will be presented at the next meeting.

Mayor Curran asked where the loading dock drains. Mr. Tucker answered that it will drain into the storm system drain.

Mayor Curran asked what happens if truck in the loading dock area have oil leaks, etc. Mr. Tucker explained the new NYSDEC standards cover drainage systems that include traps to take out oil and other pollutants. LEED standards are in place for this as well.

Town of Ghent PB member French asked about points being earned for LEED certification. Mr. Duffy answered that they hope to get "silver" level.

Village of Chatham Trustee Locke asked if the parking lot will have a permeable surface. Mr. Duffy answered no, it will have an impervious surface.

Village of Chatham PB member Piazza asked about snow removal and storage/pile-up. Mr. Tucker answered that most snow will be pushed towards the rear of the property. Mr. Piazza then asked if the drainage in that area will be over loaded. Mr. Tucker answered no because snow melt is usually very slow. Mr. Piazza asked how much of the parking are will be affected. Mr. Tucker answered that some areas of the lot may be affected, they will mostly be to the rear of the property. Town of Ghent PB member Rosenstreich added since this project has been proposed, the Town of Ghent is interested in using as little macadam as possible.

Village of Chatham PB member Piazza asked if snow would be moved off-site. Mr. Tucker answered that they will try to keep the snow on-site unless large amounts fall and it becomes too unwieldy.

Mr. Tucker showed connection from old property to new property. Rail trail was pointed out on drawings. Chair Walters said that the NYSDOT is working on the rail trail through this piece of property.

Town of Ghent PB member Machiz asked if the rail trail can be moved farther away from Route 66. Mr. Tucker answered no, because of wetlands on the property located between the parking lot and the road.

Town of Ghent PB member Rosenstreich asked why the trail is so close to Route 66. Mr. Tucker showed stream running across front of property.

Town of Ghent Board member Van brunt asked if the NYSDOT has an easement for the stream at the front of the property. Mr. Tucker answer yes, they have a permanent easement.

Town of Ghent PB member Machiz asked if the NYSDOT has an easement to preserve Route 66 in front of this property. Mr. Tucker answered for drainage purposes.

Chair Walters stated that the Town of Ghent PB will have to complete the long form environmental assessment. He will work with Village of Chatham Chair

Herrick to pick a date for a public hearing. Four boards will be included in this hearing: Town of Ghent Planning Board, Town of Ghent Zoning Board of Appeals, Village of Chatham Planning Board, and Village of Chatham Trustees.

Tentative date picked for public hearing is Monday, September 19.

Meeting adjourned.

# #