

Town of Waterford
Planning Board
65 Broad Street
Waterford, NY 12188

Minutes of August 14, 2023

At 7:30 PM, attendance was taken. Chairman Woodin and members Peter Fletcher, Harriett Fusco, Paul Henry, and Robert Lefebvre were present along with Alternate Member Brian Bruso. Consultant Nan Stolzenburg and Attorney John Dowd were also present.

The meeting started with a public hearing. Mark Turpin, representing the Waterford Historical Museum & Cultural Center presented a plan for a storage building (20' x 36') at 2 Museum Lane to house an antique fire engine. There were no comments. The hearing closed at 7:34 PM.

A second public hearing commenced for a site plan review of 36 Bells Lane. Matthew Bond of Barber Engineering presented a plan to construct eight storage buildings (50' x 150' feet) with six (25' x 50') storage units per building. As part of the project, the applicants, Douglas Stone and Matt Ciprioni of D&M Enterprises of NY LCC will upgrade and widen Bells Lane to provide two-way traffic. Mr. Keramatullah Mayar of 27 Bells Lane was the only speaker and he asked questions concerning the widening of the road onto property that he owns. The hearing closed at 7:37 PM.

The regular meeting started at 7:38 PM with continuance of the review of the Museum's storage building. Since the Board had no further questions, it proceeded to approve three resolutions:

Resolution # 1 Unlisted Action	Motioned by Woodin, 2 nd by Fusco, approved 5-0.
Resolution # 2 Complete Application	Motioned by Woodin, 2 nd by Fletcher, approved 5-0.
Resolution # 3 Site Plan	Motioned by Woodin, 2 nd by Fusco, approved 5-0.

At 7:56 PM, the review of 36 Bells Lane commenced. The water department will get back to the applicant about the location of the proposed hydrant. They will also disconnect the water at 46 Bells Lane. The house at this location will be demolished. It was reported that the house at 32 Bells Lane is under contract to be sold. All of the comments of Nan Stolzenburg's review regarding the site (#36 – 46) have been addressed to the Town's satisfaction. Attention was turned to the reconstruction of Bells Lane which would be a condition of the site plan approval.

The cost of the reconstruction will be in the range of \$125K-\$150K and would be split between D&M and the Bells Lane Realty. There was discussion as to which party (applicant or Town) would be responsible for the obtaining deeds and easements for the

existing and reconstructed road. It was determined that the existing road encroaches on # 27 and the south side Momentive. However, the existing road encroaching on the Momentive property can be relocated to avoid the encroachment.

Chairman Woodin called for a special meeting on August 31st to expedite this project. Motion 2nd by Fusco and approved 5 – 0.

Two resolutions were then approved by a 5 – 0 vote (motioned by Woodin and 2nd by Fusco). The resolutions were for Completeness and Negative Declaration.

At 8:36 PM, Matthew Bond of Barber Engineering presented a sketch plan for Just Tanx to be located opposite of the D&M Storage facility on Bells Lane. The plan calls for construction of a 60' x 75' storage building with offices. Just Tanx will store sealed, 20' long overseas containers on the site in stacks of three to four high. Storage regulations restricts certain chemicals to be stored for no more than 90 days. Otherwise, DEC approval is needed. A SWPPP is necessary as over one acre will be disturbed. A spill mitigation plan will also be necessary. A question came up about height restrictions for the stacked containers and whether screening will be necessary next to # 27. It was noted that several hundred feet separate the building from # 27. Formal paperwork has not been submitted yet for this project, so only a cursory presentation was conducted at this meeting.

At 8:57 PM, Dylan Defrino and Bohler's engineer, Steve Wilson, were present to represent Seaboard Solar's special use permit and site plan review for the Riberdy Grove Solar Farm. Mr. Defrino stated that National Grid had approved a CCESIR (Coordinated Electric System Interconnect Review) on August 2nd which would allow for a connection to the grid via Flight Lock Road. The point of interconnection will be on Riberdy Road and connect with Flight Lock Road.

It was noted that the SWWP was not included with the package. A landscape plan will be added to show how they are preserving the property.

OPRHP has also signed off completely.

Permits are not needed regarding the riparian area. It is more of a policy decision. Re-establishing the buffer areas where the camps are located will be necessary. This area will be cleaned up and it will be a net improvement despite losing other property to the development.

Chairman Woodin motioned to hold a public hearing on September 11th at 7:30 PM. Seconded by Ms. Fusco and approved 5 – 0.

At 9:40 PM, there was discussion to change the October meeting from the 9th to 16th as a quorum would be doubtful due to the holiday weekend. The Board also reviewed the events of the evening to make sure what next steps would be taken.

At 9:59 PM, Woodin motioned to adjourn, 2nd by Fusco.