

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

Minutes of August 28, 2023

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

A special meeting was called for this evening to continue the site plan review of 36 Bells Lane. Previously, Matthew Bond of Barber Engineering had 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. Ehsanullah Mayar of 27 Bells Lane was present along with David Hilton and Carley Yavorek, future owners of the 32 Bells Lane property. Mr. Hilton's mother, Janice Hilton was also in attendance. They were interested in seeing how the property at 36 Bells Lane was being developed and Mr. Stone and Mr. Ciprioni explained in detail to them what was going to occur. Mr. Mayar also told the Board that he had come to an agreement to donate a strip of his property between the railroad tracks and his house to be used as a town road and for widening.

The cost of the reconstruction has been revised to \$112K. A new contractor, J Dunn of 518 Hudson River Road in Halfmoon has been hired to do the work and work which will begin on September 11th.

Chairman Woodin noted that some traffic signs facing eastbound traffic were inadvertently shown in the wrong location. As part of the conditional approval, he will meet with the engineer to show where the signs need to be relocated to. If any change in the verbiage on the signs are necessary to comply with the MUTCD, then it will be part of the conditional approval. This was something Mr. Woodin had notice earlier in the day while reviewing the plans. D&M agreed to the stipulation.

A resolution to grant conditional approval for the site plan and reconstruction of Bells Lane was motioned by Mr. Fletcher and 2nd by Mr. Lefebvre. It was approved 3 – 0.

The conditions were as follows:

The Planning Board approves conditionally the site plan application for the 36 Bells Lane Storage Facilities and the reconstruction of portions of Bells Lane.

- a. The necessary easements from the Mayar family, D & M Enterprises and Bells Lane

Realty shall be secured. These easements shall cover the affected portions of the existing and expanded Bells Lane.

b. The Town Highway Superintendent shall approve the road reconstruction plans and specifications and recommend approval to the Town Board.

c. The Town Board shall approve by resolution the acceptance of the expanded Bells Lane reconstruction.

d. Within one week of approval by the Town Board, an escrow account shall be established with the Town for \$112,000 to assure the re-construction of Bells Lane as shown on the approved plans.

e. After the establishment of the escrow account, a Building Permit will be issued to allow for construction of the storage buildings while a permit for the road reconstruction will also be issued separately. All work shall occur concurrently and no Certificate of Occupancy (CO) will be granted for the storage buildings until the road reconstruction is completed. If the road reconstruction is not able to be completed before winter, a conditional CO for the buildings may be issued if the reconstructed road has at least the base course completed. The remaining funds in escrow for the value of the work would be kept until the spring of 2024 when the top course could be completed.

f. In addition, the applicant shall reimburse the Town for legal fees incurred in the approval of this site plan.

Chairman Woodin said that he would request that the Town Board act upon the acceptance of the expanded Bells Lane reconstruction at the next Town Board Meeting during the week of September 3rd. The meeting was in the process of being rescheduled from the 5th to possibly the 6th or 7th.

At 8:16 PM, Woodin motioned to adjourn, 2nd by Fletcher.