

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

Minutes of February 12, 2024

At 7:30 PM, attendance was taken. Chairman Woodin and members Peter Fletcher, Paul Henry and Alternate Member Jeremy Krug were present. Members Harriett Fusco and Robert Lefebvre was absent. Consultant Nan Stolzenburg was also in attendance.

The first action taken was the re-appointment of Harriett Fusco as the Board Secretary for stamping plans (motioned by Woodin and seconded by Henry; passed 4 – 0).

At 7:35 PM, Waterford Wine & Spirits appeared before the Board. Chairman Woodin said that a final approval had been held up last month as the Town had not received comments back from Saratoga County Planning as part of the 239-m referral. Also, the applicant had an issue with returning the return-receipt proof of mailing regarding the public hearing notices. The Chair noted that a response of no significant county impact was received from the County. As for the mailing receipts, all were returned except for two: one from the Canal Corp and the other from the plaza owner. The Board accepted the fact that the Canal Corp receipt had been lost when delivered to the Hostig Plaza. As for notifying Mr. Hostig, the card was not forwarded due to a change of address for Mr. Hostig.

There was discussion about the removal of the unused blue sign pole (a leftover from the Former NAPA store). Removal of the pole will be a condition of approval. Lighting improvements are being done by the plaza owner (David Hostig) and a few signs need to be installed and/or relocated (DO NOT Enter sign and a handicap parking sign) before the store opens.

The liquor store will be putting a sign panel on the existing large billboard that lists names of the other plaza tenants.

Chairman Woodin explained that SEQR was not necessary as the store can be classified as a Type II project. Therefore, a SEQR resolution was not necessary.

The Board passed a resolution conditionally approving the project (motioned by Woodin and seconded by Henry; passed 4 – 0).

At 7:45 PM Wade Newman appeared for the Board to present a sketch plan for 291 Hudson River Road. Several years ago, the owner of Saratoga Roofing (David Livarchuk) purchased the 3+ acre property with a house and turned the place into a storage facility for his roofing company. Now, he wants to expand the place and place 18

storage units (25' x 60') on the middle section of the property. The back acre along the river is mostly in the L-C conservation district and flood prone.

Mr. Newman explained how the sewer line goes diagonally through the property and that there would be one larger commercial driveway entrance instead of the two minor driveways. Chairman Woodin told the applicant to secure the NYSDOT approval for the driveway ASAP as the northern driveway never received NYSDOT approval two years ago.

As for the sewer line, it was mentioned that the wastewater plant operator had passed along information that there is a manhole for the sewer along the diagonal sewer line and that they had concerns about parking lot runoff seeping into the sanitary sewer via the manhole.

All construction will be placed in the part of the property (two front acres) that are in the M-1 zone. Mr. Henry who lives about a mile downstream on Hudson River Road spoke about flooding problems that have plagued 293 Hudson River Road as well as his own property. Mr. Newman was advised to look at the flood maps and check into Ch 91 Flood Damage Prevention Law.

For each storage unit, water, sewer and heat will be provided. The Board reminded Mr. Newman that these units are for cold storage only and that they could not be converted into other small business storefronts as was done at a Halfmoon facility. The nearby storage facilities on Bells Lane are strictly for cold storage and have no sewer, water or heat. Mr. Newman acknowledge that and agreed that the facility would be for cold storage only.

At 8:18 PM, The Board waived the reading of minutes for the January 8th meeting (motioned by Woodin and 2nd by Fletcher and approved 4 – 0).

Matt Bond of Hart Engineering then appeared before the Board to present a sketch plan for the Just Tanx facility on Bells Lane.

The first item discussed was whether a lot line adjustment was necessary or whether the two lots that make up the site plan could be merged administratively. Chairman Woodin had spoken to the Assessor and a determination was to be made.

Mr. Bond explained that the proposed facility would be used for the storage and transportation of tanks containing chemicals bound for use at Momenive. The office building will have a single bathroom and no sewer (septic system). Three quarters of the building will be used for maintenance operations while the remainder for office space. There will be a 6 ft high gate across the front driveway with fencing surrounding the rest of the property.

Parking stalls are located on a stone surface. Chairman Woodin asked how the stalls would be striped as shown on the plans.

Trucks entering the facility will be less than 48 ft trailers and of legal length. The tanks

will be stored at the northwest end of the property and will be 3 to 4 high.

A row of hedges will remain on the east side of the property along with existing vegetation.

Typical spill containment will be utilized and since the storage is less than 90 days, only minimum containment procedures are mandated by DEC.

At 8:54 PM, Chairman Woodin gave a quick update on Riberdy Grove Solar, the Catallo sale of property to the Canal Corp, and Bells Lane Storage Units

At 9:10 PM, Woodin motioned to adjourn, 2nd by Fletcher.