

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

Minutes of March 11, 2024

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

Matt Bond of Hart Engineering appeared before the Board representing Just Tanx on Bells Lane.

Before the start of the meeting, the Board had a brief discussion with Rachel Holbrook, Town Assessor. Rachel informed the Board that she had received and approved an application to merge two adjacent lots on Bells Lane that are owned by Bells Realty of New Jersey. The merging is for the purpose of issuing one tax bill. When the meeting commenced with Mr. Bond in attendance, Chairman Woodin stated that the Planning Board would accept the administrative action taken to merge the two lots. To avoid any potential confusion, Woodin suggested that a note be placed on the site plan stating that the two lots had been merged administratively by the Town Assessor. Also, the former property line should also be kept on the plan with a note stating it has been eliminated. Mr. Bond agreed to that decision.

Mr. Bond gave a brief overview of the project and said that the storage of chemicals on the property would be done in “isometric chambers”. These are a specialized tank.

Chairman Woodin said that there has been a new development regarding the reconstruction of Bells Lane. The Mayar family is now willing to donate a portion of their property so that Bells Lane can be widened in front of their home. If this is done, it could be done simultaneously with the Just Tanx paving.

The Board and Mr. Bond reviewed Nan Stolzenburg’s March 11<sup>th</sup> comment letter in detail. The following comments were discussed:

1. Acknowledged reception of updated materials being submitted.
2. The lot line issue is resolved with the Town Assessor processing the necessary paperwork to administratively merge the two lots.
3. A SPEDIES permit will be necessary for site work. Will ask EDP if we need a coordinated SEQR review due to the SPEDIES permit.
4. The business sign can be placed in the front setback area.
5. The fence can also be placed in the front setback area. It will be 6 ft high and no barb wire will be at the top.

6. EDP (the Town Designated Engineer) will review the grading plan.
7. If a fire lane is included, does it need to be reviewed by a fire department?
8. Trucks will be able to enter and exit from west to east by doors on the west and east side of the proposed building. It was suggested that a truck diagrammatic sign be installed to direct truck traffic through the facility.
9. The design of the building is in development and should be ready for the next meeting.
10. There was considerable discussion about landscaping. A pollinator seed mix will be planted along the front setback to soften the appearance of the fence. The applicant has the option to use a chain link fence with green slats to block the view or use a wood stockade fence. The Board has no preference, but wants the site to be screened. Screening will also be placed in front of the septic system and on openings on the southwest corner and eastern parts of the property. Lighting will only be on the buildings.
11. The typical post mount sign is for any potential signs (e.g. diagrammatic truck directional signs).
12. Columbia Heritage will do the archeological study. All properties within 200 ft will be shown as well as the hydrant across the street. The building inspector requested that the facility be paved from the west side of the building and north side. This is so mud will not be tracked from the yard out onto Bells Lane. Mr. Fletcher asked if an emergency shower will be included in case a worker is exposed to chemicals. Mr. Bond will check into that. Just Tanx has a similar facility in New Jersey and he will check how it is handled at that site. Finally, Mr. Bond will update the narrative.

The Board considered whether to deem the application complete. Chairman Woodin stated that there are still numerous important items to be submitted and/or addressed. Therefore, the Board decided to hold off another month before considering to deem the application as complete.

At 8:40 PM, The Board waived the reading of minutes for the February 12<sup>th</sup> meeting (motioned by Woodin and 2<sup>nd</sup> by Fletcher and approved 4 – 0).

At 8:42 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.

The meeting adjourned at 9:00 PM, motion by Woodin, seconded by Fletcher.