

**Town of Charlton
Saratoga County**

**Town Board Public Hearing regarding St. Mary's Exceptional Use Permit application
for an Urgent Care Facility**

November 26, 2018

The Public Hearing began at 6:30pm.

Town Officials present: Councilman Grasso, Councilwoman Heritage, Councilman Ranaletto, Councilman Robbins, Supervisor Grattidge, Town Clerk Brenda Mills, Attorney Van Vranken, Zoning Official Paul Borisenko, ECC Chairman Marv Schorr.

Also present: Charles Dumas, Attorney representing St. Mary's Hospital; Victor Giulianelli, President/CEO of St. Mary's; Scott Bruce, VP of Operations for St. Mary's; Richard Hyde, Operations and Communications Specialist for St. Mary's, Joe Bianchini of ABD Engineers and Surveyors, and Dan Carpenter from BBL Construction.

The Town Clerk read the following Legal Notice and confirms that it was published in the official newspaper, The Daily Gazette on November 15, 2018:

**TOWN OF CHARLTON
TOWN BOARD
LEGAL NOTICE**

PLEASE TAKE NOTICE, that on October 9, 2018, the Town Board of the Town of Charlton accepted primary jurisdiction with respect to a Special Exception Use application from the Foundation of St. Mary's Healthcare Inc. pursuant to the zoning ordinance for the Town of Charlton. The Town Board will conduct a public hearing with respect to this application for property located at 2370 Route 67, Town of Charlton, Saratoga County, New York and for purposes of operating an urgent care facility on said parcel.

The Town Board has requested that the Town of Charlton Zoning Board of Appeals and Planning Board review the application and submit an opinion to the Town Board whether such Exceptional Use Permit shall be granted.

The Town Board will be considering the information provided at a public hearing to be held on **Monday, November 26, 2018** at 6:30 p.m. at the Charlton Town Hall, 758 Charlton Road, Charlton, New York.

Dated: November 13, 2018
Brenda Mills
Town Clerk

The Town Clerk also verified that the following documents are on file for this application:

- 1) EUP application with site plan, narrative, SEQR, deed, building rendering
- 2) Town Engineer's (EDP) comment letter dated 11/1/18
- 3) Saratoga County Planning Dept. comment letter dated 11/19/18
- 4) Charlton Planning Board comment letter dated 11/24/18
- 5) ABD Engineers, LLP response letter dated 11/15/18
- 6) Town Engineer's (EDP) response email dated 11/26/18
- 7) ZBA Minutes
- 8) ECC comment letter
- 9) Town Attorney (R.Van Vranken)opinion letter to Town Board dated 11/26/18

Attorney Charles Dumas said that they were here to present the repurposing of the old Stewart's Shop at the corner of Routes 67 and 147, by making it into a St. Mary's Hospital Urgent Care Facility. The building was donated to St. Mary's Hospital by the Dake family. The title of the building will be in the Foundation's name. Discussions with the Town began in May and the application was filed in September.

Scott Bruce presented slides and highlighted the following information:

- Fills a void between Emergency Room and Primary Care Physician
- Will be the Hospital's 4th Urgent Care Center
- Center will be open 7 days a week, including holidays, from 9am to 7pm.
- Lower cost of service than ER, about ½
- Services provided are: Urgent care, XRay, lab blood draw

Rick Hyde presented to following information:

- Targeted patients would reside in 5 mile radius
- There are 6,300 people in targeted area
- 5,500 – 7,700 vehicles pass by site every day
- The closest ER or Urgent Care is 29 minutes away
- Online scheduling of appointments will be available

A rendering of the proposed building exterior was shown.

Joe Bianchini said that they have received feedback from the Planning Board and have made changes and will make further changes as requested from the 11/19/18 Planning Board meeting. Per Planning Board requests:

- 11 parking spaces have been added
- Sign will be similar to the new Stewarts Welcome to Charlton sign with gooseneck lighting and added day lilies/beautification
- Added 2 handicap parking spots, will add 2 more
- Will change the lighting fixtures on top of the light poles
- Building lights, will change to down lights
- Chain link fence will be replaced by vinyl fence

Mr. Bianchini said that the septic system was upgraded by Stewarts in 2012 with plans for a Stewarts expansion which did not happen. The system has been inspected and is in good working order and sufficient for their needs.

Mr. Bianchini said that the State DOT does not require a permit because they are not changing the parking lot/road access, just re-striping it.

TOWN BOARD COMMENTS

Supervisor Grattidge asked the following questions:

- 1) Some paperwork says the Urgent Care hours are Monday – Saturday, some say Monday – Sunday. Which is correct? CORRECT: 7 days a week, 365 days a year.
- 2) Will it be named Charlton Urgent Care? NO, St. Mary's Urgent Care, Charlton
- 3) Will the Town Board be able to view the signage before the next meeting? YES
- 4) Will facility accept all insurances? ALL INSURANCES AND NON-INSURED PEOPLE
- 5) Will building and grounds be professionally maintained? YES, and/or by employed maintenance.

Councilman Ranaletto asked to confirm that people can actually schedule an appointment there. YES

Attorney Van Vranken asked what they would do if the facility was more successful than they anticipated. Answer: Increase the number of exam rooms within the existing space, not move.

Councilman Grasso welcomed the representatives, and said that this service will be a great addition to Charlton. He asked in terms of marketing, what their plan is? Answer: Mostly online, some TV, radio and direct mail.

Councilman Grasso thanked all of those involved in the application process, including: Paul Borisenko, Attorney Van Vranken, Planning Board members, ZBA members, ECC members and St. Marys representatives.

Councilman Grasso made the following comments/requests:

- 1) Hours of operation are different on different documents. Please correct on site plan.
- 2) Parking Lot – okay with adding additional spaces. Please remove pavement outside of parking spaces.
- 3) Lighting – would like to see pole mounted fixtures replaced with LED downlights. The carriage lights on the building are okay, scale of them may need to be reduced.
- 4) Sign – would like a similar look as the Stewarts Welcome to Charlton sign with gooseneck lighting.
- 5) Lights – would like to have parking lot lights timed to go off after building closes. (suggested one hour after closing).
- 6) Building renderings look fitting for Charlton. No further information is needed for Town Board.
- 7) Changes to septic – Town Board does not need to be involved.
- 8) Regarding removed oil/gas tanks – Town Board does not need anything further.
- 9) Vinyl fence around dumpster enclosure is attractive, does not want to see chain link fence.
- 10) No screening needed around propane tanks behind building.
- 11) No fire lane or emergency zone is necessary.
- 12) Not necessary to get comments from emergency service providers.
- 13) Thought should be given to more attractive landscaping.
- 14) No further information is needed regarding disposal of antibacterial/anesthetics materials.
- 15) Remove existing bollards around light poles
- 16) No Town involvement needed in the security plans for building, applicant can handle on their own.
- 17) Town Board should discuss plans if building becomes vacant.
- 18) SEQR – some changes were requested and made to the Short EAF. At a later date, the Town Board will need to make a negative declaration for SEQR.

Supervisor Grattidge said that the Town Board should follow-up on what would happen if the building were vacant. Attorney Dumas said that he and his clients should discuss this as well and get back to the Board.

Scott Bruce confirmed that they are nonprofit and tax exempt. They do not pay special district taxes. He stated that they retain their nonprofit status because they serve non insured and lose 10 million dollars a year doing so.

Paul Borisenko said that LED lights are very light, and asked if the applicant would be open to installing shielding on the lights if found to be necessary. Answer: Yes.

PRIVILEGE OF THE FLOOR

Suzanne Voigt, resident, said that she is really bothered by the fact that the applicant will not pay special district taxes,(ambulance and fire), since she feels they will be the biggest user of those services. She suggested that they could make donations for those services if they are not paying taxes.

RESOLUTION #181

MOTION TO CLOSE THE PUBLIC HEARING

Motion by Councilman Grasso

Seconded by Councilman Ranaletto

Vote: All Ayes, No Nays. CARRIED

The Workshop closed at 7:18pm.

Respectfully submitted,

Brenda Mills
Town Clerk