

PLANNING BOARD MINUTES

October 16, 2002

Roll call

Minutes

Sign review

Update on pending items

Miscellaneous

Agenda items

Communications

AGENDA 8:00 p.m.

ITEM I

**Angelo Natale
Commercial**

**REQUESTS AMENDED CONCEPT PLAN
APPROVAL AND DEVELOPMENT PLAN
APPROVAL FOR CONSTRUCTION OF AN 8000
SQUARE FOOT PROFESSIONAL OFFICE
BUILDING AND A 4000 SQUARE FOOT STORAGE
BUILDING LOCATED AT 9276 MAIN STREET.**

ITEM II

**Lakeshore Savings
Commercial**

**REQUESTS CONCEPT PLAN APPROVAL FOR
CONSTRUCTION OF A 5500 SQUARE FOOT BANK
BRANCH LOCATED AT 5741 TRANSIT ROAD.**

ITEM III

**David Glian
Commercial**

**REQUESTS CHANGE IN USE FROM RESIDENTIAL
ACCESSORY BUILDING TO COMMERCIAL
OFFICE BUILDING AT 10080 MAIN STREET.**

ATTENDING: Harold Frey
Joseph Floss
Michael Metzger
Patricia Powers
Frank Raquet
Roy McCready
Reas Graber

INTERESTED PERSONS: Scott Bylewski
Jeff Palumbo
Angelo Natale
Jeff Zariczny
Christine Schneegold
James Sevchik
Lynn Collis-Jay
Daniel Jay
Rich LeMaster
David Glian

MINUTES

Motion by Patricia Powers, seconded by Frank Raquet to approve the minutes of the meeting held on October 2, 2002 as presented.

Reas Graber	AYE
Roy McCready	AYE
Harold Frey	AYE
Joseph Floss	AYE
Frank Raquet	AYE
Patricia Powers	ABSTAINED she was not present at the meeting but did read the minutes.

MOTION CARRIED.

ITEM I
Angelo Natale
Commercial

REQUESTS AMENDED CONCEPT PLAN
APPROVAL AND DEVELOPMENT PLAN
APPROVAL FOR CONSTRUCTION OF AN 8000
SQUARE FOOT PROFESSIONAL OFFICE BUILDING
AND A 4000 SQUARE FOOT STORAGE BUILDING
LOCATED AT 9276 MAIN STREET.

DISCUSSION:

*Joe Floss excused himself, Mr. Natale is a client of his. Pat Powers said she would like to see the double row of parking in the front between the building and the street reduced to one row of parking. One row of parking in front of the building for handicapped and clients would be more acceptable. Pat asked Mr. Natale if he would consider moving the building forward and have some parking in the front as well as parking at the rear of the building with a rear entrance. Mr. Natale said he has the detention basin in front of the building and he would hide the parking with shrubs. Pat asked if there was any thought given to shared driveway access. Mr. Natale said no one has requested that, and he hasn't thought about it. Mr. Natale said this building is an investment property. Parking is very instrumental to a commercial structure, and it is very vital to have enough parking and easy access to the building. Chairman Frey asked Roy McCready to go over what the landscape committee came up with. They would like to eliminate the parking in front, put parking and an entrance in the rear for the employees. Or set it up as a future parking area. They would like to see more foundation planting around the building to break up the big expanse. Jeff Palumbo said there are very few buildings on Main Street that have this kind of green space in front, and he doesn't think it is fair to eliminate that parking lot in front. Chairman Frey said if we are worried about parking in the future, you could put future parking if needed in on the plan. It doesn't have to be put in now, but it is there if you come up with a tenant. It could just be gravel which you would need for a floor if you expanded the building. At least you have the option. Roy McCready said you could move that building up twenty five feet, and put additional parking in the back of the building. The percentage of green space is thirty five. Nothing will be stored outside of the storage building. Reas agreed that the parking in front should be reduced

by one row, and put in the back. Mike said he thought it would be good to plan for access management with a future connection if it makes sense in the future. What would go in next door is not known, but if it makes sense it would be wise to plan for access. The final version of the plan should include this. Mr. Natale said they are agreeable providing they get to look at what is going to happen over there, and it isn't going to change anything on our property.

Mike Metzger said he would like to see some reduction of the parking in front of the building. Pat Powers asked about lighting. Angelo Natale said they would probably put some fixtures on the building to illuminate the parking lot. There are some light poles shown on the plan, and that would be downcast shoe box lighting.

Chairman Frey called for a motion to recommend amended concept plan approval to the Town Board.

Pat asked Chairman Frey if there were going to be separate motions for amended concept and development plan.

Chairman Frey said yes there will be two motions.

ACTION:	Motion by Patricia Powers to recommend an amended concept plan for 9276 Main Street to the Town Board.
Mike Metzger	As shown on the plan Pat or modified?
Roy McCready	What conditions?
Pat Powers	What conditions?
Harold Frey	Are we going to do it as the plan shows with the parking in the front? Is that what we are going to recommend?
Pat Powers	I thought we were going to do that at development plan. Concept plan is just land use.
Mike Metzger	Well we have been looking at things such as parking on the concept. If it is an issue, it might be appropriate to handle it.
Harold Frey	I think in this particular instance, it would be an issue to handle now.

Pat Powers Then I would move amended concept plan approval with the plan as presented with the stipulation that the applicants have agreed to the possibility of shared access if it ever became feasible in the future. The approved landscape plan usually comes under development plan approval. Frank said he would second the motion.

Roy McCready What about the parking?

Harold Frey On the question. We have a motion and a second. On the question. Does anybody have anything on the question?

Roy McCready I have to suggest that we eliminate this parking and increase the parking in the rear, and study the situation.

Reas Graber Eliminate one row, or both of them?

Roy McCready One row.

Mike Metzger Is that something you want to consider adding to your motion Pat or do you want your motion to stand?

Pat Powers I am totally confused. I thought we were talking about concept plan approval. I will withdraw my motion. My motion I think, Kathy you can correct me was for concept plan approval on the plan as presented. I will withdraw my motion.

Harold Frey Do you want to withdraw your second Frank?

Frank Raquet Well, if she withdraws the motion, I don't know what I could second.

Harold Frey All right, you agree. I am going to ask for a motion to accept this plan as it is presented and we will resolve the parking on the development plan.

Reas Graber Second. I will make that motion.

Harold Frey With all the conditions that were set, we are going to have some additional landscaping here and that will be resolved at development plan.

Roy McCready That is on the question?

Harold Frey On the question.

Pat Powers That is what I thought I said.

Roy McCready I will second it.

Harold Frey Anything on the question?

Roy McCready We want to modify the parking.

Harold Frey We will do that on development plan.

Roy McCready The final landscape will be on the development plan showing the additional parking or the revisions to the parking.

Harold Frey All in favor of this motion, signify by saying aye.

ALL VOTING AYE. MOTION CARRIED.

Harold Frey I am going to ask for a motion to recommend development plan for construction of an 8000 square foot office building and a 4000 square foot storage building at 9276 Main Street with the conditions that will be stated: On the Question. Can I have a second to that motion?

Frank Raquet What are the conditions?

Pat Powers You made the motion Harold?

Harold Frey Yes.

Roy McCready I will second to get it moving

Harold Frey On the question...let's resolve the parking. Are we in favor of this parking as this plan is presented with thirteen spots in front or cut it in half. We have a recommendation from the Landscape Committee to cut the parking in half and put it in

the rear. Also to have a future tie in for access management if it is ever needed or warranted in the front. We are going to have plantings across the front of the east side of the building in the center to break up the long span, and some minor plantings across the front of the storage building to the south side. It will be subject to open space fees, to the recommendations of the Town Engineer, and getting a P.I.P. permit.

Pat Powers

A Highway work permit required prior to the construction from the D.O.T.

Harold Frey

That will all be taken care of. He has a letter from the D.O.T. in there, he has been communicating with them and he has requested that. Now what do you want to do with the parking?

Angelo Natale

May I say something before you make the motion?

Harold Frey

We have the motion made to recommend development plan approval, and all we are trying to do right now is resolve whether we are going to recommend this parking goes in the front or goes in the rear.

Angelo Natale

I just want to speak on behalf of this parking. It is very, very important to have the right amount of space allocated to a certain location. I am probably going to get more money for the space in the front, than for the space in the back because of the visibility. It is very important for the success of the building to have that parking. I know what we are going to put here is a nice structure. Seeing what is around there.

Harold Frey

Okay. Now what is the boards pleasure?

Pat Powers

I am personally not willing to hold up a project for the sake of six or seven cars parking spaces.

Frank Raquet

I don't have a problem with the parking as long as it is bermed and shielded.

- Reas Graber I agree with Roy, I would like to see that one row pulled out of there and put to the side or the back. I can understand what he is saying about the parking but we are trying to make Main Street look as nice as possible.
- Mike Metzger Reas or Roy are you suggesting that it be added as a condition or not? I am just trying to find out if it is a condition or not. It sounds like an incomplete motion at the present time.
- Roy McCready If the majority of the board wants to leave it as it is, then we will have to go along with it.
- Harold Frey I would like to add one more thing. I want some dotted lines in here. Also, that if we need it, it could be future parking and everybody would know.
- Mike Metzger My preference is to move that row of parking from the front to the back.
- Roy McCready Mr. Chairman how many are in favor of it, and how many are opposed?
- Harold Frey It could be a four and a two, or a three and a three. If there was a row of parking here, and I have to say this. I know that you want to put an expansion out here, and it is going to eliminate the parking here that would help this side. You are going to be back for it, so that will eliminate this parking. Whether you are going to put parking in the middle, or whether there isn't going to be enough land to do an addition. That is still in debate. You are going to go against 25% green space which will be a requirement. That is down the road but that is not my problem.
- Angelo Natale If we are worried about the visibility of the parking from Main Street and how it is going to look aesthetically. You are really on a horizontal plane. You really will only see about three feet of that parking. If I put shrubs across the front of it, you won't see that extra nine feet. I just don't see the detriment aesthetically, versus the detriment to me the developer.

Harold Frey

I am looking at a three-three vote, that is where I am at. I will take the vote, and a tie will defeat it. You need four votes to make it go.

Jeff Palumbo

If you are going to take the parking in the front, you may as well defeat it because we have got to have it. It is hard to understand why you are picking on this particular building. If you drive up and down Main Street, there is parking in front of every building. Everyone has more than one row of parking, the post office, the bank, everybody has parking in front of their building. Go stand in front of Teso-s, you can't even see their parking lot. We are spending an awful lot of time, when he is willing to invest hundreds of thousands of dollars to improve this area. We are talking about eight parking spots that you are going to have hidden by the berm and the landscaping. Which way do you want it? Do you want a vacant piece of property there? Or do you want a nice building? That is really what it boils down to.

Pat Powers

Mr. Chairman, may we have the motion stated again?

Harold Frey

All right. I made a motion to recommend development plan approval

1. Open space fees.
2. Future access management if needed.
3. Landscape improvement as presented by the landscape committee.
4. Lighting will be downcast.
5. P.I.P. permit.
6. Work permit from D.O.T. when building permit is issued.
7. Health Dept approval.

Frank Raquet

On the question Mr. Chairman. We have a future access off to the west side. Are we going to have it on the east side too? The ultimate goal of access management is to have several buildings tied in off the road, not just two.

Angelo Natale

I don't have a problem with that.

Harold Frey

All right, we will move this light standard twenty feet.

will use the parking that is farthest away. Roy McCready said it is quite an improvement over the original plan. It has a nice traffic flow. Reas said it looks good, and he would like to see it well landscaped in the rear of the property. Mike Metzger asked if the 175 foot dimension was to the centerline of Transit Road. Mr. Zariczny said ANo, that is to the street edge, the curb.@ Mike asked how a truck would access the dumpster. Mr. Zariczny said traditionally the bank has the dumpster service done first thing in the morning before the bank is open, and they go down the one way. It is a small dumpster for paper products. There will be an enclosure and screening around the dumpster. Chairman Frey asked the neighbors in attendance if they cared to comment. They are in favor of the plan, and thanked the Planning Board for listening to their concerns and being committed to doing the right thing. This plan is the best for everybody involved, and they feel the bank will be a good neighbor. Chairman Frey thanked the neighbors for their good attitude, and good manners. The board has done their best to make this agreeable to the neighbors.

ACTION:

Motion by Joseph Floss, seconded by Frank Raquet to send this project on to MRC, Traffic Safety, and Fire Advisory.

ALL VOTING AYE. MOTION CARRIED.

ITEM III
David Glian
Commercial

REQUESTS CHANGE IN USE FROM
RESIDENTIAL ACCESSORY BUILDING TO
OFFICE BUILDING AT 10080 MAIN STREET.

DISCUSSION:

Chairman Frey said this is at the entrance of Pine Ledge Drive and Main Street. The lot size is 250' x 350' with the frontage being 250 feet. Mr. Glian said he would like to change the barn at 10080 Main into a commercial building. He does not have a use for it yet. The property is zoned commercial. Mr. Glian would like to also change the use of the house at 10070 Main Street into an office or retail. The planning board will have to look at the parking space requirements when he knows what the change in use actually is. The house at 10800 Main is rental property.

There was discussion about parking in front, green space, and road access. The septic system tank is between the two buildings and he assumes the septic field is behind it. The septic system may service both of the homes. Mike Metzger said "Maybe the thing to do is send Mr. Glian off with some guidelines and parameters, and let him do a little more investigation. The parameters being to eliminate the parking in front, but don't put it on the septic. Find out exactly where the septic system is located, and come back with something where you are proposing to put it." There was a discussion about curb cuts on Main Street and Pine Ledge. Pat Powers suggested to Mr. Glian that he talk with David Metzger the commercial building inspector. Mr. Glian said he talked to him. He is going to get an architectural drawing for everything, but he has to know the guidelines before he talks to the architect. When Mr. Glian has a plan he can come to the Planning Board Executive session on a Tuesday morning. Chairman Frey said "Have your Engineer make a rough draft and call Jim Callahan, then bring them in on a Tuesday morning." Mr. Glian has been talking to the D.O.T. because they are getting ready to make curb cuts on Main Street.

ACTION:

Motion by Frank Raquet, seconded by Reas Graber to table this item. The applicant will bring in a plan to the Executive Planning Board Committee for discussion.

ALL VOTING AYE. MOTION CARRIED.

Motion by Frank Raquet, seconded by Patricia Powers to adjourn the meeting.

Meeting adjourned at 9:45 p.m.
Harold Frey Chairman