

Village Planning Board Meeting/Public Hearing
September 18, 2017, 7:30pm
Village Municipal Center

Attendance: Chairwoman Christina Bishop, Members Russel Bronson, Robert Sheridan and Michelle Smith; Matthew Rice was absent.

Village Staff: Village Board Trustee Stephanie Munger, Deputy Clerk-Treasurer Denise Davies

Press: None

Others: Bethany Valle-Downes, Krissy Foley, Steve Kinley

Chairwoman Bishop called the Public Hearing to Order at 7:30pm regarding a Special Use Permit Application at 38 Potter Avenue. Ms. Munger had signed in to speak; she had been in the new location and felt they had done an excellent job with the renovations and that there was plenty of parking space. The Planning Board Clerk advised the Board that all required legal notices had been posted in the newspaper and certified letters had been sent to adjoining property owners advising them of the meeting and affording them the opportunity to be heard. No correspondence had been received relating to this matter. Ms. Smith moved the Public Hearing be closed at 7:33, Mr. Sheridan seconded the motion and it carried unanimously.

Chairwoman Bishop called the regular meeting to order at 7:34pm

Ratify Meeting Minutes: Mr. Bronson moved ratification of the Minutes of the Meeting of August 21st, 2017, as circulated. Mr. Sheridan seconded the motion and it carried unanimously.

Special Use Permit Appliation– 38 Potter Ave.: The Board reviewed Bethany Valle-Downes Special Use Permit application for a Home Occupation to operate a hair/nail salon in her home. The Planning Board had approved a Special Use Permit for Ms. Valle-Downes in April of this year to operate a salon at her North Maple Street property. She is now residing at the Potter Avenue address and wishes to open her salon at this location. After a brief period of discussion the board noted that there was a substantial amount of off street parking and Ms. Valle-Downes assured them that all her clients were there by appointment only, thus no need for a sign. Chairwoman Bishop reminded her that this Special Use Permit is non-transferable; any new owners would need to re-apply if they desired to have a Home Occupation at this location. Ms. Smith moved that the Special Use Permit Application be accepted without conditions, Mr. Sheridan seconded the motion and it was approved unanimously.

Pre-Site Plan Review Application- 50, 52, 54, & 56 Quaker St.: The Board has received an application for Site Plan Review for an expansion/redevelopment of the Stewart's Shop located at 56 Quaker Street. Chairwoman Bishop introduced Mr. Steve Kinley, a Real Estate Representative for Stewarts Shops Corporation (Stewart's) and asked him to describe his project. The current location (2,140 square feet on approximately .2 acres) was constructed in 1977 and is in need of an update and redevelopment. Stewart's have purchase contracts for 54, 52 and 50 Quaker Street and plan to demolish the existing structures, combine all four parcels into one (approximately .69 acres) and build a new 3,641 square foot convenience store with a gas canopy and three multi-product fuel dispensers. Mr. Kinley assured the Board that there was ample room for proper traffic flow- delivery trucks out back, driving around the building, parking, etc. There will be provisions for ingress and egress, sidewalks will be installed and fencing will provide privacy for neighbors. It is his intention for revisit the Board with more specific

plans for lighting, landscaping and storm water management. Mr. Bronson mentioned that Rawson Avenue and Quaker Street to Potter Avenue currently have problems with storm water and recommended that their engineer reach out to Lamonte Engineers (the Village's Engineer) and discuss possible remediation to this problem. The Board has concerns that removing green space from three parcels could exasperate this problem. Mr. Kinley directed the board to the plans provided and pointed out that the northern corner of the building is only 10' from neighboring property, not the mandatory 25' setback and an Area Variance will need to be sought from the Zoning Board of Appeals. They also discussed the need for a Use Variance, as this property is zoned Neighbor Business and gasoline stations are not an allowable use.

Following a brief period of discussion between the Board and Mr. Kinley, Mr. Bronson moved denial of the application as submitted referring them to the Zoning Board of Appeals for an Area Variance and a Use Variance. Mr. Sheridan seconded the motion and it carried unanimously.

Boundary Line Adjustment—50, 52, 54 & 56 Quaker Street: Chairwoman Bishop reviewed an application received from Mr. Steve Kinley a Real Estate Representative for Stewarts Shops Corporation (Stewart's) concerning a proposed boundary line adjustment for 50, 52, 54 and 56 Quaker Street. They have purchase contracts in place and would like to combine all four parcels into one parcel for the redevelopment of the Stewart's Shop currently on 56 Quaker Street, all parcels are zoned Neighbor Business. The board and Mr. Kinley were in agreement that surveys would be needed, mylars would be created and we would approve them before they are filed with the County. Following the discussion period, Mr. Bronson moved that the Boundary Line Adjustment Application be approved as submitted. Mr. Sheridan seconded the motion and it carried unanimously.

Public Open: There was no comment.

Schedule Next Meeting: Chairwoman Bishop advised that the next regular meeting of the Planning Board would take place on the Monday, October 16th, 2017. The last date to submit applications would be October 6th, 2017.

There being no other business to consider, Mr. Bronson moved that the Meeting be adjourned at 8:10pm. Mr. Sheridan seconded the motion and it carried unanimously.

Respectfully Submitted,

Denise J. Davies
Planning Board Clerk