PLANNING BOARD

Unapproved Minutes

January 5, 2015

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | Tish Brady  A-2 | Carol Brodie  2017 | Ed  Dinkuhn  2014 | Mike  Muffaletto | Joe Ostrowski  Chair  2019 | Janice Ross  2018 | Neil  Ross  2016 | Jamey Solecki  2015 |
| 1/5 | Absent | Excused | Absent | Absent | Present | Present | Present | Present |
| Training  Hours | 0 | 0 | 0 | 0 | 4 | 2 | 2 | 0 |

Guests: Council liaison Mark DeCarlo

Meeting was called to order at 7pm by Chairman Ostrowski

Approval of November Minutes – The secretary read the minutes of the meeting. Janice made a motion to accept the minutes as read. Neil 2nd the motion. Carried.

Aquafir Overlay – The Aquafir Overlay has been tabled.

Chiavetta Catering – Chairman opened the discussion for Chiavetta Catering. After reviewing the documents and site plan, a motion was made by Neil and 2nd by Jamey to

recommend the approval of the building permit. Carried. The chairman will wright the letter to the Town Board.

Collision Shop on Rte 20. - The Chairman opened the discussion for the special use permit requested by Andrew Lonkey for a collision shop to be located at 10962 Southwestern Blvd. formerly known as Arcara Auto Sales.

After reviewing documentation, the following questions were raised:

1. The EAF page 2 question 8 “have any previous development projects or proposals involved the same site as the proposed action” Answer was NO however, this same property was the site of Arcara Auto Sales and a proposal was also made by Hydrolawn to operate a used car lot. Therefore the answer is incorrect.

2. The site plan depicting the building indicates a showroom/reception for dealership as a collision shop, why is there a reference to a dealership? In addition, a section of the building is designated office space for Hydrolawn which previously applied for a special use permit to sell used cars.

3. The site plan depicting parking spaces has no reference for handicapped parking.

4. Section 161-39 (3) requires paving however there is no definition of paving within the code. The letter from the Code Enforcement Officer states that the area is covered with gravel so there is no dust problem. Without a definition of what constitutes paving and the opinion of the Code Enforcement Officer that there is no dust problem, we believe the gravel coverage is adequate to meet this requirement.

5. The site plan does not detail the driveway width. Therefore we were unable to determine whether there was sufficient access for emergency vehicles.

6. The town code section 161-44 requires adequate lighting. There is no definition what constitutes adequate lighting. There are exterior lights on the building, however, it does not appear sufficient to light the entire entranceway. We believe that additional lighting is required to meet the provisions of section 161-44.

7. There was no mention of the type of signage that will be utilized for this site.

We also noted that the email address provided on the application was [empirehardscapes@gmail.com](mailto:empirehardscapes@gmail.com) which is the address of a landscape business operated by Andrew Lonkey. A previous application from Hydrolawn Lawn Care to operate a used car facility at the same location. The site plan provided for the collision shop is identical to the site plan provided by Hydrolawn Lawn Care.

Since the applicant was not available to answer questions, a motion was made by The Chairman and seconded by Janice to table the special use permit until such time that these issues can be resolved. Motion carried.

The chairman will write a letter to the Code Enforcement Officer detailing the questions that were posed for his follow-up.

Adjournment – A motion to adjourn the meeting was made by Jamey and seconded by Janice. Carried 7:35

Respectfully Submitted

Lynda Ostrowski

Secretary