



PLANNING BOARD MINUTES
FOR JULY 19, 2016

The Pledge of Allegiance.

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:32p.m. Present were Howard Post, Kenneth Goldberg, William Creen, Paul Andreassen, Carole Furman, Michael Tiano, Len Bouren and Daniel Ellsworth. James Bruno, Liaison, was present. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was present.

A motion by Goldberg, seconded by Tiano to accept the June 2016 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. None

OLD BUSINESS:

1. Site Plan-1133 Kings Highway, LLC/Salvatore Mancuso-Kings Highway. Plans presented by Daniel McCarthy, P&C. Discussion on business plan for building. Self storage, bulk storage, forklift, individual storage units all inside building. Use internet, people bring in and liquidate thru internet. He will have to use one plan and one way to do this project. Will have 2 to 6 people on call when liquidating occurs. Added more parking spaces and 11 overflow spaces. Creen-having tractor trailer loads. McCarthy-not sure but he has 2 loading docks and garage doors on South side and office doors on North side and East side has small garage doors. Will have 2 different clients leasing from him and he will use part of it himself. Shuster- barren building and site; will need all usuals for site plan approval-landscaping, paving, lighting, stormwater, drainage, etc. McCarthy-will comply with all site plan issues. Goldberg-has question on zoning law with the use as warehouse not allowed but self storage is. Shuster-yes it is allowed. Creen-not the usual self storage. Shuster-people cannot go in anytime they want. Furman-how can tractor trailers move and turn around. McCarthy-that needs to be addressed. Furman-should have curbs and is he renting out to contractors for storage. Ellsworth-he cannot bring up his stuff and dump and store outside. McCarthy-no but will tell him he cannot as he had a meeting with Alvah Weeks and discussed usage and guidelines to its usage. Andreassen-did Alvah determine it was allowed. McCarthy-yes. Shuster-come back with site plan and all usuals. McCarthy-landscaping, lighting, signs, parking, etc. Post-specific landscaping. Andreassen-has clay soil and bringing in gravel. McCarthy-he abandoned septic and now on municipal septic and water. Ellsworth-has outdoor storage concerns. Post-have any signs. McCarthy-thinking digital signs but still discussing and brought up with Alvah too. Post-can have a shared sign so know proper placement and no big sign on building. Shuster-building does not fit in the setbacks, etc.,

the place or site is not pretty, needs some work to fix it up. Also road lane size for landscaping and show some organization. Andreassen-needs to notify Thruway and does not want landscaping to get in sight distance. Ellsworth-make building pleasing instead of plantings all around. Andreassen-is existing so no lead way. Shuster-new business so reasonable to ask for some action. McCarthy-move forward for next meeting.

PRE-HEARING CONFERENCE:

1. Minor-Jaysen and Loren Abrehamson-Private road off Glasco Turnpike. Plans presented by Daniel McCarthy, P&C. Pre-existing parcel of 3 acres with 2 existing houses and 2 garages and 2 wells and 2 septic. Subdividing into almost 2 equal lots for father and son. Meets setbacks. Shuster-show location of septic. Shuster-driveway has 15ft. as per deed and wanders back and forth on both parcels. Needs to be approved by Code Enforcer. McCarthy-the road has been existing. Tiano-15ft. wide road not sufficient for fire trucks. Ellsworth-allowed back whenever. Shuster-fire company and code enforcer will review for turnoffs. Ellsworth-first corner pull off on corner looks good. McCarthy-road is dirt and gravel. Ellsworth-fix now. A motion by Goldberg, seconded by Andreassen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Andreassen for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to schedule a public hearing for August 16, 2016. All in favor, none opposed, carried.

2. Site Plan-John Hommel/Ashley Homes-Route 32. Plans presented by John Hommel. No Shuster review as he was on vacation. Building a 60x50 – 2 bay garage for truck maintenance, etc.. Has a back door, took off parking spaces in back. Is a steel 16ft. tall building. Red on sides and tan bottom. Landscaping and under ground utilities. Breeze way and garage. Post-did extensive review on this parcel a few years ago. Shuster-un-do the subdivision behind that they own. Hommel-doing that now too. Shuster-building on ROW and did not comply to DOT entrance. Hommel-DOT agrees to what they have there now. Shuster-enclosures for bins. Hommel-there in back. Shuster-no plantings have been completed from prior Condition on the first site plan. Post-get DOT approval for file. Shuster-needs completed site plan as to what is out there and refer to UICoPIBd for review. Post-get access cleared up, before send to UICoPIBd. Post-any lighting. Hommel-lights over the door. Furman-any fluids from vehicles. Hommel-yes doing out of house garage now and would like to move to here. Has 8 to 12 vehicles. Goldberg-can do subdivision later because they own the lots too. A motion by Goldberg, seconded by Andreassen to Declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Tiano for a Neg Dec. All in favor, none opposed, carried. A motion by Andreassen, seconded by Furman to refer to the UICoPIBd if receive plans by Friday, July 22, 2016. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Goldberg, seconded by Furman to adjourn the meeting at 8:30pm. All in favor, none opposed, carried.