



PLANNING BOARD  
MINUTES FOR NOVEMBER 20, 2012

No public hearings were scheduled for this meeting. Howard Post, Chairman, opened the meeting at 7:38p.m. Present were Paul Andreassen, Howard Post, William Hayes, Dan Weeks, Carole Furman, Ken Goldberg and Michael Tiano. Absent was William Creen. Bruce Leighton, Liaison, and Dan Shuster, Consultant, present. Josh Randal, CAC, present.

A motion by Goldberg, seconded by Andreassen to accept the October 2012 Minutes. All in favor, none opposed, carried.

Tiano had a question on fire hydrants for the Leading Edge and why they were not planned at least 15ft. back to allow for a third lane. Will be expensive now to move back. Shuster-the sewer and water project was formed before the development project and was not anticipated in the beginning. Could widen just for a turning lane.

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

1. Site Plan/Waterfront Overlay–Trevor Keller-Emerick Road-Did not declare this project earlier. 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.

2. Site Plan-Michael Piazza-Rt. 212 and 32. Plans presented by Paul Jankowitz and Michael Piazza. Piazza-CEO informs that the design submitted works well, he would like to keep it. Piazza-have to yield to them. Goldberg-did some research and showed pictures of different buildings and is willing to visit a building that looks like this one. Discussion on sign: Jankovitz-have one sign-the East side sign was eliminated. Shuster-the problem is the façade and how the one building looks like 2 different buildings. Maybe other side can be shaped the same but painted white. Piazza-they want it to stand out. Jankovitz-color would identify them. The façade could be symmetrical. Hayes-also what happens if they move. This project has site plan approval pending the façade similar on both sides with different colors. There are no tenants for other side but will build so it will be ready. The center of the building can be an entrance or a third tenant. If Verizon does not agree will come back to PIBd. Will file for a building permit after PIBd signs the site plan. Shuster-colors are dramatic with the red and black on one end and white on the other. Jankovitz-they first wanted lighter colors then went to dark colors. Post-can give Final approval-get site plan updated and submit for a sign permit and then can get a building permit.

PRE-HEARING CONFERENCE:

1. Site Plan/Gateway Overlay-Michael Persico/John Hommel. Plans presented by John Hommel. Site plan for construction storage of soil, gravel, etc. Will add parking for equipment and parking spaces for the antique storage which exists now. Shuster-there are certain standards for special use permits, will need a survey to scale showing landscaping plan. Will need to keep ROW down the middle of the property open and clear. Hommel-yes will keep the 50ft. wide ROW open. Weeks-will need special use permits for each project- is there a limit. Shuster-does not see anything to limit the number of special use permits. There will be small piles of construction materials contained by retaining blocks for clients to view. Not a retail or nursery, they will deliver to customers. Shuster-PIBd will determine number of parking spaces-maybe 10 to 12 spaces. Will need a sign permit from Building Dept. When complete will forward to UICoPIBd for recommendations. Need to schedule a public hearing when complete application is submitted. Show septic on plans and all usual blocks, etc.

MISCELLANEOUS:

1. Received Zoning Board Materials.
2. Madsen, Robert - Signed and received maps.

Since there was no further business to discuss, a motion by Tiano, seconded by Andreassen to adjourn the meeting at 8:30p.m. All in favor, none opposed, carried.

Respectfully submitted,

Juanita M. Wilsey, Recording Secretary