

**MEMBERS PRESENT:** Joe Cooley; Denise Heischman; Brian Hoose; Betsy Taylor; Judy Tobin

**ALSO PRESENT:** Charlie Johnson; Danny Bassette; Ryan Stoner; Gary Garofalo; Ed Tondryk; Virginia Tondryk; Walt Dyer; Diane Bredes-Nies; Jane Kjoller; Melissa Matson; Jack Dietz; John August; Jeff Saeger; Jerry Goldman; David Dworkin; Henry Besanceney; Scott Wideman

Chairman Cooley opened the public hearing at 7:30 PM.

**SITE PLAN APPROVAL: 5 LIVINGSTON ST.**

Mr. and Mrs. Tondryk presented their plans for a 224 sf. addition to their home at 5 Livingston St. There were no comments/questions from the Board or public.

Motion by Denise Heischman, seconded by Judy Tobin to approve the site plan for 5 Livingston St. based on the plans presented.

**ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

**ALL IN FAVOR – SITE PLAN APPROVAL GRANTED**

The Board completed the SEQR for 5 Livingston St. Motion by Betsy Taylor, seconded by Denise Heischman to approve the SEQR Negative Declaration.

**ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

**ALL IN FAVOR, NEGATIVE DECLARATION GRANTED**



**APPROVE MINUTES – JUNE 1, 2009**

Betsy Taylor stated that her comment in regards to Beam Milling (2 Lehigh, 15 Norton & 21 Norton) which reads ...”she is concerned that the historic fabric of our village is slowly disappearing” should be ...”she is concerned that the historic fabric of our village is disappearing too quickly”.

Denise Heischman was not at the meeting and therefore her name should be removed from the Members Present. Betsy Taylor was at the meeting and her name needs to be added to Members Present.

Motion by Brian Hoose, seconded by Betsy Taylor to approve the minutes from June 1, 2009 as amended.

ROLL CALL VOTE

1. J. Cooley – Aye
2. D. Heischman – abstained (not at 6/1 meeting)
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – abstained (not at 6/1 meeting)

**ALL IN FAVOR, JUNE 1, 2009 MINUTES APPROVED**



**SITE PLAN APPROVAL: 12 CHURCH ST.**

Scott Wideman (builder) presented plans for a 540 sf. second story addition to the Bielicki home at 12 Church St.

Betsy Taylor commented that it wasn't clear how the roof will fit together based on the submitted drawing. After a few minutes of discussion, Mr. Wideman was told he needed to supply the Board with additional drawings. Decision on 12 Church St. was therefore tabled until the Board received drawings of all four elevations and a roof plan.



**SITE PLAN APPROVAL: 102 MONROE ST.**

Ryan Stoner presented plans to build a single family home at 102 Monroe St.

Charlie Johnson pointed out that Mr. Stoner will need a NYS DOT driveway permit, NYS permit for sewer connection and a village Right-of-Way (ROW) permit.

The Conservation Board would like the three trees which are to be preserved noted on the plan, showing the construction fences around said trees.

Chair Cooley opened the discussion to the public at 8:07PM.

Jack Dietz (112 Monroe St.) said he had nothing to add to the comments he had made to the Board in the past.

Chair Cooley closed the public hearing at 8:09PM.

Motion by Denise Heischman, seconded by Brian Hoose to approve the site plan for 102 Monroe St., contingent upon Mr. Stoner obtaining the state and village permits noted above and submission of a tree preservation plan.

ROLL CALL VOTE

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

**MOTION CARRIED – SITE PLAN APPROVAL GRANTED WITH CONTINGENCIES**

The Board completed the SEQR for 102 Monroe St. Motion by Betsy Taylor, seconded by Judy Tobin to approve the SEQR Negative Declaration.

**ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

**ALL IN FAVOR, NEGATIVE DECLARATION GRANTED**



**SITE PLAN APPROVAL: 34 NORTON ST.**

Ryan Stoner presented plans to build a four-unit apartment building. He has already received variances from the ZBA for rear setback and side parking.

Gary Garofalo responded to comments received from the Village Engineer. The bend in the main is there to keep in line with the water service. A culvert will be sized and installed as part of the trail project. Gary will clarify the gravel chart with Mike Shaffron.

Motion by Brian Hoose, seconded by Betsy Taylor to approve the site plan for 34 Norton St. contingent upon a storm water easement acceptable to the Village, culvert installation under trail and clarification of gravel chart with village engineer.

**ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

**MOTION CARRIED – SITE PLAN APPROVAL GRANTED WITH CONTINGENCIES**

The Board completed the SEQR for 34 Norton St. Motion by Denise Heischman, seconded by Judy Tobin to approve the SEQR Negative Declaration.

**ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

**ALL IN FAVOR, NEGATIVE DECLARATION**



## **DEMOLITION & SITE PLAN APPROVAL: BEAM MILLING**

### **Demolition**

Ryan Stoner is requesting permission to demolish the barns on the Beam Milling property. Anything of value will be taken to the Rush railroad museum. Waste will be evaluated at time of demolition and disposed of accordingly.

Chair Cooley opened the public hearing at 8:29PM.

Q: Diane Bredes-Nies – any environmental issues as a result of demolishing the barns.

A: Ryan Stoner – they are not aware of any environmental issues

Q: Jane Kjoller – there have been rumors of a past chemical spill and a buried tank.

A: Ryan Stoner – they have researched these rumors and found them to be untrue

Public hearing closed at 8:34PM.

Motion by Judy Tobin, seconded by Brian Hoose to grant demolition approval.

### **ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

### **ALL IN FAVOR, DEMOLITION APPROVAL GRANTED**

The Board completed the SEQR for Beam Milling. Motion by Judy Tobin, seconded by Brian Hoose to approve the SEQR Negative Declaration.

### **ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye
5. J. Tobin – Aye

### **ALL IN FAVOR, NEGATIVE DECLARATION**

Denise Heischman requested that the Phase I Study be attached to the SEQR. Ryan said he would provide a copy of the study.

### **Site Plan**

Ryan Stoner is requesting permission to build four new buildings. He received subdivision approval at the and has received variances from the ZBA for rear setback and side parking.

Judy Tobin asked about the old well that is on the property. Charlie Johnson stated that the well has been capped and Greg Emerson is fine with the plan. There will not be any construction in the area of the well. Judy said she would like the well to be labeled on the map.

Gary Garofalo addressed the issues raised by the Village Engineer (memo dated 9/11/2009). Most of the issues have already been satisfied and incorporated into the plans. Gary explained that he was only going to address the issues that were still open.

1. Sidewalks should be 5' instead of 4': Gary explained that 4' is consistent with the rest of the sidewalks in the area. The Planning Board agreed that this site has mitigating factors that make 4' sidewalks more appropriate.
2. Drainage report: They will provide an updated drainage report to Mike Shaffron. There are two issues remaining with the drainage report:
  - a. *"Summarize the calculations for SA-4. It would appear that for the 1-year and 10-year storms overflows from the drywells are conveyed through the parking area to the southeast. Where and how does the flow leave the site? Additional contouring may be needed. Compare to the existing flows rate pattern. It would appear that the proposed runoff is concentrated while the existing flow is sheet drainage. Explain the impact to the neighboring parcel."* (This is point #4 under Drainage on 9/11/09 memo)
  - b. *"Post-Construction Operation and Maintenance Plan note 2b on Grading/E&SC Plan allows the bottom 25% of drywell to be filled with silt. What is the impact of removing 46% of the exfiltration area from the performance of the storm water management system?"* (This is point #7 under Drainage on 9/11/09 memo)

Chair Cooley opened the public hearing at 9:24PM.

Diane Bredes-Nies, Jane Kjoller and Walt Dyer raised concerns about privacy, security and light infiltration from parking cars. Chair Cooley acknowledged their concerns but explained that the plans submitted by Ryan meet the code. Any specific design elements should be handled with a neighborhood discussion with Ryan.

Public hearing closed at 9:40PM.

Motion by Denise Heischman, seconded by Brian Hoose to grant site plan approval contingent on addressing Village Engineer comments #4 and #7 (see above) to his satisfaction.

#### ROLL CALL VOTE

6. J. Cooley – Aye
7. D. Heischman – Aye
8. B. Hoose – Aye
9. B. Taylor – Aye
10. J. Tobin – Aye

#### **ALL IN FAVOR, SITE PLAN APPROVAL GRANTED WITH CONTINGENCIES**

The Board completed the SEQR for Beam Milling. Motion by Judy Tobin, seconded by Denise Heischman to approve the SEQR Negative Declaration.

#### ROLL CALL VOTE

6. J. Cooley – Aye
7. D. Heischman – Aye
8. B. Hoose – Aye
9. B. Taylor – Aye
10. J. Tobin – Aye

#### **ALL IN FAVOR, NEGATIVE DECLARATION**



## **SKETCH PLAN DISCUSSION – VILLAGE SQUARE**

Jerry Goldman (attorney and agent for Monroe Village Associates) discussed their plans to build a Farm & Ranch store at the far west end of Village Square. They have met with the Board of Trustees to discuss re-zoning. The Trustees requested Mr. Goldman present to the Planning Board to get their feedback.

After much discussion, the Board came to the decision that the most prudent solution would be to extend Tier I across to cover the entire W. Main St. frontage and increase the allowable retail percentage from 40% to 50%.



## **APPROVE MINUTES – JULY 6, 2009**

Motion by Denise Heischman, seconded by Judy Tobin, to approve the minutes from July 6, 2009 as submitted.

### **ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – abstained (not at 7/6 meeting)
5. J. Tobin – abstained (not at 7/6 meeting)

## **ALL IN FAVOR, JULY 6, 2009 MINUTES APPROVED**



## **APPROVE MINUTES – August 3, 2009**

The Board members identified several typing errors to be corrected. In addition, Betsy Taylor asked for the following changes:

- Page #2, 2<sup>nd</sup> paragraph under 34 Norton St.: phrase “half the area will be removed” should read “half the gravel area will be removed”
- Page #3, 3<sup>rd</sup> paragraph: “Betsy Taylor asked if there are any existing power poles” should read “Betsy Taylor asked if there are any existing power poles on the street”
- Page #3, 3<sup>rd</sup> paragraph: “only plant small trees” should read “only plant small street trees”
- Page #4, 2<sup>nd</sup> paragraph from bottom: “The definition for open space” should read “The definition for green space”
- Page #5, 4<sup>th</sup> paragraph: add sentence “Betsy Taylor remarked that rows of blue spruce would look out of character behind Victorian homes and she thinks fences would be more appropriate.”
- Page #7, 5<sup>th</sup> paragraph: “Denise Heischman said she felt the covered entrance was a bit incongruous” should read “Denise Heischman said she felt the style of the covered entrance was a bit incongruous”
- Page #7, 6<sup>th</sup> paragraph: “she felt it looked a bit strange without overhangs” should read “she felt it looked wrong without overhangs”

Motion by Judy Tobin, seconded by Denise Heischman, to approve the minutes from August 3, 2009 as amended.

**ROLL CALL VOTE**

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – abstained (not at 8/36 meeting)
4. B. Taylor – Aye
5. J. Tobin – Aye

**ALL IN FAVOR, AUGUST 3, 2009 MINUTES APPROVED**



Motion by Judy Tobin, seconded by Brian Hoose to adjourn the meeting at 10:58 PM.

**ALL IN FAVOR, MOTION CARRIED**

*Respectfully submitted,  
Judi Barrett, Planning Board Clerk*