

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

**ALSO PRESENT:** Greg Emerson, Charlie Johnson, Tammy Buckland, Rob Meehan, Gary Smith, John August, David Dworkin, Jerry Goldman, Garry Brower, Jeff Saeger, Al Mustardo, Danny Bassette, Greg Emerson

Chairman Cooley called the meeting to order at 7:30 PM.

**SITE PLAN APPROVAL: 140 EAST STREET**

Tracy Buckland presented plans to reconstruct existing structure formerly known as Sumner Plating into a single family residence. The existing structure will be demolished down to the floor platform. The new structure will be a two story structure which will utilize the existing building footprint. A front porch will also be added.

The property is currently owned by Ms. Buckland's mother, and she presented a letter from Mrs. Stating that she agrees with the submitted plans.

Denise Heischman asked if the soil and pond had been tested for contaminants. Mrs. Buckland said they were tested and everything came back negative (i.e. no contaminants present in soil or pond). Greg Emerson suggested that an overflow be put in from the pond to the catch basin (in corner of lot) in order to maintain the level of the pond.

Motion by Betsy Taylor, seconded by Brian Hoose to grant demolition approval.

**ALL IN FAVOR, DEMOLITION APPROVAL GRANTED**

Motion by Brian Hoose, seconded by Denise Heischman to grant site plan approval contingent on an amended plan being submitted to Charlie Johnson within 2 weeks from tonight, showing:

- Building elevations & materials
- Name of all property owners within 300 feet
- Current zoning of property
- Site area
- Documentation of environmental findings

**ALL IN FAVOR, SITE PLAN APPROVAL GRANTED WITH THE ABOVE CONTINGENCIES**

Board reviewed and discussed SEQR short form. A motion was made by Denise Heischman, seconded by Betsy Taylor for a negative declaration on the SEQR.

**ALL IN FAVOR, MOTION CARRIED.**



**SUBDIVISION APPROVAL: VILLAGE SQUARE**

Jerry Goldman, John August, David Dworkin and Gary Smith presented plans for a subdivision at the Village Square property. This lot will contain the Tractor Supply building. Mr. August explained that their

bank requires a separate mortgage for each lot and therefore the purpose of the subdivision is to enable them to get a mortgage.

Judy Tobin requested that all easements within the lot be clearly defined and shown on the subdivision map, specifically easements to the Village for storm sewer easement and a temporary turnaround and a private easement for access to lots 103 and 104.

Charlie Johnson commented that "Route 94" should be changed to "Road 94".

Motion by Brian Hoose, seconded by Betsy Taylor that subdivision approval be granted, contingent on the subdivision map being updated with clarification of all relevant easements.

**ALL IN FAVOR, SUBDIVISION APPROVAL GRANTED WITH THE ABOVE CONTINGENCY**

Board reviewed and discussed SEQR short form. A motion was made by Brian Hoose, seconded by Denise Heischman for a negative declaration on the SEQR.

**ALL IN FAVOR, MOTION CARRIED.**



**SITE PLAN APPROVAL: TRACTOR SUPPLY**

Village Associates had presented preliminary plans at previous Planning Board meetings. The plans submitted tonight addressed the outstanding issues, namely open space, sidewalks, street trees and lighting.

Open space is 4.27 acres, which meets the 25% requirement. The pond is not included in this calculation because they were going to give it to the Village. It now appears that the Village doesn't want it so if they include the pond, open space is approximately 40%.

Sidewalks will be added for each new buildings constructed. The sidewalk must be completed (full connectivity) before the second of two more buildings can be occupied. However, the Planning Board reserves the right to require sidewalks be connected earlier if desired.

The landscaping plan shows new trees and trees that will be removed. Trees on Main St. that are outside the site will remain. Trees on the frontage of the site that intersect where the new road is going will be removed. They will also remove some frontage trees that intersect the area needed for utilities.

There are two lighting plans, one during business hours and the other outside of business hours. The only lights that will remain on after business hours are the path and center lights and the lights in the outdoor storage area.

Motion by Brian Hoose, seconded by Betsy Taylor that site plan approval be granted, contingent on:

- temporary driveway being clearly noted as temporary,
- compliance with the Village Engineer's technical notes, and
- a report showing satisfaction of drainage out requirements.

**ALL IN FAVOR, SITE PLAN APPROVAL GRANTED WITH THE ABOVE CONTINGENCIES**

Board reviewed and discussed SEQR short form. A motion was made by Denise Heischman, seconded by Brian Hoose for a negative declaration on the SEQR.

**ALL IN FAVOR, MOTION CARRIED.**

**DISCUSSION: REZONING WEST MAIN STREET**

The Board discussed a letter from Al Mustardo, asking that his property on W. Main St.(lot next to Village Square) be re-zoned as MULCID. The Board felt that MUCLID might not be the best solution and suggested that the applicant put together a report detailing what type of interest he has had in the property. It was also suggested that the re-zoning of this property be done in light of the Comprehensive Plan for the Village.

Chair Cooley will write to the Board of Trustees, detailing the Planning Board's recommendations.

**DISCUSSION: SITE PLAN SUBMISSION REQUIREMENTS**

This discussion is tabled until the April 5<sup>th</sup> meeting.

**APPROVE FEBRUARY MEETING MINUTES**

Motion by Judy Tobin, seconded by Betsy Taylor to approve the meeting minutes as presented.

**ALL IN FAVOR, MOTION CARRIED**

Motion by Denise Heishman, seconded by Judy Tobin to adjourn the meeting at 9:45 PM.

**ALL IN FAVOR, MOTION CARRIED**

*Respectfully submitted,  
Judi Barrett, Planning Board Clerk*