

MEMBERS PRESENT: Joe Cooley, Denise Heischman, Brian Hoose, Mary Szlosek, Betsy Taylor

ALSO PRESENT: Danny Bassette, Gary Garofalo, Ryan Stoner, Mike Perrotta, Melissa Matson, Robert Taylor, John Ingle, Thomas Roelle, Harold Joint, Brent Powell, Josh Schmieder, Charlie Johnson, Greg Emerson

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

SITE PLAN APPROVAL: 43 FAIRLAWN DR.

John Ingle presented plans for a shed on his property at 43 Fairlawn Dr. The Board had no comments, the public had no comments.

Motion by Brian Hoose, seconded by Betsy Taylor, to grant site plan approval for a shed at 43 Fairlawn Dr.

ROLL CALL VOTE

- Joe Cooley – Aye
- Brian Hoose – Aye
- Denise Heischman – Aye
- Mary Szlosek – Aye
- Betsy Taylor – Aye

ALL IN FAVOR, MOTION CARRIED

OUTDOOR SEATING RENEWAL – 31 W. MAIN ST. SALVATORE’S PIZZA

Mike Perrotta is requesting renewal of permission for outdoor seating. The original approval was granted at the May 2010 PB for one year.

Motion by Betsy Taylor, seconded by Denise Heischman, to grant permanent permission for three tables as per conditions set in the original agreement:

- Mr. Perrotta must have insurance that meets with Village approval,
- tables & chairs to be set out during business hours only,
- the business to provide trash receptacle,
- The outdoor seating allowance can be revoked if the property is not in compliance with the original agreement per the opinion of the building inspector.
- The outdoor seating allowance shall pertain only to the present owner/tenant.

ROLL CALL VOTE

- Joe Cooley – Aye
- Brian Hoose – Aye
- Denise Heischman – Aye
- Mary Szlosek – Aye
- Betsy Taylor – Aye

ALL IN FAVOR, MOTION CARRIED

BARN DEMOLITION APPROVAL: 66 ONTARIO ST.

Harold Joint is applying for permission to demolish an old barn on his property at 66 Ontario St. The barn is in a state of disrepair not historically significant.

Motion by Mary Szlosek, seconded by Brian Hoose, to approve demolition of the barn.

ROLL CALL VOTE

- Joe Cooley – Aye
- Brian Hoose – Aye
- Denise Heischman – Aye
- Mary Szlosek – Aye
- Betsy Taylor – Aye

ALL IN FAVOR, MOTION CARRIED

PRELIMINARY SUBDIVISION APPROVAL: 53-65½ NORTON ST.

Ryan Stoner and Gary Garofalo presented plans for a one-lot subdivision. Mr. Stoner originally came to the Board for a concept discussion in November 2009. The plan is to re-subdivide five existing lots into four lots. Three of the existing lots currently have single-family residences, one lot is a narrow strip of land and the fifth lot is completely land-locked. The plan is to cut some of the land off the back of the three existing residential lots. This land will then be combined with the narrow strip and the land-locked parcel to create a new flag lot. It is Mr. Stoner's intent to seek variances from the ZBA to resolve some pre-existing, non-conforming issues with three of the parcels. The planning board will contact the ZBA regarding the merits of granting these variances.

There is some uncertainty as to utility requirements for the subdivision. The Village would prefer to have plans for the utilities documented as required for a typical R1 sub-division but Mr. Stoner currently has no plans to build on the new lot and would prefer to not undertake the engineering required to determine the design of the utilities. There is not a clear requirement for the documentation required in this case.

The Board tabled the application pending discussion with Mr. Tobin and clarification of the requirements and the legality of submitting and/or approving a site plan that is not clearly designed for a specific building.

Also pending is the decision of the applicant to simply undertake the engineering for the utilities in question. The planning board will contact the ZBA when these issues are finalized.

SITE PLAN APPROVAL: 106 MAIN ST.

Josh Schmieder presented plans for a landscape design business at 106 W. Main St. The front of the building will be the design center and behind that would be the retail section. The bulk bins would be stored in the back.

They would like to have some parking in the front of the building for the design center clients. This area would have a wall and landscaping. There will also be parking in the rear for their trucks and employees.

Mr. Schmieder asked the Village requirements for sidewalks. The Board said they would want a sidewalk along the entire front of the property. Greg Emerson said that, as a compromise, the Village would be willing to pour the concrete for sidewalks as long as Mr. Schmieder does all the prep work.

Motion by Mary Szlosek, seconded by Denise Heischman, to grant Site Plan Approval as per the submitted plans with the following conditions:

- Front parking restriction is waived,
- Requirement for parking lot trees will be waived in lieu of 4 street trees will be planted in front of the building,
- Mr. Schmieder will prep the area for concrete sidewalks to be placed across the front of his property and connected to the adjacent Village sidewalks.

ROLL CALL VOTE

- Joe Cooley – Aye
- Brian Hoose – Aye
- Denise Heischman – Aye
- Mary Szlosek – Aye
- Betsy Taylor – Aye

ALL IN FAVOR, MOTION CARRIED

Motion by Brian Hoose, seconded by Mary Szlosek to adjourn the meeting at 9:45 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,
Judi Barrett, Planning Board Clerk*