

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

ALSO PRESENT: Shirley Roeser, Barry Kissack, Sharon Kissack, Danny Bassette; Josh Schmieder, Mieke Ulsop, Rob Meehan, Charlie Johnson

Chairman Cooley called the meeting to order at 7:33 PM.

MODIFYING SITE PLAN APPROVAL: 106 West Main

Board determined that this application was a Type 2 action and therefore no action related to SEQRA was required. Josh Schmieder presented the following changes to the site plan as originally approved in xx. The changes include relocating the H/C spaces further down the building, eliminating the wheel stops along the building, deleting 4 parking spaces in front of building until final paver material is installed and replacing the pipe bollards near the doors with more attractive stone piers. J. Cooley asked if these changes represented an interim plan or a phased approach to completing the items shown.

M. Szlozek stated that approval was given based on completing all of the work shown. Josh inquired if timing of completion was part of the approval. He understood the approval to be as funds became available he would complete elements. Szlozek stated that when approvals are given it is with the understanding that the work shown will be completed all at once. J. Cooley asked if there is a time limit to PB approvals. C. Johnson stated that approvals are good for 1 year, if no work is commenced within that time then the approval expires. However once work begins on a site plan approval there is no time limit. C. Johnson stated that when site plan approvals require building construction then the site work must be completed prior to issuance of a certificate of occupancy. In this case Johnson has permitted the applicant to move into the building without all of the site work being completed. He said that he wanted to arrive at a solution to avoid continuing to request completion of all items.

Szlozek stated that the Village has already made some concessions in approving the original site plan. Schmieder stated that he has already spent considerable money improving the property while new businesses like the one across the street do not do the same. He is wondering why issues around timely completion of his work are important in light of other properties. He would like to be able to substantial portions of work every couple of months. Szlozek asked what that means, how much can be done by when.

Schmieder stated that the only thing we are not doing are the parking spaces in front. In the mean time can we just hold off until summer of 2013 and not have any issues. Heischman asked what areas are black topped. Hoose stated that the area in front is gravel. Szlozek asked if it would be paved. Hoose said the applicant wants to not spend money before the final pavers. Hoose commented that site plans are not master plans nor wish lists, they are what is intended to be. He also noted that this project appears to be bigger than all realized to do as one continuous project. Schmieder stated that his plan was to tell the PB everything he wanted to do so that there would be no problems as he completed various portions.

Hoose asked about the street trees. He suggested to modify the existing site plan to reflect a realistic phase 1 with a timeline. Schmieder stated that delays occurred with working on the sidewalk as a team effort with the Village due to the Village's schedule that kept him from planting the street trees. Now that wall and sidewalk are complete Schmieder stated that trees could be installed.

Chairman Cooley opened the public meeting for comment at 8:25. Adjacent neighbor Sharon Kissack expressed the following concerns: unkempt berm area is spreading weed seeds onto her property; existing storage sheds are open facing her property and requested that some screening material be provided; noise from equipment backing up warning beeper was a nuisance. She offered to pay for up to 2 alternative back up warning devices. She said that is was the bobcat and large loader that are the source of the nuisance noise. Public meeting was closed.

Board discussed neighbor complaints. Applicant agreed to meet with the Mrs. Kissack at B. Taylor's urging to resolve the screening issue. The code requires a minimum of 6' tall privacy fence. Seed issue was not something the Board could address as the source of seed is not confined to this property. Charlie stated that the Village's Noise ordinance requires starting no earlier than 8am. No other action regarding noise was taken by the Board.

Motion to approve site plan, based on drawings as submitted was made by: B. Hoose, seconded by B. Taylor. Roll call vote; aye by Szlosek, Cooley, Heischman, Taylor, Hoose. Motion carried.

SITE PLAN APPROVAL: 37 Ontario Street

Board determined that this application was a Type 2 action and therefore no action related to SEQRA was required. Application was for a 24' x 30' accessory building and a 585 sf addition and second floor addition. Applicant's architect: Rob Meehan presented large size drawings for the Board. .

Chairman Cooley opened the public meeting for comment. No comments were offered. Public meeting was closed. No comments from Board. Board praised applicant and architect on a well designed addition and garage. D. Heischman reminded the applicant that no living space can occur in the garage. Applicant agreed.

Motion to approve site plan, based on drawings as submitted was made by: M. Szlosek, seconded by B. Hoose. Roll call vote; aye by Szlosek, Cooley, Heischman, Taylor, Hoose. Motion carried.

A motion made by M. Szlosek, seconded by B. Hoose to adjourn the meeting at 9:07 PM. All in favor, motion carried.

Respectfully submitted,
Charlie Johnson