

Planning Board Minutes April 27, 2010

BOSTON PLANNING BOARD APRIL 27, 2010

PRESENT: David Stringfellow, Chairman

Patricia Hacker, Vice Chairman

Mike Cartechine, Secretary

Robert Chelus

Keith Clauss

Joe Litwin

Rich Skinner

EXCUSED: Mark Coppola

ALSO Jeff Genzel Councilman ? Town Board Liaison

PRESENT: Richard Brox Planning Consultant

Thelma Faulring Secretary to the Boards and Committees

Joseph Corto Applicant ? 7186 Boston State Road

Diana Corto Applicant ? 7186 Boston State Road

Chairman Stringfellow called the meeting to order at 7:30 PM. and appointed Alternate member Robert Chelus to act as a regular voting member for this evening's meeting.

MINUTES

Mr. Stringfellow asked if there were any additions or corrections to the minutes of March 23, 2010.

Being none Mrs. Hacker made a motion to accept the minutes, seconded by Mr. Litwin and carried.

GENERAL CORRESPONDENCE

Secretary Faulring reported the following:

? Notification of the 17th Annual Local Government Conference on May 5, 2010 at Houghton College ? mailed to all members on March 26, 2010

? Code Enforcement Officer Ferguson?s March End of Month report

PRELIMINARY DISCUSSION ? 7186 BOSTON STATE ROAD

Secretary Faulring reported the correspondence:

? Planning Board letter dated April 21, 2010 to Richard Brox requesting a written review

? Planning Board letter dated April 21, 2010 to Engineer Jim Hannon requesting a written review

? Planning Board letter dated April 21, 2010 to Diana Corto requesting her presence for discussion this evening

? Richard Brox written review dated April 23, 2010; distributed to all members

Mr. Brox: On my report I should have added that the project will need sign plan review for approval.

Mr. Stringfellow read Mr. Brox?s review.

Mr. Stringfellow asked Ms. Corto if she had anything to add to what was submitted.

Ms. Corto: No, not at this time, unless somebody has any questions.

Mr. Stringfellow asked each member for their comments or concerns.

Mrs. Hacker: The lighting, are you planning on changing any outside lighting on the building itself?

Mr. Corto: At this point we don't know what works out there and what doesn't; it will be added when that is determined.

Mrs. Hacker: We would need to see the type of lights that you put up and what their downcast is, and what the size is would have to fit in to the parameter of the Building Code.

Ms. Corto: I would think that whatever is there now is pretty much; there is lighting around the building?

Mrs. Hacker: On the building itself? It's not noted.

Ms. Corto: It was a bank, just under the eaves, this round light?

Mrs. Hacker: But are those still in existence?

Ms. Corto: So other than that?

Mrs. Hacker: We'll have to have that shown on the plan, where they are, so we can see that they are adequate for your parking. You're going to have night time use and you're going to have people walking to cars.

Mr. Stringfellow: There are two light standards along the northwest side of the building, but I believe that?

Mrs. Hacker: I'm more concerned with the door, coming in and out, and going to the driveway.

BOSTON PLANNING BOARD APRIL 27, 2010

Ms. Corto: Excuse me, what lighting are you talking about?

Mr. Brox: There are two light standards on the parking lot side of your property.

Mrs. Hacker: But nothing is specifically shown on the actual building itself in regards to the parking area, it's a safety concern. You probably have them, and they're probably more than enough we just can't tell (from the information provided).

Mr. Corto: There are some, right up under the eaves on both sides there.

Mr. Skinner: Are you keeping the drive-thru area?

Ms. Corto: For right now, yes.

Mr. Cartechine: I have nothing, it's a salon.

Mr. Skinner: I had nothing more.

Mr. Clauss: Same.

Mr. Litwin: Other than the sign, no.

Mr. Chelus: I'm good.

Mr. Stringfellow:

? My first concern is the entrance off of Boston State Road

o The dimensions are not shown, you do need to show dimensions of your driveways on your final site plan

o It looks like it's about 12 feet wide which meets the New York State Code for a one-way driveway but not two-way; I think that's good

o A right turn into that driveway is reasonably safe and easy to do; coming out of that driveway, so close to the intersection is not a good idea

Mr. Corto: I think they had a one way sign coming in from 391

Mr. Stringfellow continued:

o Yes they did, a left turn there to come in, is not really a good idea either

o We would like to see signage there that it is an entrance only, and right turns only not left turns

o We had the same thing with the bank when they built across the corner

o We really encourage you to do whatever you can to discourage left turns in and any exiting out onto the State Road

o You do have the other exit on Zimmerman Road

? Parking Spaces

o The dimensions are not given and you do need to show the dimensions, they do need to be all the same, so you only have to dimension one

o Town Code requires 10 feet by 20 feet, these appear to be 8 ½ by 17, they need to be bigger, so you will have a few less of them but you still have more than you need

o If you're going to stripe them, by all means stripe them 10 by 20

? Garbage

o I don't see any provisions here for garbage disposal

o What did you have in mind?

Ms. Corto: I live in Town and it's just going to be me and one other person, so I thought I would bring it home, until the business grows and then I'll get a dumpster.

Mrs. Hacker: With the drive thru area you would have a safe out of the way place to put closed garbage cans under

Mr. Stringfellow continued:

o The Code requires that if you have a dumpster, it can be no further forward on the lot than the rear line of the building, so you need to consider placing it to the back of the lot

o It has to be enclosed at least with a fence, we'd really like to see some greenery around the fence, make it look decent

? You show four photographs of the building

o You need one elevation drawing of the building, because you need to show the height of the building

o There's enough room on the sheet that your architect can add an elevation drawing and label the height

? You need a short environmental impact statement, Environmental Assessment Form

o Submit that with the Final

? Signage

o Will have to meet the Town of Boston Code

o You will have to come to the Planning Board for approval

o If you know what you want to do return it with your final site plan and get it done all at once; if you don't know you can wait and return with it

Ms. Corto: What are the requirements? How high can they be?

Mr. Brox referred Ms. Corto to Town Code Section 95 for signage requirements

BOSTON PLANNING BOARD APRIL 27, 2010

Mr. Genzel: Have your architect, Jay Braymiller, refer to Section 97 for Final Site Plan Review.

Mr. Stringfellow: This is an existing building. Our understanding is you don't have any major plans for changing the drainage, the grading of the lot, the outside, the whole lot in any way. I like to take a quick

run through the Final Site Plan requirements, while we're all here together and I think we can waive a lot of?and not have her wonder if she has to do them or not.

Mr. Stringfellow:

? Following review of Conceptual Plan which we have just done, the applicant must prepare a final site plan that must bear the certification of a registered land surveyor, engineer or architect, you obviously have Mr. Braymiller so that should not be a problem to have him certify it when he's done

? (A) Title project is on, scale is okay, ?N? point is shown, has a date and a revision date

? (B) need more dimensions, but not adjacent buildings or those distances

? (C) Okay

? (D) Needs to show right-of way width on the State Road

? (E) Don?t need that

? (F) Don?t need that

? (G) Don?t need that

? (H) No changes to that

? (I) No change to that

? (J) No change to that

? (K) No change to that

? (L) Okay

? (M) Okay

Mrs. Hacker: You need to look at A, B and D.

Mr. Brox: And the Planning Board can also waive the requirement for a landscape plan, the landscaping is there.

Mr. Stringfellow: We will waive that requirement.

Mrs. Hacker: I would like it noted that we don?t want them to get rid of what is there. Often times we make it really beefed up, so we don?t want to see it become?

Ms. Corto: No, I would like to make it a little bit better.

Ms. Corto asked about a small piece of property ? does it belong to the property or to the Town.

Mrs. Hacker: It's yours; it's in the road right-of-way.

Mr. Chelus: It's the property owner's responsibility to maintain it. The bushes that are right on the corner, there's a couple that are closer to the road; when the building was unoccupied it got a little overgrown and you couldn't see left, to pull out of there. If you do get rid of them, or if you don't, probably the ones closest to the road could possibly go or even trim them way back.

Ms. Corto; I didn't want to touch anything because I wasn't sure. Obviously I'm going to make it nicer.

Mr. Stringfellow: If you could keep them low enough so that a person sitting in their car could look over and see the road, that's the important thing.

Mr. Corto: Absolutely.

Mr. Stringfellow: Does anyone have anything else?

Mr. Skinner: Did you mention the lights, do they have to be on?

Mr. Brox: The lights on the building have to be shown.

Ms. Corto: I talked to Jay (Braymiller) about that.

Mrs. Hacker recapped:

- ? Signage is separate
- ? Greenspace is there
- ? The entrance will be off of Boston State Road
- ? You've got parking spaces, 10 by 20
- ? Short form SEQR (EAF)

Mr. Genzel: When is the next the meeting so that they know and what date you would like to have this in hand.

Mr. Stringfellow: The next meeting is May 11, so your revisions should be to Thelma by May 3 or 4.

Mr. Stringfellow: The meetings are on the second and fourth Tuesdays, so if you don't make the meeting on the 11th, it will be delayed to May 25.

Mr. Cartechine: I'll make a motion to table discussion until the revisions are made and returned to the Planning Board.

Mr. Chelus: I'll second. All were in favor of the motion.

BOSTON PLANNING BOARD APRIL 27, 2010

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel reported the following:

- ? We are continuing to work on the site plan review check list
- o As it becomes final we want to get it out for everyone's input
- ? Dana Darling
- o We filed a recommendation with Dana Darling for Phase 3. He has to complete Phase 1 before we will schedule a Public Hearing for the rezoning
- o The subdivision ? the Town Engineer reviewed it and it's just a matter of him deciding to bring it back to the table
- ? North Boston Fire Hall Rezoning
- o The fire hall at the last minute had a legal description change
- o The knife company wanted a little piece in back so it was tabled until the new legal description can be advertised for the Public Hearing on May 5
- o They have moved in and hopes to be up and running this afternoon
- o He's invited anyone to stop in and take a look

TOWN ATTORNEY ? MR. KOBIOLKA

Mr. Stringfellow: He is not here tonight. I did want to report that most of you know that he has had a conflict with his job as Town Prosecutor in Eden; he has managed to get them to change Court nights from the second and fourth Tuesday to the first and third Thursday. So that will allow him to start attending our meetings next month.

Ms. Stringfellow: Is there anything else that anyone has for this evening?

Mrs. Hacker: Is there anything going on with the 18-Mile Creek? Clean-up with the trees that are in there? I've seen a lot of people wandering around the creek.

Mr. Genzel: We've had several sites pinpointed for bank stabilization and erosion control project similar to the one on Hillcroft. So those are probably the people you're seeing; surveying and additional work for their design. 5 million came out of USDA, NRCS. So Boston got lucky and pinpointed some sites that are detrimental to the public if they're not repaired. A couple of them didn't make it that we were hoping too, by Charlap's and the end of May Drive, but that May Drive one may go on now because the plows and the buses all have to turn around at the end of that road, and it's like a drop-off.

Mrs. Hacker: Anything like the trees being cleaned out?

Mr. Genzel: None of that money could have been used for clean-up; that money is probably going to have to come out of Town General Fund, to start doing clean-up, unless it's an emergency.

Mrs. Hacker: That's not something the firemen would want to do; or anybody like that?

Mr. Genzel: The prisoners, maybe, but they're in high demand. Unless it causes an emergency situation, then you can't really get in there without permits. The D.E.C. just doesn't let you go tearing up the creek anymore. They're very, very cautious about any type of?

Mrs. Hacker: The Patchin Bridge is what I'm concerned about, just south of it, right behind the Town Park.

Mr. Stringfellow asked if there were any further business for this evening.

Mrs. Hacker made a motion to adjourn (8:04 PM), seconded by Mr. Cartechine and carried.

Respectfully submitted,

Michael Cartechine

Recording Secretary

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