

PRESENT: Patricia Hacker, Chairman
David Stringfellow, Vice Chairman
David Bernas
Robert Chelus
Jeff Mendola
Santo Tricarico

EXCUSED: J. David Early
Tim Kirst

ALSO PRESENT: Brian Downey Town Attorney
Richard Brox Planning Consultant
Glenn Christner Architect – 8909 Boston State Road

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

MINUTES

Mr. Chelus made a motion to accept the minutes of the regular meeting and the Public Hearing of April 25, 2006, seconded by Mr. Stringfellow and carried.

CORRESPONDENCE

Secretary Faulring reported the following:

- Planning Board letter dated April 25, 2006 to Town Board with recommendation for appointment of Alternate members Santo Tricarico and William McGirr
- Town Board letters dated May 9, 2006 to Santo Tricarico and William McGirr advising of their appointment to the Planning Board
- Letter from Town Clerk Shenk dated April 28, 2006 to neighboring property owners advising them of a Public Hearing scheduled for May 17, 2006 at 6:30 PM regarding the rezoning of Boston State Road across from Omphalius Road for the Darling Creekfield Subdivision

DISCUSSION – PROPOSED TANGLEWOOD ACRES SUBDIVISION

Discussion followed on street light placement, road width, low hanging overhead wires and underground utilities past the cul-de-sac.

Chairman Hacker asked that a letter be sent to Andrew Gow stating this Board’s concerns with light placement, overhead wires and underground utilities, and ask Mr. Gow to be in attendance at the meeting on May 23, 2006,

CODE BOOK CHANGES DISCUSSION

Mrs. Hacker reported that the discussions are ongoing. Tonight’s work session included Code Enforcement and their duties. The meetings are scheduled each second Tuesday. The next meeting is scheduled for Tuesday, May 23, at 6:30 PM in the mailroom. Anyone who is interested is welcome to attend.

PROPOSED ADDITION TO COMMERCIAL BUILDING – 8909 BOSTON STATE ROAD

Secretary Faulring read the letter dated May 9, 2006 from Glenn Christner in response to the Town Engineer’s review and the Planning Consultant’s review, and advising of application revisions.

Mr. Christner: The north entrance is where the trucks enter the site, it was brought to the attention of the owner and was suggested that they close another entrance. The estimated cost of that was \$6,000.00 which is 20% of the budget, and if that is the case they would not proceed with the project. Discussion followed.

Mr. Bernas: I think we’re getting too picayune; it’s an addition on the back of an existing building.

Mrs. Hacker: Yes, but on a commercial project this is the only way that we can get something changed or added if that’s what we think needs to be done. Discussion followed.

Discussion followed regarding some kind of tree plantings at the addition location.

Mr. Christner: The addition isn’t really going to change the appearance of the back of the building, it’s a steel building, the roofline follows the existing roofline, it won’t increase the surface area of what you see.

Hacker: Again, this is the only time that we have the chance to improve the area around commercial buildings – when they come to us with a site plan for any kind of change at the site.

Mr. Brox: I would suggest 2 Sunburst Locusts, they have small leaves that disappear so they don't have to be raked, they would screen the view from the back of the building for nine months of the year, give a little golden color and they are not an expensive tree.

Mr. Christner: You may consider requesting evergreen, which would shield it twelve months of the year.

Mr. Brox: Maybe a couple of white pines..

Mr. Stringfellow: I would prefer spruces..

Mr. Brox: Or Austrian Pine, anything that would eventually do some screening.

Mrs. Hacker polled the members on the idea of trees at the back of the addition. One member was not totally in agreement for the requirement of trees.

Mr. Stringfellow expressed a concern for the lack of requirements met that are called for in Conceptual Plot Plan in Chapter 97 – Site Plan Review.

Mr. Brox: This is a minor modification to an existing site plan, so everything you're asking for would have been on the original site plan that was submitted, and this would be an amendment to an existing site plan. Discussion followed as to who should supply the existing site plan. Mr. Brox said that the developer should be able to supply that site plan.

Mrs. Hacker: As this is a minor addition to the original site plan I make a motion to recommend approval to the Town Board, for the proposed addition, at 8909 Boston State Road, with the requirement of 2 five-foot tree plantings on the southeast side of the addition, seconded by Mr. Mendola.

The vote to approve the motion was as follows:

- Mr. Bernas nay
- Mr. Chelus yes
- Mr. Mendola yes
- Mr. Stringfellow nay
- Mrs. Hacker yes

Motion carried.

OLD BUSINESS

Kids Country Child Care – 7364 Boston State Road – Nothing received

Boston Hills Subdivision

Secretary Faulring: What are we waiting for?

Mr. Brox: They were sent a letter and we are waiting for a response.

Secretary Faulring: Who/where did this letter come from that was sent to Boston Hills?

Mr. Downey: My understanding was this project was brought back to you for more informational purposes, to see what happened, some of the people looking at it weren't always involved with everything and were trying to pull out information. I'm not sure that it was an item on your agenda. I don't recall that there was a letter to be sent.

Mrs. Hacker: I will check with Mr. Eagan and Mr. Hopkins and have more information at the next meeting.

Mr. Downey: We're still dealing with it. I have had conversations with a number of the parties and still have a couple more conversations to go. From what I can tell, I think we have an idea of what happened, but it's more of a 'how do we deal with what's there now?' situation.

Mrs. Hacker: So it's off our table?

Mr. Downey: I think when Mr. Eagan came down, we were trying get an insight from this Board, especially what did you do, what was your intent? Also, making exactly sure of what you did, so that we don't misspeak to that and also making sure as to 'is this still in the purview of the subdivision' and that's where a lot of that came up.

Mrs. Hacker: Please remove that line from the agenda under Old Business.

Mrs. Hacker: is there any further business to bring before this Board.

Being no further business Mr. Stringfellow made a motion to adjourn at 8:23 PM, seconded by Mr. Chelus and carried.

Respectfully submitted,

Patricia J. Hacker
 Patricia J. Hacker
 Chairman