

**VILLAGE PLANNING BOARD
PUBLIC HEARING MEETING
APRIL 17, 2023**

Chairman Don McCord presiding

Members: Diana Holt, Darlene Golibersuch, Tracy Bennett, Rick Mathews, Britt Mead

Others: Vince Luce, Becky Jackson, Bonnie Rae Strickland, Mayor Dennis Lutes, V.B. Member Judy Einach, V.B. Member Blake Maras, Dave & Gina Kron, Ed Rotunda, Trudy Gollnitz, Perry Reichmuth, Jeremy Gross, Lyle Holland, David Syper, Betty Syper, Gail Boardway, Ed & Ann Kneer, Ron Trippy, Louise Quick, Marcia Wethli, Deb Higginbotham, Ed & Wilma Benjamin, John Hanmann, David Brown, David Haskin, Joseph Trippy, George Holt, Rebecca Dalziel, Cheryl Lieding, Fred Johnson, Lynn Gresham, Marcia Steel, Ed Slate, QG Best, Sandra Milo, Phillip Cowan, Fred Bertrando

PUBLIC HEARING/TIM HORTON'S 9-11 HOLT ST. (Cont'd. from March 8th meeting)
The Public Hearing from March 8th was reopened and continued with public comments being limited to a 2-minute speaking time minimum.

Following questions from various residents in the audience, the Hearing was closed on a motion by Diana Holt, seconded by Tracy Bennett and was carried unanimously.

Chair McCord then explained the responsibilities of the Planning Board

SEQRA REVIEW AND ENVIRONMENTAL IMPACT STATEMENT

On a motion by T. Bennett, seconded by D. Holt and carried unanimously, the Board declared the intended use as no impact on the environment or a negative declaration on the environment.

ARCHITECTURAL DESIGN GUIDELINES FOR THE B1A TRANSITIONAL BUSINESS DISTRICT
Chair McCord noted that although originally proposed to be just stucco siding, the applicant is now using brick siding on the Holt Street and Main Street sides of the building and has added a cornice detail to the top of the building. At a minimum, the ACM panels should be required for the balance of the building as EIPS panels deteriorate quickly. Conditions of compliance: The building is built with details provided on the draft sent on April 14th, 2023. And ACM panels are utilized in areas specified and no EIPS is used.

SIX (6) FOOT FENCE SPECIAL USE PERMIT

On a motion by B. Mead seconded by R. Mathews and carried unanimously, the Planning Approved the proposed fence with the following conditions:

1. A six (6) foot perimeter fence on the north side which reduces to three (3) feet for visibility and safety as depicted on the most recent site plan; AND
2. The raw board on board fencing is stained or painted and maintained.

**VILLAGE PLANNING BOARD
PUBLIC HEARING MEETING
APRIL 17, 2023**

TRASH STORAGE -DUMPSTER SPECIAL USE PERMIT

McCord motioned, T. Bennett seconded and carried unanimously approving the dumpster-trash storage plan as submitted on the latest site plan with the following condition:

The raw fencing is stained or painted and maintained.

PARKING LOT SPECIAL USE PERMIT

No record of action Taken on this or is this inclusive with the drive through SUP?

DRIVE-THRU SPECIAL USE PERMIT

On a motion by D. McCord seconded by D. Golibersuch and carried, the Planning Board approved the Drive-Thru Special Use Permit as submitted on the latest site plan with the following conditions:

1. Provide a buffer privet hedge along the length of the Candlelight Lodge property with heights as detailed on the most recent site plan.
2. The Privet Hedge shall attain and be maintained at a minimum of six (6) feet in height.

SIGN APPROVALS

On a motion by D. McCord and seconded by D. Golibersuch, the Planning Board approved the Signage Plan(s) and Variance(s) as follows:

Building Signs: The Planning Board has provided a variance from the 50 square foot total building signage to a maximum of 100sq. feet (50 feet on both the South and West Sides only).

Directional Signage: The site plan calls for internally lit directional signage, therefore these signs shall be subject to the conditions set forth below;

Pole Sign: A single pole sign is allowed in the B1-A district if it can meet the internal light source requirements as set forth below,

1. The sign maker must provide the calculations used to determine that the signs meet the 2.0 footcandle requirement before the approval is finalized.
2. The signs must be designed and manufactured with equipment that functionally dims the lights based on weather and light conditions.
3. The signs are not lit during daylight hours. Signs are automatically controlled to come on at dusk to business hours closing time.

**VILLAGE PLANNING BOARD
PUBLIC HEARING MEETING
APRIL 17, 2023**

4. The pylon/pedestal/pole sign is setback outside of the requirements set forth in 155-26 of the 25-foot triangle and no portion of the sign interferes with traffic visibility. Additionally, no portion of the sign shall overhang the public sidewalk area.

SITE PLAN REVIEW AND RECOMMENDATION TO THE VILLAGE BOARD

On a motion by T. Bennett, D. Golibersuch the Planning Board unanimously approved recommending that the Village Board approve the latest site plan as follows:

1. Landscaping in front of the new building on Holt Street, have and maintain a grass edge along the Holt Street sidewalk, or an alternative form of edging to keep spillover mulch contained.

3. Landscaping along the sidewalk on Main Street be modified as follows:
 - a. Maintain a two (2) foot strip of grass along the sidewalk to minimize mulch spillover and sidewalk plow conflict.

 - b. Modify plant selection(s) to meet the design standards (see page 2 of the design manual). Main Street planting bed should be a mixed planting with an array of heights from plants that mature at 3-4 feet minimum and others that mature to 4-5 feet. The current designs utilize only a single species that mature at only 2-3 feet max height.

 - c. An updated landscape plan shall be approved by the Planning Board prior to final planting.

 - d. Sign placement must not interfere with the visibility at the intersection and at a minimum must meet setback requirements set forth in section 155-26;

 - e. A load/unload space should be designated by the Village with consultation by the Village Public Works Superintendent that utilizes parking spaces along the street. Facility Loading and unload activities may not interfere or disrupt traffic flow.

 - f. At the time of the meeting, the Planning Board requested that a new sidewalk be emplaced along the likely sections of Holt Street where currently one is either non-existent or it is in irreparable condition. The Planning Board asked the Village to suggest alternatives for that section of the sidewalk.

Please note that after the meeting, D. McCord revisited the project location specifically to review the condition of the sidewalk. D. McCord contacted the Village Clerk to notify the Village Board that upon his subsequent site visit and review of that section of sidewalk of concern discussed at the meeting, it was further north

**VILLAGE PLANNING BOARD
PUBLIC HEARING MEETING
APRIL 17, 2023**

from the proposed project and so shall have little bearing at this point on the project overall.

The meeting was adjourned on a motion made by Darlene, seconded by Rick Mathews, and was carried unanimously.