

**Minutes
Warrensburg Planning Board
February 15, 2011**

Board Members Present: Danielle Robichaud, Lynn Smith, Laura Moore, Art Healy

Board Members Absent: David Spatz, Shale Miller

Others Present: Tom and Natalie Barber, Patti Corlew, Chris Belden (Zoning Administrator)

Meeting Commenced at 7:03 p.m.

Mrs. Moore - Good evening. I'll call tonight's Town of Warrensburg Planning Board meeting to order. Today's February 15, 2011, 7:00 p.m. We do have a quorum. Anybody have any questions about minutes of January 18, 2011?

Mr. Healy - Make a motion we accept 'em.

Mrs. Robichaud - Second.

Mrs. Moore - All those in favor.

RESOLUTION #2011-5

Motion by: Art Healy

Seconded by: Danielle Robichaud

RESOLVED, to approve Planning Board Minutes of January 18, 2011 (without correction).

DULY ADOPTED ON THIS 15TH DAY OF FEBRUARY, 2011 BY THE FOLLOWING VOTE:

Ayes: Danielle Robichaud, Lynn Smith, Laura Moore, Art Healy

Nays: None

Mrs. Moore - Under new business I have site plan review 2011-1 under, at 3973 Main Street. The applicant is Tom and Natalie Barber, to allow use of a physical therapy office, business office for Bounce Around and an addition of 1,200 square foot addition to the existing building. And we have the applicant here. Do you want to give us a brief overview of the project?

Mr. Barber - Sure.

Mrs. Moore - Okay.

Mr. Barber - May I come up?

Mrs. Moore - Absolutely.

Mr. Barber - Okay. I actually have some plans you haven't seen. (Inaudible).

Mrs. Moore - You can lay 'em out up here (inaudible).

Mr. Barber - (Inaudible) to you here. Okay. What we're proposing to do, basically, is combine my wife's operation with my current operation as well. So basically we're going to use it as a, like a call center for what I do, for rentals.

Mrs. Moore - Hm hm.

Mr. Barber - For my rental business and Natalie'll use it for like a satellite therapy.

Mrs. Moore - Okay.

Mr. Barber - 'Cause it's got the exposure on the main road.

Mrs. Moore - What are the hours of operation?

Mr. Barber - Hours of the operation would be Monday through Friday. Natalie, what..?

Mrs. Barber - It would be 8 to 6:30. And then yours is the weekends.

Mr. Barber - Mine, mine operates seven days a week.

Mrs. Moore - Okay.

Mr. Barber - (Inaudible) Shale put these together for us. There's the, the side view of the building. Basically I'm going to beautify the building and make it more Adirondack Craftsman-like.

Mrs. Moore - You're adding a second story, sort of loft area?

Mr. Barber - In the very back, yes. We'd like to in the very back. (Tape inaudible; people speaking at once).

Mr. Barber - ...green area. We'd like to do some nice extensive landscape plan out there as well.

Mr. Healy - Isn't a second floor you're adding?

Mr. Barber - What, what it is, is... Actually, let me show you a better view of that.

Mrs. Moore - (Inaudible). And I guess the other question would be, access.

Mr. Barber - This is what it is right here. Here's the existing building right here.

Mr. Healy - Yes.

Mrs. Moore - Hm hm.

Mr. Barber - 1,200; 30 foot by 40 foot. (Inaudible) right here.

Mrs. Smith - Oh I see.

Mr. Barber - But we'd like to bring it up a little higher and do a gable this way, keeping this open here with a little bit of an office space up here.

Mr. Healy - So it's going to be two stories.

Mr. Barber - Two stories.

(Tape inaudible).

Mr. Healy - ...going to be two stories.

Mr. Barber - Correct.

Mrs. Moore - Okay.

Mr. Healy - Okay.

Mrs. Moore - Is the only way to get to the secondary office space through the, those, that set of stairs?

Mr. Barber - On the, on the back side.

Mrs. Moore - Okay.

Mr. Barber - On the rear entry. Here are some plans. Actually some pretty large plans (inaudible).

(Tape inaudible).

Mrs. Moore - You can lay one, put one right here (inaudible).

Mr. Barber - This is the existing structure. Everything is staying here as far as... Now the handicap ramp that's right here.

Mrs. Moore - Hm hm.

Mr. Barber - It's not ADA compliant right now. It's really too narrow.

Mrs. Moore - Hm hm.

Mr. Barber - So Shale wasn't aware of that, but what we'd like to do is actually bring it off the front here and make this the main entry right here.

Mrs. Moore - Okay. Are you going to end up closing this..?

Mr. Barber - Yeah, we'll close that office and take that off the front, either the whole thing off the front or just enclose this...

Mrs. Moore - You're going to...

Mr. Barber - ...and keep this exit here.

Mrs. Moore - Okay.

Mr. Barber - I think it would be best just to leave this, but leave this as an exit.

Mrs. Moore - So you're going to leave the ramp in the front and then put a secondary ramp?

Mr. Barber - Yes, in the front right there.

Mrs. Moore - Okay.

Mr. Barber - That's what we'd like to do. I think it would be (inaudible) more accessible.

Mrs. Moore - This front portion is going to be the physical therapy area, your office?

Mr. Barber - Correct.

Mrs. Moore - Sorry, I'm looking...

Mrs. Barber - Yeah. Yes.

Mrs. Moore - Okay. And then the, okay. And then this, the first floor of...

Mr. Barber - There's there three more treatment rooms in here and then I'll be over here.

Mrs. Moore - The first floor and this secondary space and the addition is, that's going to be, you're going to have both the upstairs and the downstairs for this, the Bounce Around business?

Mr. Barber - Correct.

Mrs. Moore - Okay.

Mr. Barber - We'll utilize a little bit of this area right here for gym equipment.

Mrs. Moore - Okay.

Mr. Barber - And here's a view of the front, actually looking at the, this view. As you look at it, you'll see...

Mr. Healy - The side view, right?

Mr. Barber - The side view.

Mrs. Moore - The side. Yeah.

(Tape inaudible).

Mr. Healy - Four parking spots?

Mr. Barber - There'll be more. Actually...

Mr. Healy - It's showing four.

Mr. Barber - (Inaudible) more... Well, I don't have any customers that come for, for my operation.

Mrs. Moore - (Inaudible) mostly (inaudible).

Mr. Barber - (inaudible) a help center.

Mrs. Moore - Okay. Storage and things like that. (Inaudible) Bounce Around is typically storing those big cumbersome units.

Mr. Barber - I won't even actually... At this point, I won't even be storing inflatables. It's just going to be a call center.

Mrs. Moore - Okay.

Mr. Barber - (Inaudible) plan? Actually... I drew one up initially. It is paved. It's all asphalt right here, and we'd like to put a few more parking spots on the side. It's a really big parking lot. But what we'd like to do, if it's acceptable, we'd like to put like a raised area over here with some landscape and some mulch beds and really beautify the property.

Mrs. Moore - We would encourage you, strongly encourage you to do that.

Mr. Barber - Okay. Okay.

Mr. Healy - Separate it from the other properties.

Mr. Barber - That's what we'd like to do.

Mr. Healy - (Inaudible) you want to do.

Mr. Barber - 'Cause... Right.

Mr. Healy - Is that what you're saying?

Mr. Barber - Correct. Correct. We'd like to separate. And if you notice on one of those plans, we have a small... This is actually Shale's idea. Right here, this, this fence like.

Mrs. Smith - Right, the fence, yeah. Yeah.

(Tape inaudible).

Mrs. Smith - That would be a good idea, I think.

Mrs. Moore - So you're going to have a lower fence at the rear of the property?

Mr. Barber - We'd like to do something just, just to, to isolate it from the other property.

(Tape inaudible).

Mr. Barber - In the back.

Mr. Healy - (Inaudible) be here.

Mrs. Smith - Yeah, is that (inaudible).

(Tape inaudible).

Mrs. Moore - Nope. Right there. See how at the rear of the property...

Mr. Barber - It's, it's...

(Tape inaudible; people speaking at once).

Mrs. Moore - The berm would on this side.

Mr. Healy - He's talking here.

Mrs. Moore - You're going to do a fence..?

Mr. Barber - We'd like to do something there just for...

Mrs. Moore - A berm here or a..?

Mr. Barber - Well, we'd like to... (Inaudible) like to do some nice landscape plan through here (inaudible) raised beds and either, potentially a fence coming down, just a small fence.

Mr. Healy - Right.

Mr. Barber - You can see through it.

Mrs. Moore - Okay.

Mr. Barber - It doesn't need to go all the way to the road, but just, just something to...

Mr. Healy - And then back here (inaudible).

Mr. Barber - Correct.

Mrs. Moore - Is that a fence also?

Mr. Barber - Right. Please. There's a lot of ledge right here which breaks it up (inaudible).

Mr. Healy - I'd like to see you put a hole there.

Mrs. Smith - A hole there?

Mr. Healy - I'd like to see you put a post hole there. It's solid rock.

Mr. Barber - It sure is.

Mr. Healy - (Inaudible) dynamite. (Inaudible).

Mrs. Moore - What about landscaping in the front? It's an open...

You're going to do a little bit on this corner. Sorry. You're going to do this corner here?

Mr. Barber - Yes.

Mrs. Moore - Are you doing anything else? You're doing the two corners in the front?

Mr. Barber - What we'd like to do is, this (inaudible) here is pretty tight to the road.

Mrs. Moore - Hm hm.

Mr. Barber - So we were thinking maybe... I'm not even sure what's there. I think it may be asphalt. (Inaudible) put some big barrels with flowers and just really beautify it.

(Tape inaudible).

Mr. Barber - What would you like see (inaudible).

Mrs. Moore - There's no... We don't have a specific guideline about landscaping, so I'm going to leave it... I would like to see the board give you enough opportunity to say you're going to do some sort of landscaping at the front corners and your landscaping to the rear, to the south of the property and to, what do I have, in the west of the property. And the, the north side of the property actually borders...

Mr. Healy - Mr. Galusha.

Mrs. Moore - Mr. Galusha.

(Tape inaudible; speaking at once).

Mrs. Moore - It's probably... I believe it's probably ledge right there, so...

Mrs. Smith - Yeah, it probably is.

(Tape inaudible; people speaking at once).

Mrs. Moore - So that way, it gives you enough flexibility that you could, if you end up going, looking at a berm, and it's, it, and a fence, and they're not compatible with what, how the topography, what the site is like underneath, then you have flexibility in something that provides a landscaping component. So in case, just in case... I don't want to (inaudible) to put green grass all the way through it. I don't, I don't... I'm not sure if that, if you could, so... And I don't know how, look at Chris and, and ask the same question as, can we give them big enough, with landscaping, to say that it needs to be landscaping of some sort, berm, fencing. He's got some corners that he wants to landscape. Is that enough for you to, is that enough... In case something doesn't happen, is that enough for you to enforce, that we need to put something in?

Mr. Belden - Yeah, I mean... I mean that's, that should be fine.

You, you're talking about, kind of a bare minimum of..?

Mrs. Moore - Right. So that, I mean, they're willing to put in something that doesn't even exist there now...

Mr. Belden - Right.

Mrs. Moore - ...(inaudible). So they're going to make that extra effort to, to enhance the site, so I think anything would make that site more attractive.

Mr. Barber - My wife's a landscape fanatic. You should see what they did to our home. You'd be impressed.

(Tape inaudible; people speaking at once).

Mr. Healy - This is where the existing ramp is.

Mrs. Moore - Right.

Mr. Healy - So you have two entrances there. One here and one here. ...and one here.

Mr. Barber - There's actually one off the back, I think.

Mr. Healy - Well, I saw, I seen the front. You have three, one on the side and two in the front. This is where the existing ramp is right now.

Mr. Barber - Right. Correct.

Mr. Healy - So you're making one here and one here.

Mr. Barber - What we'd like to do is... Shale took this in... We were just talking about this. Delete this here...

Mr. Healy - Oh, okay.

Mr. Barber - ...(inaudible) 'cause it's so close to the road.

Mr. Healy - Alright.

Mr. Barber - We would just like to make it more accessible to, to Natalie's (inaudible) right here.

Mr. Healy - Okay.

Mr. Barber - And...

Mr. Healy - So you actually have two?

Mr. Barber - This would be more for...

Mr. Healy - The one in the back (inaudible).

Mr. Barber - Correct. This would be more for patients and just (inaudible).

Mr. Healy - And you're going to have how many parking spots?

Mr. Barber - How many do we have on there. I think there were eight total?

Mr. Healy - Eight. How many employees?

Mr. Barber - I only have one myself. And you have, what, two?

Mrs. Barber - There's four of us total.

Mr. Barber - Four of you total?

Mrs. Barber - Yeah.

Mr. Barber - And we can put a... We'll put... We can put some up in the back...

(Tape inaudible; people speaking at once).

Mr. Healy - I'm just saying, there's... You got four employees, six employees and you have eight parking spots. I was thinking eight for the...

Mrs. Barber - Yeah, we need more than that.

Mr. Healy - In, in the back.

Mrs. Barber - Yeah, because (inaudible).

Mr. Healy - Just a suggestion.

Mrs. Barber - Hm hm.

Mrs. Smith - Yeah, in the back you need more. Patients in the front; employees in the back.

Mrs. Moore - Do you have any plans for signage?

Mrs. Barber - Yes, I do, actually.

Unknown Speaker - It's right here.

Mrs. Moore - Oh, sorry.

(Tape inaudible).

Mrs. Moore - Two-sided?

Mr. Barber - It's (inaudible) like an L shape because the way the property sets. It's really hard to see it from the road.

Mrs. Moore - Okay.

Mr. Barber - So Shale came up with a good idea to take it off at an angle.

Mr. Healy - (Inaudible) lighting?

Mr. Barber - With lighting.

Mr. Healy - Yeah. With lighting.

(Tape inaudible).

Mrs. Moore - Any other ex, exterior lights, either on the building... Are you putting any lamp posts or any of that?

Mr. Healy - Security.

Mr. Barber - (Inaudible) put some lamp posts on the property if that's permissible. On the east corner of the building, we'd like to have some motion detection lights, and we'll put a full security system in as well.

Mr. Healy - Showing lighting on the power pole.

(Tape inaudible; people talking at once).

Mr. Barber - On the property right now, there's a power pole here. There's actually three; there's one there (inaudible) and another one right there in the corner. There's three.

Mr. Healy - (Inaudible) temporary.

Mr. Barber - I think that's a temporary one 'cause there's a utility trailer here right now.

Mr. Healy - All that is temporary 'cause it's with the utility company.

Mr. Barber - But this isn't.

Mr. Healy - They ran power into the trailers.

Mr. Barber - There's one massive pole there. That's a big telephone pole. (Inaudible).

Mr. Healy - That's for the transformer so we can (inaudible).

(Tape inaudible).

Mr. Barber - We actually hadn't... We hadn't thought about (inaudible) parking lot but that would be a good idea to put one (inaudible).

Mrs. Moore - The evening hours were as late as 6:30?

Mrs. Barber - Yeah. We definitely need lighting out there.

Mrs. Smith - Yeah, you're definitely going to need lighting, yes, especially this time, this time of the year.

(Tape inaudible).

Mr. Healy - (Inaudible) show that dumpster in the back?

Mrs. Smith - It's right here.

Mr. Healy - You got that? Thank you.

Mrs. Smith - Both, both of these show it.

Mr. Healy - So it'll be (inaudible) the back (inaudible).

Mr. Belden - Can I just jump in for a second?

Mrs. Moore - Sure.

Mr. Belden - I thought I saw something on one of the drawings. I think you have, you have the second story addition roof coming over the top of the other one? Is that what I saw?

Mr. Barber - Yes.

Mr. Belden - Is that going to be... That's got to be 20 feet back from the property line. So I don't... Did it, did it come right flush to the end of that first story roof or did it, was it set back a little bit?

Mr. Barber - I guess I'm misunderstanding. (Inaudible) see it from the back of the property?

Mr. Belden - Nope.

Mr. Healy - In the front.

Mr. Belden - This is going to be your addition here.

Mr. Barber - Right.

Mr. Belden - And you're, in the back it's going to be two story with the roof projecting, second story roof projecting over the top of the first story roof.

(Tape inaudible).

Mrs. Barber - That's 40 by 40, isn't it? So it's definitely past 20 feet from the property line. Is that what you're asking?

Mr. Belden - Yeah, but what I'm talking about is up here.

Mr. Barber - Right.

Mr. Belden - The, I think, it's the top of the second roof would have to be 20 feet back. Oh...

Mr. Barber - It's right smack right there actually.

Mr. Belden - Okay. So that won't project over the top of the first story roof?

Mr. Barber - No.

Mr. Belden - Oh okay. I thought, I thought that's what I saw.

Mr. Barber - Actually, you know, that's a good question 'cause...

Mrs. Moore - We have these... These drawings look like that front comes over.

Mrs. Barber - I think that's that little entry though (inaudible).

Mrs. Moore - Okay.

Mr. Barber - That's an existing roof right now.

Mrs. Moore - Okay.

Mrs. Barber - Yeah, that's an existing roof.

Mr. Belden - Okay.

Mr. Barber - Here's a good diagram right here. So this is basically just a new... This is the back right here.

Mrs. Moore - So if you say, you're saying this, this roof line...?

Mr. Healy - (Inaudible).

Mrs. Moore - Yeah.

Mrs. Smith - Hm hm.

Mrs. Moore - (Inaudible) there.

Mr. Healy - It's going to come right off there and lay there.

Mrs. Moore - So you're saying this roof line needs to be..?

Mr. Belden - Yeah. This, this would be Main Street here?

Mrs. Barber - Hm hm.

Unknown Speaker - Yeah.

Mr. Belden - And that's the existing front porch?

Mr. Healy - Yes.

Mrs. Barber - Yeah.

Mr. Barber - That's the existing front porch.

Mrs. Barber - And this is a regular (inaudible).

Mr. Belden - Okay.

Mrs. Barber - And then that starts, the second roof starts back here. And this is 40 feet...

Mr. Belden - Oh, so that, that, that...

(Tape inaudible; people talking at once).

Mr. Healy - ...dumping on this roof.

Mr. Barber - Right, right.

Mr. Healy - That's what it... This back roof is going to dump on this roof.

Mr. Barber - Right. Correct. It'll (inaudible).

Mr. Healy - I'm telling, telling ya. That's what it looked like to me.

Mr. Belden - That clears it up for me. It'll be fine then.

Mr. Healy - I'm just bringing it to your attention. That's all.

Mr. Barber - That's a good idea. You're right. (Inaudible) right in this area here.

Mrs. Smith - Yeah.

Mr. Barber - But the current height, I'm not sure exactly what it is. This is to scale.

Mr. Healy - Just wanted you to be aware of it.

Mr. Barber - Hm hm. It's a good thought. Thank you.

Mr. Healy - 'Cause it goes all the way up the other...
(Tape inaudible).

Mrs. Moore - This one?

(Tape inaudible).

Mr. Barber - This is the existing roof line right here.

Mr. Healy - Hm hm.

Mr. Barber - And it's $\frac{1}{4}$ inch per foot. I'm just...

Mr. Healy - Hm hm.

Mr. Barber - ...just estimating (inaudible) this peak would be over...
(Tape inaudible).

Mrs. Moore - Chris? Would the new ramp be required to be 20 feet back?

Mr. Belden - Not...

Mrs. Moore - Or because it's a ramp, it's access to the building.

Mrs. Corlew - Only if it's covered. If it's not covered, no.

Mr. Belden - You mean..? Okay, so, the, the front, the front already has that little overhang with the, with the...

Mrs. Moore - With the ramp.

Mr. Belden - ...(inaudible) on it.

Mrs. Moore - And they're proposing a secondary ramp to the south side of the building.

Mr. Belden - What would you do with the existing overhang? Just reshingle it or..?

Mr. Barber - The, that, you mean from the very, very front?

Mr. Belden - Yep.

Mr. Barber - We can do two things. We're not going to utilize it, but we just thought for heat loss if we just left it, we'd use it for employee, an employee entry.

Mr. Belden - Okay.

Mr. Barber - Just another needs of escape for egress (inaudible).

Mr. Belden - No, I mean as long... I mean, if you're just playing around with that handicap ramp, ya know, you can, ya know...

Mr. Barber - So we thought we'd put...

Mr. Belden - Is it wooden or concrete?

Mr. Barber - It's wood...

Mrs. Barber - It's wood.

Mr. Barber - ...right now, but it's pretty steep. It's got to be at least a 3/12. For out the front we were thinking we, it'd be nice to put a nice ADA compliant and 1, what is it, 1 and 12 (inaudible) percent?

Mr. Belden - I'm not sure of the ADA requirements, but yeah, I mean as long as... Would, would that come any wider than the, than the existing overhang there?

Mr. Barber - Actually, if I may?

Mrs. Moore - You can take that one.

Mr. Barber - I used to actually build a lot of these handicap ramps. What we're thinking is, is (inaudible) right here.

Mr. Belden - Okay. This is the main road right here?

(Tape inaudible; people talking at once).

Mr. Barber - ...'cause that's six feet. So there's six, there's 12, maybe 14 feet right there (inaudible) down and take it down like this.

Mr. Belden - Okay. Yeah. That's not a problem anyways. The one I was talking about was up here and then I...

Mr. Barber - This one here, I don't believe it's wide enough. It's definitely, it's too steep.

Mrs. Barber - How far does it have to be back from the road to utilize the ramp and keep it here and make it wider? Is that possible?

Mr. Belden - I mean, provided that you were just... If you were to just expand that ramp and leave the, that one (inaudible) there, then you, you'd get to be five feet off. If you were to bring the actual overhang out anymore, you couldn't. You could... You'd have to go through the process of getting an area variance.

Mrs. Corlew - You'd have to try for a variance.

Mr. Belden - Yeah. It's something that...

(Tape inaudible).

Mrs. Barber - ...I thought of coming out like this and then coming around here because (inaudible) come to a platform and that you would come here.

(Tape inaudible).

Mrs. Barber - Yeah, like what I had originally (inaudible) before Shale (inaudible).

Mr. Barber - (Inaudible).

Mrs. Barber - ...weren't sure if we were able to bump this out a little bit in order to make it just a touch wider.

Mr. Belden - The pad, the pad beneath it you could.

Mrs. Corlew - But not the roof.

Mr. Belden - But not the roof.

Mrs. Barber - But not the roof?

Mr. Belden - That's considered...

Mrs. Barber - We'd need a variance for that, is that what you're...

Mr. Belden - Yeah.

Mr. Healy - You want to see this one, Lynn?

Mrs. Smith - We're, we're, we're okay with this.

Mr. Healy - It's not the same thing.

Mrs. Smith - It's not the same thing?

(Tape inaudible; Mr. Belden and Mr. Barber having a separate conversation from the board).

Mr. Belden - Yeah. I mean, you, yeah, I guess you have some options there. You can play around with this one or you can use the existing one. But as long as you're not expanding the overhang anymore, then, then, then you're safe and staying five feet off the property line, which I think you're probably about, what, 15..? Do you know how far you are off the front line?

(Tape inaudible).

Mrs. Barber - ...has to be 15 feet. Is that what you're saying?

Mr. Belden - It would be from...

Mrs. Barber - Yeah.

Mr. Belden - ...the black line and I guess this is over here. So you're, you have a little more space on this end because (inaudible).

Mrs. Barber - From here to here, it's got to be 15 feet.

Mrs. Corlew - 20.

Mr. Belden - 20.

Mrs. Barber - Oh 20 feet.

Mr. Belden - 20. So yeah, so, so that if you go, where that overhang is now, you're going to be talking about 20 feet from that overhang. You've got to maintain that 20 feet.

Mr. Barber - From the, from this point?

Mrs. Barber - Yeah.

Mr. Belden - Yeah, from, from, from the dark line, so.

Mr. Barber - It's probably closer than that right now.

Mr. Belden - Yeah, and it's existing, so it's fine, but to expand upon that...

Mr. Barber - Okay.

Mr. Belden - Yeah. I, I, I wish it was closer. I think 20 feet is a little bit too much, but it is what it is.

Mr. Barber - That'd be the best way to do it though I think, if we can do that (inaudible).

Mr. Belden - Could you bring that six inches out, to bring the roof line over a little bit, you're saying?

Mrs. Barber - Yeah.

Mr. Barber - (Inaudible).

Mr. Belden - Oh, okay. You're talking about the ramp, then.

Mr. Barber - Just the ramp.

Mr. Belden - Okay.

Mr. Barber - Just widen the ramp. The only thing is, it probably would look a little awkward.

Mr. Belden - 'Cause you're going to have the wall coming down kind of flush with that.

Mr. Barber - It would be ideal just to take (inaudible) six inches just to keep that (inaudible) ya know, whatever's, ya know, permitted.

Mr. Belden - Yeah. I mean...

Mrs. Moore - (Inaudible) discuss. It's not (inaudible).

Mr. Barber - It's pretty narrow right now. It's, it's within six inches (inaudible). It'd be tight to get a wheelchair through there.

Mr. Belden - Okay.

Mr. Barber - It's...

Mr. Belden - Yeah, I guess...

Mr. Barber - I used to build these all the time (inaudible) 9/12 pitch (inaudible).

Mr. Belden - Okay. The, okay, (inaudible) put down concrete.

Mr. Barber - Right.

(Tape inaudible).

Mr. Belden - Now if you were to move the wall out six inches..?

'Cause it'd be, what's the difference between that, that inset there to the actual (inaudible)?

Mr. Barber - (Inaudible) measured it. We can do this without disturbing that...

Mr. Belden - Okay.

Mr. Barber - ...without any further (inaudible).

Mr. Belden - And the trouble is, is I just can't, I can't say... (Inaudible) six inches...

Mr. Barber - Okay.

Mr. Belden - ...is, yeah, I guess...

Mr. Barber - How 'bout, how 'bout... Let me ask you this. What if we, we don't touch, we don't this right here.

Mr. Belden - Okay.

Mr. Barber - And if it becomes an issue, if you could make a site visit and we can look at it...

Mr. Belden - Sure.

Mr. Barber -(inaudible) measure it up on there if that works.

Mr. Belden - Yeah, I mean. I mean...

(Tape inaudible; people speaking at once).

Mrs. Moore - I have one... While he's checking on something... While Chris is checking on other information, is there going to be interior stairs into the...

Mrs. Smith - It shows in one of these diagrams.

Mrs. Moore - It only shows one, the one I have and also, also X'd out, so for the second...

(Tape inaudible).

Mr. Barber - ...but I know my wife would like to see little of me, so...

Mrs. Smith - I think you have to.

Mrs. Barber - Separation.

(Tape inaudible).

Mrs. Smith - Don't you have to have an interior staircase though?

(Tape inaudible; people talking at once).

Mrs. Smith - I think you do.

Mrs. Barber - ...too, and...

Mr. Healy - We're thinking of fire and safety.

Mrs. Smith - I think you have to have one for fire safety, yeah.

Mrs. Corlew - That's up to the Warren County Building Codes anyway.

Mrs. Smith - (Inaudible) County, yes.

Mrs. Moore - This is... Okay.

Mr. Belden - No. Yeah. (Inaudible).

Mrs. Moore - Okay.

Mrs. Barber - That's why I was surprised, but...

Mrs. Corlew - I don't know.

Mr. Healy - (Inaudible) interior stairs.

Mrs. Moore - It's really up to them. It just... I would just...

(Tape inaudible).

Mr. Belden - I think, I think site plan is mainly...

Mrs. Smith - But you have to have interior stairs for, for, for fire escape. I know we had when, when we built our addition.

Mrs. Corlew - Yes, but he's just saying it's not for here.

Mrs. Smith - Warren County, yeah.

Mrs. Corlew - Yeah.

Mr. Barber - If we...

Mrs. Smith - Oh yeah, Warren County, yeah.

Mrs. Corlew - Yeah.

Mr. Barber - Can I ask you this? If we decided, because it's really not a really big addition. It only comes out 30 feet. So basically it's going to be about 15 feet (inaudible). It's kind of a waste of space. It looks nice aesthetically...

Mrs. Barber - Right.

Mr. Barber - ...(inaudible) patients but...

Mrs. Barber - I just recommend the first, that loft area come straight across so there's not like five ceilings and it's just, there's more space. It's more functional.

Mrs. Smith - Hm.

Mrs. Barber - ...to have that second floor go completely across and not be a loft area.

Mrs. Moore - I don't think that's up to what our discretion is.

Mr. Barber - Close the whole thing in (inaudible) way across and keep, because really there isn't a really big area up top. It's 15 by 15, so it's kind of small.

Mrs. Moore - Hm hm.

Mr. Barber - So if we just basically close the whole thing off, we have the exterior entryway, would that be feasible?

Mr. Belden - On the...? Which way we talking, the what, the entrance on the side?

Mrs. Barber - But you're saying the top has to have two exits on the second floor? Two exits?

Mrs. Moore - It's possible. There may, because it's office space, there may be different requirements.

Mrs. Moore - I'm sure Warren County's going to make you have that. I know they did with us. We had the walls already up. We didn't have walls...

(Tape inaudible; people speaking at once).

Mr. Barber - And half of this is going to be cathedral.

Mr. Belden - Okay.

Mr. Barber - Half is going to be second story office up here.

Mr. Belden - Okay.

Mr. Barber - (Inaudible) probably like to just enclose this and then whatever, whatever code says we have to do, if we have to put stairs in, stairs in, I know she would like (inaudible) close it off.

Mrs. Barber - Separate the two.

(Tape inaudible).

Mr. Belden - I mean, as far, as far as the interior things, I really think that's, I mean, the purpose of the site plan is to look at the, mainly the outside and function of the site; not the actual... I mean, it's, as far as getting into the actual layout of the interior, that's something that the building inspectors and stuff will say, and work with you and potentially modify, I guess the site plan afterwards. I mean, this is, this isn't really part of the site plan, I guess.

Mrs. Moore - I don't believe it's under our jurisdiction, other than asking informally what is it, is there internal access, is there only external access.

Mrs. Barber - Okay.

Mrs. Moore - And it sounds like you might need, you're going to go through another discussion with another entity with whether how much access you need for that, that, that loft space.

Mrs. Barber - Okay.

Mrs. Moore - The other, as the board talked, I don't know whether they want to make the, this information conditions or just request clarification; an updated landscape plan just showing location of area, lighting information for site and building, for building exterior, sorry. Three, would be clarification of access to the building for each office use. So you have quite a few different entry points and so just clarification because sounds like you're going to adjust some of them a bit. And then the fourth thing was, would be parking plan location for employees and customers. 'Cause

right now we only have a parking plan that shows up to the building. It sounds like you're going to put in additional parking on, in the remaining part of the parking lot. So if we could just have a layout of what that, how that parking arrangement is in that lot.

Mr. Barber - Okay.

Mrs. Moore - I think, I think it's more of a clarification for our files.

Mr. Barber - Sure.

Mrs. Moore - Not necessarily a condition. And I'll look at Chris, is that, do you want...? Is there any information that you want as a condition, such as the landscaping or we understand that, ya know, the applicant is obviously...

Mr. Belden - I think, I think Tom's pretty, and Natalie, are pretty much willing to, to do it. I mean, when he first came in, he pretty much expressed that he wants to, ya know, make that, make that side a little bit nicer and, and kind of get rid of some of the gray and put in more green, so.

Mrs. Moore - So I guess, ya know, consensus of the board, do you want that just as clarification so we have it on a plan? So that when it gets submitted to Chris, everything's sitting there in case someone else has other questions about your project, they go to the file and open up and look at it and say.

Mr. Barber - Would you like a landscape plan?

Mrs. Moore - I'd like some landscape information.

Mr. Barber - Okay.

Mrs. Moore - And that's why I'm saying information because if I, if I (inaudible) you just for a specific landscape plan, sometimes plans can say I need three maples, I need four evergreens, I need this and I don't think that, I think that's a little too, too intense. So enough landscape in...

(Tape inaudible).

Mrs. Moore - Right.

Mrs. Moore - I need enough landscape information that, so that if Chris or someone else inspects the file, that you, you actually provided landscaping...

Mr. Barber - Okay.

Mrs. Moore - ...whether it be greenery or whether it be fencing; some sort of aesthetic information...

Mr. Barber - Sure, sure.

Mrs. Moore - ...about the site.

Mr. Healy - I for, I for one agree with that.

Mrs. Smith - Hm hm.

Mr. Barber - We're putting a considerable investment in this property and we really want... It's a very visual business, what I do. I don't, I don't have customers coming but we're right on Main Street. We want it to really look nice and Natalie has, ya know, it's an

image. It's, really, you want to... It has to look clean. It has to look beautiful.

Mrs. Moore - I'm pleased. So I...

Mr. Barber - It'll look really nice.

Mrs. Smith - Yeah.

Mrs. Moore - Okay.

Mr. Healy - (Inaudible) agreement.

Mrs. Moore - Okay. Is that... You're all in agreement with that?

Okay. So I'm not going to put... There will not be conditions, but it's clarification. Do you want me to repeat those for you or do you have them down?

Mrs. Corlew - I wrote them.

Mrs. Moore - Okay. Alright.

Mr. Belden - Now as far, you were talking about parking as well.

Mrs. Moore - I need some type, sort of parking information. Right now he's just shown...

(Tape inaudible; people speaking at once).

Mr. Barber - I can show you where we...

Mr. Healy - ...(inaudible) back parking.

Mrs. Smith - I don't know... I...

Mr. Belden - Well, this right here shows...

(Tape inaudible).

Mr. Healy - It shows you some parking on the side.

Mr. Belden - I think when we were in the office there, we had the five, you had two handi, handicaps and then three more. And then we talked, you talked about either doing some of landscaping here or parking.

Mr. Barber - (Inaudible) parking...

(Tape inaudible; people speaking at once).

Mr. Healy - Chris, do you have the sign picture?

Mr. Belden - Yeah, he does.

Mr. Healy - Can I see that please?

Mr. Barber - Sure can.

Mrs. Moore - Oh there's the other... But this only shows part of it, so enough information on that sort of, that...

Mr. Healy - That's what I'm talking about.

Mrs. Moore - Right. So I need enough information on this plot plan that shows parking, landscaping, lighting, things like that.

(Tape inaudible).

Mrs. Corlew - And an access.

Mrs. Smith - And an access, yeah.

Mr. Healy - (Inaudible).

Mrs. Moore - Does that sound...

Mr. Barber - Sure.

Mrs. Moore - ...doable?

Mr. Barber - Do we have to come back to another meeting?

Mrs. Moore - No.

Mrs. Smith - No.

Mrs. Moore - It's a discussion you will have with the Planning and Zoning office.

Mr. Healy - If you don't do it, he'll come looking for you.

Mr. Barber - Okay.

Mr. Belden - Thanks, Art.

(Tape inaudible).

Mr. Healy - He's easy to work with.

(Tape inaudible).

Mrs. Moore - Okay. We need...

Mr. Barber - (Inaudible).

Mrs. Moore - We need information for a motion for this application.

Mr. Belden - Laura, before you move to the motion...

Mrs. Moore - Do we need to do SEQRA?

Mr. Belden - SEQRA, yeah.

Mrs. Smith - Oh, yeah.

Mrs. Moore - We need to do SEQRA.

Mrs. Smith - SEQRA.

Mrs. Moore - (Inaudible) SEQRA. Okay. Alright. I'll go through this SEQRA, short environmental assessment form for unlisted action, Part II. Guidance to the board, typically it's no or none, but please ask questions if you, about what I'm reading if you, if you need additional information. And this information, you filled out Part I. The board's responsibility is to do Part II. Letter A, does action exceed any Type I threshold in 6NYCRR Part 617.4? If yes, coordinate the review process and use for a full EAF. And it's, I would suggest that we answer no.

Mrs. Smith - No.

Mrs. Moore - Agreement is no. Under B, will action exceed coordinated review as provided for unlisted actions in 6NYCRR Part 617.6? If no, negative declaration may be superseded by another involved agency. There is no necessary requirement to have coordinated review with this process at this time, so no. Letter C, could action result in any adverse effect associated with the following; C1 existing air quality surface or ground water quality or quantity, noise level, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems. Suggested answer no. Letter C2, aesthetics, agricultural, archeological, historic or other natural or cultural resources or community or neighborhood character. None, no. C3, vegetation of fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species. No. C4, a community's action plans or goals as officially or a change in use or intensity of use of land or other natural resources. No.

Mrs. Smith - No.

Mrs. Moore - Growth, subsequent development... I'm sorry. C5, growth subsequent development or related activities likely to be induced by

the proposed action. No or none. C6, long term, short term, cumulative or other effects not identified in C1 through C5. There are none. C7, other impacts, including changes in use or either quantity or type of energy. None. Letter D, will the project have an impact in the environmental characteristics that cause the establishment of a critical environmental area? No. E. Is there or is there likely to be controversy related to potential adverse environmental impacts?

Mr. Healy - No.

Mrs. Moore - No. And we will check the box action, proposed action will not result in any significant adverse environmental impacts and I will have that as... Can someone make that as a motion? Yes. You'll make... Art Healy stands up and says he will make that as a motion. Is there a second?

Mrs. Smith - Yes, (inaudible) second.

Mrs. Moore - All those in favor.

RESOLUTION #2011-6

Motion by: Art Healy

Second by: Lynn Smith

RESOLVED, to deem application SPR# 2011-1 by Tom and Natalie Barber, for tax map # 210.12-1-12.11, located at 3973 Main Street for site plan review as having no significant adverse environmental impact under SEQRA review.

DULY ADOPTED ON THIS 15TH DAY OF FEBRUARY, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Danielle Robichaud, Laura Moore, Art Healy

Nays: None

Mrs. Moore - Sorry.

Mr. Healy - Like having a wife.

(Laughter).

(Inaudible).

Mrs. Moore - Alright. Now I can continue for the motion for site plan review.

Mr. Belden - Okay.

Mrs. Moore - Okay?

Mrs. Robichaud - Now you're Bouncy Bounce vehicles, will they be parked there?

Mr. Barber - Presently, no, but in the future, possibly. You'll notice we added 30 feet on the back. We'd actually like to purchase some more property from Mr. Galusha in the back and... But we don't have a lot of vehicles. I have a like four or five little, they're vans. They're (inaudible) decorative. They're... It's all a visual (inaudible) we'll put those out back.

Mrs. Robichaud - Hm hm.

Mrs. Smith - Okay.

Mrs. Moore - Okay. Anything else? Okay. Now we need a motion for the site plan review for 2011-1.

Mrs. Smith - I make a motion.

Mrs. Moore - And it's motion for approval for the site plan? Okay. Do you need any other information? No.

Mrs. Corlew - No.

Mr. Belden - Nope.

Mrs. Smith - Okay. Is there a second?

Mr. Healy - I second.

Mrs. Robichaud - Second.

Mrs. Moore - All those in favor.

RESOLUTION #2011-7

Motion by: Lynn Smith

Second by: Art Healy

RESOLVED, to approve application SPR #2011-1 by Tom and Natalie Barber for tax map #210.12-1-12.11, for site plan review to allow a physical therapy office, a business office for Bounce Around and a 1,200 square foot addition to the existing building.

DULY ADOPTED ON THIS 15TH DAY OF FEBRUARY, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Danielle Robichaud, Laura Moore, Art Healy

Nays: None

Mr. Healy - Thank you.

Mrs. Moore - Thank you very much.

Mr. Barber - Thank you very much. Thank you for coming out tonight.

Mr. Belden - Just... When do you think you'll be in to submit the additional information and to get the permit?

Mr. Barber - I can have those prepared (inaudible).

Mr. Belden - It's up... You just, you just won't be able to start using it or, or, or start (inaudible) the building. You still have to work with Shale a little bit on...

(Tape inaudible; people talking at once).

Mrs. Moore - The next item on our agenda, I'm actually going to table. It's called the organization of the Planning Board. We can discuss it, but I think our actual appointment, we, can occur at our next meeting; the appointment of Chairperson, Vice Chairperson and Secretary. I would again ask Shale if he wishes to be the Chairperson, and I don't know if anybody has the op, would like to be Vice Chair or if...

Mr. Healy - Well, I'd like to have a sitting board first.

Mrs. Moore - Okay. Well, we're not going to appoint them.

Mr. Healy - By the time we get it on to the next meeting, there's (inaudible) somebody appointed to this Chair.

Mrs. Moore - Right. I'm just suggesting that...

Mr. Healy - (Inaudible).

Mrs. Moore - We can discuss it now if you have any questions about it or if you have any suggestions. If someone knows that they have an interest in it, then by all means, speak up, so that we can have that information at our next meeting.

Mr. Healy - (Inaudible) what we had. The only thing is, I'd like to have the fifth person appointed and sit and be seated when we do make this decision. (Inaudible) what I'm saying? Right now we have a vacancy.

Mrs. Moore - The, I would suggest that you don't do that.

Mr. Healy - Hah?

Mrs. Moore - I would suggest that you don't do that because it's possible that you may not have a fifth person.

Mr. Healy - Really?

Mrs. Moore - Until the... The Town Board just announced that advertisement piece.

Mr. Healy - By March they will have the appointment made.

Mrs. Moore - It's possible. I don't know if anybody's submitted applications yet.

Mr. Healy - (Inaudible) wait until that get that, but at the next Board meeting, I, they...

Mrs. Moore - If they receive applications.

Mr. Healy - Yes.

Mrs. Moore - That's why I don't...

Mrs. Corlew - We have one (referring to site plan application).

Mrs. Moore - Okay.

Mr. Healy - No, not only that. You also have alternates.

Mrs. Moore - I have two alternates.

Mr. Healy - (Inaudible) think there would be a problem. That's (inaudible).

Mrs. Moore - Okay.

Mr. Healy - That's the only reason I say it.

Mrs. Moore - I just don't want to hold us to the point where we're waiting to do an appoint, an organizational just because we, we're missing a fifth person.

Mr. Healy - I know (inaudible).

Mrs. Moore - Okay. Alright.

Mr. Healy - I'd also like to bring something up when you're done.

Mrs. Moore - Okay. We'll do our organizational meeting at our next upcoming, our next meeting.

Mrs. Barber - Thank you. Thank you. Bye bye.

Mrs. Moore - I have no other communications, other than that we all received our Towns and Topics, Talk of the Towns and Topics. Anybody else have anything else?

(Tape inaudible).

Mr. Healy - Anybody else have any other communications?

Mr. Healy - I'd like to say (inaudible) in the Stewart's project. I don't know if you've been watching the news, but I don't know if we have a standard in this town or not. It's not a big thing, but something to look at. We only have four gas stations, and the roofs fell in. You're know where I'm going. Long Island they had a pump station...

Mrs. Smith - Hm.

Mr. Healy - ...and the roof fall, fell in from the snow, and I did, I missed it and didn't even think of it at the Stewart's meetings that, do we have a standard as far as strength...

Mrs. Moore - There's a snow load.

Mr. Healy - ...goes for those canopies...

(Tape inaudible; people speaking at once).

Mrs. Corlew - Building Codes has a snow load...

Mr. Healy - Hah?

Mrs. Corlew - Building, Warren County Building Codes.

Mrs. Moore - It's called a snow load.

Mrs. Corlew - Yep.

Mr. Healy - I'm asking. That's all. Because it did collapse in Long Island; went on a car and people.

Mr. Belden - It might have been an older building; I don't know.

Mrs. Corlew - Yeah. It probably was an older building.

Mr. Healy - It wasn't a building. It was a...

Mr. Belden - Canopy, yeah.

Mr. Healy - Canopy.

Mrs. Corlew - Whatever.

(Tape inaudible; people speaking at once).

Mrs. Corlew - Warren County, I'm sure handles that.

Mrs. Moore - They do.

Mrs. Corlew - Yeah.

Mrs. Moore - There's a snow load requirement and a map.

Mr. Healy - Thank you.

Mr. Belden - We can hope that they...?

Mr. Healy - (Inaudible) Hah?

Mr. Belden - We, we can just hope they did it right and that...

Mr. Healy - Well, I'm just saying the (inaudible) board of the Town.

Mr. Belden - (Inaudible).

Mr. Healy - I'm just saying, it only takes one, I know that. But I didn't ask that question. Being dumb in my mind when we were doing (inaudible).

Mrs. Moore - Okay.

Mr. Healy - And I have to ride by there everyday now and I look, ya know.

Mrs. Moore - So now, now you'll be cognizant of it.

Mrs. Smith - Don't they, don't they have heat tape or something on the top of that though?

Mr. Healy - I don't know.

Mrs. Smith - I think they do.

(Tape inaudible).

Mrs. Smith - That's why, that's why...

(Tape inaudible; people speaking at once).

Mrs. Smith - I think they do. I think they do.

Mr. Healy - But this caved in, in Long Island, ya know. I says, holy cripe, we never even gave that a thought. I didn't anyway. Let me put it that way.

Mrs. Moore - Okay.

Mr. Healy - I knew you and Shale had a lot to do with the design and stuff, so. That's the only thing I got.

Mrs. Moore - Okay. Thanks. We have a motion to adjourn?

Mrs. Robichaud - I make a motion we adjourn.

Mrs. Smith - I second.

Mrs. Moore - All those in favor.

Motion by Danielle Robichaud, second by Lynn Smith and carried to adjourn Planning Board meeting at 7:50 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb02152011

RESOLUTION #2011-5

Motion by: Art Healy
Seconded by: Danielle Robichaud

RESOLVED, to approve Planning Board Minutes of January 18, 2011
(without correction).

DULY ADOPTED ON THIS 15TH DAY OF FEBRUARY, 2011 BY THE FOLLOWING VOTE:

Ayes: Danielle Robichaud, Lynn Smith, Laura Moore, Art Healy
Nays: None

RESOLUTION #2011-6

Motion by: Art Healy
Second by: Lynn Smith

RESOLVED, to deem application SPR# 2011-1 by Tom and Natalie Barber,
for tax map # 210.12-1-12.11, located at 3973 Main Street for site
plan review as having no significant adverse environmental impact
under SEQRA review.

DULY ADOPTED ON THIS 15TH DAY OF FEBRUARY, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Danielle Robichaud, Laura Moore, Art Healy
Nays: None

RESOLUTION #2011-7

Motion by: Lynn Smith
Second by: Art Healy

RESOLVED, to approve application SPR #2011-1 by Tom and Natalie
Barber for tax map #210.12-1-12.11, for site plan review to allow a
physical therapy office, a business office for Bounce Around and a
1,200 square foot addition to the existing building.

DULY ADOPTED ON THIS 15TH DAY OF FEBRUARY, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Danielle Robichaud, Laura Moore, Art Healy
Nays: None