

**Minutes
Warrensburg Planning Board
February 7, 2017**

Board Members Present: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin (Alternate)

Board Member Absent: John Franchini

Others Present: Curt Dybas, Maggie Canepa, Matt Maciariello, Shale Miller, John Goettsche, Patti Corlew (Planning/Zoning Administrator)

Mrs. Moore - I call the Town of Warrensburg Planning meeting order. It's 7:06 and we do have a quorum this evening. I'm going to hold the approval of the minutes until the end of the meeting. And under new business, I have site plan review, Site Plan #2016-3. This is tax map 211.13-3-39, location is 3748 Main Street. The applicant is Curtis Dybas for New Way Lunch, to allow construction of a 24 x 38 addition to the rear of the existing restaurant, and Curt's here.

Mr. Dybas - I take this is the "mike"?

Mrs. Corlew - Yeah. Oh you don't have to stand in front of it.

Mr. Dybas - Alright. It does pick it up?

Mrs. Corlew - Yeah

Mr. Dybas - For the record, Curt Dybas representing Gazetos Family who owns New Way Lunch in Warrensburg (inaudible) being before the board this evening. They wish to remove some of the additions that were put on the back of the building over the years and create a new 24 x 38 addition onto there, which will be primarily for dry storage and refrig, a new walk-in refrigerator and a new walk-in freezer. Right now, presently, their dry storage is in the basement. It's not conducive to the operation whatsoever and this will be an advance of their business. Basically that's the overview of the project.

Laura, did you provide the elevations?

Mrs. Moore - I did. I received the elevations and I had them sent to the Board.

Mr. Dybas - (Inaudible) but basically the idea is to 1) the character of the addition to the front portion of the building and if (inaudible) the parking lot (inaudible).

Mrs. Moore - Is there access to the dry storage from the rear of the building?

Mr. Dybas - Yes. There will be a door, an (inaudible) door and also an overhead door with deliveries. Not for driving a vehicle (inaudible) and stuff.

Mrs. Moore - How are deliveries handled now? Are they...?

Mr. Dybas - Very haphazardly.

Mrs. Moore - Okay.

Mr. Dybas - There's... I don't know if you've ever been there, in through the rear of the building, but it's like a 2'8" by 6' door that everything has to come in and they walk in the door and immediately there's this steep stairway down to the basement and that's where dry storage goes. Refrigeration and freezer is whatever is in small 2 by 2 units; that's on the cooking line. There's no bulk storage whatsoever, as far as refrigeration.

Mr. Cooper - Curtis, you said, you mentioned removal of a certain portion of the existing building?

Mr. Dybas - In the back, part of the stairway and over the years there's a lot of cob-job..

Mr. Cooper - Sure.

Mr. Dybas - ...put on. And we're going to cut that all back off so that the new addition and the roof will... The roof will match the, the same angle as the, what's there now. And we would like to replace the entire metal roof rather than just... And (inaudible) on the back, a metal roof. We're looking at putting a standing seam on it rather than Curtis Lumber special.

Mr. Cooper - Hm hm.

Mr. Spatz - It'll clean that area up in the back there very nicely, I believe.

Mr. Dybas - Pardon?

Mr. Spatz - It'll clean that area up in the back very nicely.

Mr. Dybas - Yes.

Mr. Cooper - How much of the building area are you removing, that's existing?

Mr. Dybas - Very little. The...

Mr. Cooper - 'Cause I'm not seeing where it indicates... Six feet...

Mr. Dybas - There, there's a shed on the back and there's a shed roof on the back that covers the doorway and stuff, that's all coming off. Where the present toilet rooms are in the rear portion, we'll be going over the top of that with a new roof. So it won't even look like an add-on. It'll be incorporated into the addition. If you... If you're in back of the building and notice there's a whole conglomeration of roofs, that's all going to be cleaned right out.

Mr. Cooper - Correct.

Mrs. Moore - Is the ramp new? On the left side?

Mr. Cooper - On the south side?

Mrs. Robichaud - Yes.

Mr. Dybas - Right now, the, believe or not, the only way you can get someone in with a wheelchair is bring them through the kitchen. So they, they want to have a handicap access, so on the south side of the building, that entrance, which is not used very frequently, we're going to put a new door in it that'd be handicap compliant as far as width and we'll put a, an entry ramp off of the Main Street. They'd come in that way. And also part of that addition is there will be a unisex handicap bathroom added to the, to the building. Right now

the two toilet rooms that are in there are not compliant; cannot be made compliant, so per the New York State code, they allow you to do a unit, a unisex handicap, which we're going to incorporate into the addition.

Mr. Cooper - When you remove the existing part of the structure, is that exposing the existing basement at all?

Mr. Dybas - No.

Mr. Cooper - Okay. Are you going to have an outside access..

Mr. Dybas - No.

Mr. Cooper - ...to the basement?

Mr. Dybas - No. If you... Part of, part of this addition, there's a new stairway, which will go down into the basement and rid of that..

Mr. Cooper - Okay.

Mr. Dybas - ...wood ladder which is just about what it amounts to. And that portion of the existing building will be floored over and the kitchen, some kitchen space would be (inaudible) into it.

Mr. Cooper - Okay.

Mrs. Moore - Is the new basement, or the basement going to be utilized for storage or is the new addition completely all for dry storage?

Mr. Dybas - The new addition is completely for dry storage. Probably be some housekeeping goods and stuff in the basement, but it's, it's not a place that you store..

Mr. Cooper - Will not increase your occupancy of patrons coming in?

Mr. Dybas - No.

Mr. Cooper - Okay.

Mr. Dybas - It remains... The occupancy remains the same.

Mrs. Moore - Any new lighting on the out, exterior where the, to the rear of the building?

Mr. Dybas - We'll probably take off what was on the present building and move it. I haven't even checked to see. I know there's some lighting on the poles in the back.

Mrs. Moore - Do board members have any other questions?

Mr. Cooper - Absolutely not. You've done a great job with the building since it was Potter's Diner. I said they've done a great job with the building since it was Potter's.

Mrs. Moore - There's not a public hearing scheduled, but if there's anyone in the audience that wishes to comment on the application... I see no takers. So if there is any board member who wishes to move forward a resolution for this application?

Mr. Spatz - I have a question. There needs to be some lighting in the back of that (inaudible) I believe.

Mrs. Moore - So lighting, that will, is more of a security lighting?

Mr. Spatz - Yeah.

Mrs. Moore - Does that make sense?

Mr. Cooper - Especially over, maybe the overhead door area. I'm sure there's going to be some type of motion lighting that you're going to have in the back. I'd recommend that.

Mrs. Moore - The applicant did complete a short environmental form. Has everyone had an opportunity to review that? So I need one motion for the environmental review and then a separate motion for the application itself.

Mr. Spatz - I make a motion (inaudible) environmental review.

Mrs. Robichaud - I'll second it.

Mrs. Moore - And just to clarify, it's a neg dec and no significant adverse impacts are identified. All those in favor.

RESOLUTION #2017-1

Motion by: David Spatz

Second by: Danielle Robichaud

RESOLVED, to deem application #SPR 2016-3 by Curtis Dybas for New Way Lunch, tax map #211.13-3-39, located at 3748 Main Street, for site plan review, as having a negative declaration under SEQRA; therefore finding there are no significant impacts.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

Nays: None

Mrs. Moore - And then I need a motion for the application itself. Do, do you need anything else?

Mrs. Corlew - Nope.

Mrs. Moore - Okay.

Mrs. Corlew - I'm waiting for somebody to motion. Sometimes I miss it, so...

Mrs. Moore - Okay.

Mrs. Robichaud - I make a motion to accept...

Mrs. Moore - Approve.

Mrs. Robichaud - ...to approve tax map #211.13-3-39, Curtis... Do you want that?

Mrs. Moore - Nope, you're good. Just read that bottom line.

Mrs. Robichaud - To allow construction of a 24 x 38 foot addition to the rear of the existing restaurant.

Mr. Spatz - I'll second it.

Mrs. Moore - Under discussion, is there any other discussion? Do you want that, the lighting as a condition or do you understand the applicant's putting in the lighting?

Mr. Cooper - I understand that they're going to put in the lighting.

Mrs. Moore - Alright. So it doesn't sound like...

Mr. Cooper - For their own best interests.

Mrs. Moore - There's no conditions on this. All those in favor.

RESOLUTION #2017-2

Motion by: Danielle Robichaud

Second by: David Spatz

RESOLVED, to approve application #SPR 2016-3 by Curtis Dybas for New Way Lunch, tax map #211.13-3-39, located at 3748 Main Street, for site plan review, to allow construction of a 24 x 38 ft. addition to the rear of the existing structure.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin

Nays: None

Mrs. Moore - I'm going to move on.

Mr. Cooper - Do I need to announce that I'm recusing myself?

Mrs. Moore - Yep. So I'll read the information in the record and then you can recuse yourself. So the next item is site plan review, site plan 2017-1. This is tax map 210.12-2-18. Location is 3982 Main Street. The applicant is Margaret and Giovanni Canepa for the Pizza Shop, to allow conversion of use from an office to a pizza/restaurant.

Gary Cooper - Gary Cooper is the current owner of the 3918 Main Street. I recuse myself.

Mrs. Moore - Okay, thank you.

Mr. Cooper - Do I step down?

Mrs. Moore - Please step off the floor.

Mrs. Moore - Alright.

Mr. Spatz - Thank you for coming in sir.

Mrs. Moore - Yes, thank you, Curt. See ya. So did you want to give us a rundown of your application?

Mrs. Canepa - Basically we're just converting an empty office space into the pizza shop.

Mrs. Moore - Okay. Okay, so the one question I had and comment more or less is that the site is encompassed... The whole building is encompassed on the partial itself, so it leaves little room for parking and in the past, the applicant, two previous applicants have utilized the adjoining property and in some language we've had that the applicant has agreed that adjoining neighbor has said, yes I agree that this applicant could park on my property.

Mrs. Canepa - Hm hm.

Mrs. Moore - So that information should be included in the record.

Mr. Miller - It's on the plan.

Mrs. Moore - Is it on the plan?

Mrs. Canepa - Yeah, we're going to be using...

(Tape inaudible).

Mrs. Moore - ...okay. So is there any... Do you have language in the, like documents that the applicant is, that leasee has signed saying that other than...

Mrs. Canepa - Our attorney's working on it.

Mrs. Moore - Okay.

Mrs. Canepa - But we have a verbal agreement right now.

Mrs. Moore - Okay. I would include it in the record, in the, in the file. That's my suggestion. Only because in, the next person that comes along, that way or if someone's complaining about the project, you have record. It's in your file.

Mrs. Canepa - I don't know. I thought there was a lot of street parking.

Mrs. Moore - There probably is, there is and I don't doubt that. I just know that this site is traditionally, it, the entire building's encompassed on a parcel versus, parking... Typically you have parking on your site versus, or a combination of parking on street and parking on your site, so just for clarification. Any new additions to the exterior or the building, such as lighting?

Mrs. Canepa - If there's lighting needed, then we'll put it, but...

Mrs. Moore - There's no requirement for lighting. I'm just curious if you're putting in new lighting.

Mrs. Canepa - There's some on the side of the building (inaudible).

Mr. Cooper - There's currently motion lighting in the back, on the side, as well as between the existing building and the liquor store. So if you walk back there, it'll go on.

Mr. Spatz - In the parking area in the back, Gary? Okay.

Mrs. Moore - How is refuse handled? You have a dumpster in the back? Okay. And the front of the building, are you putting any new signage?

Mrs. Canepa - (Inaudible).

Mrs. Moore - Is it...?

Mr. Cooper - (Inaudible) going to use the existing sign (inaudible) that's there.

Mrs. Moore - Okay. No new canopy or anything like that (inaudible) off of it? Board members have any other questions?

Is this a relocation of a business?

Mr. Spatz - Has that back parking area been used extensively before in the other businesses?

Mr. Miller - They used a different area. They used the area to the left when you came in.

Mr. Cooper - When you go in, to the left directly behind Dan Ackley's home, he has paved it to where he has his tenants park there, as well as the current tenant upstairs. Myself, as well as when I had my office there for real estate, we also had a verbal contract with Dan

Ackley that when they came in, they parked behind the storage building, cinder block storage building which used to be the bottle return. So when you pull in there, especially at night, there is a light that goes on. But yeah, we've, we've parked there for a long time.

Mr. Spatz - I'm just concerned about the, the cars leaving the parking area and coming out on Main Street in the evening. Is that, could that present a problem?

Mr. Miller - There's a pretty big line of sight there. It's no different than any of the streets on that road. It's got a street directly across from them.

Mr. Cooper - (Inaudible).

Mr. Spatz - Just like if a tractor trailer parked there to go into the diner or something or to go in the pizza shop, that's the only thing I'm concerned about, but...

Mr. Miller - There's not much you can do about it, really. That's public parking.

Mrs. Moore - Any additional potted plants or landscaping to the front of the building?

Mrs. Canepa - Nope.

Mrs. Moore - Are you going to possibly have outdoor seating in that sidewalk area?

Mrs. Canepa - I'm not... I don't think so.

Mrs. Moore - Okay. Is there any other questions for the applicant? Again, there's no public hearing scheduled, but if there's anybody in the audience that wishes to comment on the application, they are more than welcome to. And I have apparently someone behind that wishes to comment.

Mr. Goettsche - Just actually a question.

Mrs. Moore - Sure.

Mr. Goettsche - Hours of operation?

Mrs. Canepa - The same hours; 11 to 9, Tuesday through Sunday (inaudible).

Mr. Goettsche - Okay.

Mrs. Moore - Do you need that on record or is that sufficient? You don't need his, that applicant, that individual's name?

Mrs. Corlew - No, I know who he is.

Mrs. Moore - Alright. Okay, so this applicant has completed a short form environmental assessment, so the two motions, one would be for the environmental assessment and the other one would be for the application. So we need someone to move the environmental assessment motion forward.

Mrs. Robichaud - I make a motion that we accept the short environmental assessment form.

Mr. Spatz - Second it.

Mrs. Moore - Under discussion, again this is for a neg dec and this would be no significant adverse environmental impact for this project as proposed. It doesn't impact the environment. All those in favor.

RESOLUTION #2017-3

Motion by: Danielle Robichaud
Second by: David Spatz

RESOLVED, to deem application #SPR 2017-1, by Giovanni & Margaret Canepa, tax map #210.12-2-18, located at 3918 Main Street, for site plan review, as having a negative declaration under SEQRA; therefore finding there are no significant adverse impacts.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin
Nays: None
Abstention: Gary Cooper

Mrs. Moore - And then I need a motion for the application itself.
Mr. Spatz - I make a motion we accept the application of tax map 210.12-2-18, to allow conversion of use from an office to a pizzeria/restaurant.

Mrs. Sutphin - I second it.

Mrs. Moore - Okay. Under discussion, we, I mentioned that the applicant should have a written agreement for the parking and if the board wants to put that as a condition, they can. If they don't, then... I understand that it's in the works.

Mr. Spatz - That should be conditioned, I think.

Mrs. Moore - Okay. Alright, so part of the motion should be amended to add the condition that the applicant provide written, written agreement to the file about having the parking on adjoining property owner. All those in favor.

RESOLUTION #2017-4

Motion by: David Spatz
Second by: Sharon Sutphin

RESOLVED, to approve application #SPR 2017-1, by Giovanni & Margaret Canepa, tax map #210.12-2-18, located at 3918 Main Street, for site plan review, to allow conversion of use from an office to a pizzeria/restaurant, with the condition that the applicant provide documentation to the file that there will be a parking agreement with the adjoining neighbor.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin

Nays: None

Abstention: Gary Cooper

Mrs. Moore - So the next item on our agenda is site plan review, site plan 2017-2. This is tax map 211.18-1-15.2. Location is 3705 Main Street. The applicant is Warren Ford, and this is to allow a conversion of use from retail sales to automobile sales and service.

Mr. Maciariello - Hello.

Mr. Cooper - Matthew, welcome.

Mr. Maciariello - Hey, thanks for having me. Our plan is to take the building of which we received a variance on September 5th and turn it into a repair as well as a sales facility for our dealership.

(Inaudible). The building isn't going to change structurally. The only change is we are going to make this with five garage doors. Two along the Judd Bridge entrance, two along the Main Street entrance behind where the curb is already cut, entrance and one between the sales facility... If you look on the document where it says building, that's the going to be the sales facility. There's going to be a little storage area with a small garage bay door there. Inside the service facility to the left the garage bay doors are there so we have two lifts and two lifts, for a total of four lifts behind each garage bay door.

Mrs. Moore - Okay.

Mr. Cooper - Towards Judge, Judd Bridge, that's where your lifts are going to be?

Mr. Maciariello - Entrance from the Judd Bridge side, there's going to be two glass doors there. There is going to be two, I believe two 14,000 pound, four post lifts running the same way the door would lead you to believe they would run, and then in the front of the building we're going to have two 12,000 pound lifts, two posts going the same way that the doors do (inaudible).

Mrs. Moore - You're not... Are you changing the elevation of the building?

Mr. Maciariello - Nope.

Mrs. Moore - Are you...? Really?

Mr. Maciariello - Nope. It's actually... Believe or not, there's... That canopy's like 9 feet tall.

Mrs. Moore - Okay. That was my...

Mr. Maciariello - Yeah, that was our initial concern too. So we, we don't have to change that canopy in the front.

Mrs. Moore - Really?

Mr. Maciariello - Believe it or not. It does, it doesn't look possible, but it is.

Mrs. Moore - It doesn't. I was assuming that the roofing was going to be replaced in some fashion.

Mr. Maciariello - I like the way the building looks. The only changes I plan to make to the building... I don't... That's not set to stone yet, but is to paint it to match our, match our facility currently.

Mrs. Moore - So the area that was previously the Western, that's going to be a new sales office area?

Mr. Maciariello - Yep. Correct.

Mrs. Moore - Okay.

Mr. Maciariello - With a handicap accessible bathroom. I have not decided whether we're going to put a car in it yet. We can.

Mrs. Moore - Hm hm.

Mr. Maciariello - There's two big doors there because when it was a car dealership, I'm assuming. They drove in through those.

Mrs. Moore - How long ago was this building a car sales?

Mr. Cooper - It was back in the 40's?

Mr. Spatz - No.

Mrs. Robichaud - Wasn't there two overhead doors there previously?

Mr. Spatz - Back in the 70's. Yeah, 'cause the Allmon boys came up and they... Dean was in my class; graduated with me. His brother, Rich, was, I think was maybe two years behind me. It was the early 70's.

Mr. Cooper - Yeah, it used to be garage, I know that.

Mr. Maciariello - There was definitely lifts.

Mr. Cooper - It was a, a Chrysler dealership, Dodge.

Mr. Maciariello - The gentleman at the variance, he had the whole history.

Mr. Cooper - Oh, Mr. Hall.

Mr. Maciariello - Mr. Hall was great.

Mrs. Corlew - Yes, he did. He provided a of lot of historical...

Mr. Maciariello - But there was lifts. There's, there's... You can see where the ground lifts were on the, on the floor. Then you can see there's (inaudible).

Mr. Cooper - Towards Judd Bridge Road, there used to be a garage door there.

Mrs. Robichaud - Yeah.

Mr. Maciariello - And that's... So we're basically just going to... I think there was one big door there and now we're going to have two doors there. But not change, not change the elevations at all.

Mrs. Moore - In reference to internal circulation and access off the site?

Mr. Maciariello - Hm hm.

Mrs. Moore - My understanding is the County made some comment in reference that you would have some difficulty or you would have, maneuver of vehicles. Can you explain how to...

Mrs. Corlew - Delivery trucks actually, yeah.

Mrs. Moore - So are we, is there issue with trucks delivering or is truck delivery of parts, is that to the main building? How, how does that work?

Mr. Maciariello - Parts delivery's always been at night.

Mrs. Moore - Okay.

Mr. Maciariello - To the main building. We have dedicated next day parts delivery.

Mrs. Moore - Okay.

Mr. Maciariello - So it's done at night when nobody is there. Are you talking delivery of parts or delivery of vehicles?

Mrs. Corlew - Anything, I think.

Mrs. Moore - I think it's anything, so how, just... Vehicle delivery, how does that work?

Mr. Maciariello - Vehicle delivery's always been on the street.

Mrs. Moore - Do you anticipate additional, now that you have the new space, do you anticipate additional sales of cars or additional service 'cause you now have four added to what you have now. I don't know how much you have, how many bays you have.

Mr. Maciariello - I think it's going to help, even if we do increase our sales, it's going to increase with the turnover. A lot of times right now, we store vehicles. Ya know, someone drops their vehicle off and says okay, I need this done and it's going to be a week and a half so there it sits. So with the new facility, I think turnover's going to be a lot quicker, so I anticipate less vehicles on the property.

Mrs. Moore - Okay.

Mr. Maciariello - Due to the increased service facility. That, that's our main, main goal; quicker turnover.

Mrs. Moore - So you're actually have a new, hiring additional employees then?

Mr. Maciariello - Oh definitely. We're going to, we've already hired one.

Mrs. Moore - Okay.

Mr. Maciariello - And I plan to hire at least three technicians. So..

Mrs. Moore - Not our purview, but that's, that's good news.

Mr. Maciariello - Yeah, at least. I'd like, I'd like four.

Mr. Spatz - That's very good.

Mrs. Moore - We want to be open Saturday from, from eight in the morning until five, as a...

Mr. Cooper - For service?

Mr. Maciariello - For service, yeah, yeah. So if somebody wants an instant oil change, they can just come right in versus waiting a week for an oil change.

Mrs. Moore - Just a comment, just anecdotal, the, when we did started the comp. plan, we talked about all the auto sales/services and repair and sales and things like that and one of the comments that I thought would carry through and it didn't was that we, Warrensburg

could potentially market itself as the place for good repair of autos (inaudible) sales because we had so much. But that didn't carry through; however, as you go forward, now it has. Because I'm, I'm assuming I'm having another one shortly, so this, this site is returning itself to auto services and sales and we have the potential to market Warrensburg as a key location. One of the things... You have Hudson Headwaters, you should be servicing every vehicle employee out of there.

Mr. Maciariello - Absolutely.

Mrs. Moore - That would be my market (inaudible).

Mr. Maciariello - The problem is, we don't have a big enough facility currently to take in more service. So ya know, people drive elsewhere for service, which is, which is tough to see it happen, ya know, 'cause then we lose the possibility of a sale.

Mrs. Moore - Right.

Mr. Maciariello - And then (inaudible) service department, so with, with the addition of the four service bays, it should be a blessing for us, and the town. It'll be, it'll be a much easier entrance...

Mrs. Moore - (Inaudible) marketing, as much as we'd like retail space be retail, that doesn't always happen and we should market what we have. My other thought in this particular case was that you have the existing building, was to take your sales and service and use, sales office and parts service and move that entirely to that, that new brick building, to the new building and then (inaudible) or rehab the existing building with all the new service bays, but I don't think that would accommodate what you're proposing 'cause you want additional bays and additional employees.

Mr. Maciariello - Correct.

Mrs. Moore - So that was my initial thought, was why am I taking this one building and rehab, and adding new bays when I could rehab the existing building and add a bay off to the side and redo your entire office area and get rid of the parts service 'cause you could have had a bay there too. So you can only probably have three, two and a half bays out of that.

Mr. Maciariello - We looked into doing that.

Mrs. Moore - Yeah.

Mr. Maciariello - And the cost of doing this...

Mrs. Moore - Was cheaper?

Mr. Maciariello - ...was much less, yeah, and we weren't going to gain much with the original plans. We were going to put, ya know, a wash bay over between us and the Rafter J store.

Mrs. Moore - Hm hm.

Mr. Maciariello - And we, it just didn't work out, so this, this happened to work out and...

Mrs. Moore - Okay.

Mr. Maciariello - ...and we're going to add four lifts and probably up, probably four employees.

Mr. Cooper - You're existing sales office is downstairs, Matt. Are you doing anything with those or are you going to keep 'em?

Mr. Maciariello - They're going to be used to, if customers want to use computers, they can come in and use the computers. If a service adviser needs to speak to a customer privately, that's what those offices are going to be there for. Kind of an overflow office, but those won't be changed. The entire sales, the entire sales staff will be in the new building with the service writer, so, and possibly another salesman too. So I'd like to add another salesman, so have three sales people versus two and four technicians and the service writer. So it's, it's a big increase in hiring.

Mrs. Moore - So with service now, do (inaudible), a customer comes in, they actually have to physically park their car and come into service. I've seen other facilities starting where they actually pull their car into a bay, service is ready right there.

Mr. Maciariello - I would love that.

(Tape inaudible).

Mr. Cooper - Welcome to Warrensburg. You know, you go into the other store, you drive into the garage door, you get out and, in perfect weather inside, you go up to the service counter and then there goes your car. We don't have that. Warren Ford is...

Mrs. Moore - So do you, with the storage of, when customers do come in, what do you, what's the process now with this new building, are they, are they required to park pretty much in front of a bay and then come see someone?

Mr. Maciariello - Yeah, there's a nice amount of room over there. There's, they can park in front of the bay. There's also parking, if you look on the map, where the wall is, where the, where the five spots are. So there is five spots up front, so, and it's actually much deeper than the map shows. I mean, you could... Ya know, we could park cars there for display as well as customer parking. We have tons of room.

Mrs. Moore - So that brings the question. With display, do you anticipate doing display? Sometimes people use that new lawn area. I'm not sure that would go over well.

Mr. Maciariello - The what area?

Mrs. Moore - The lawn area that...

Mr. Maciariello - No, I couldn't park anything on there. So no, that... I would imagine we'd back cars in around that island.

Mrs. Moore - Okay.

Mr. Maciariello - But we're not going to park on the island.

Mrs. Moore - Okay.

Mr. Cooper - Outside intercom system?

Mr. Maciariello - Yep. We're...

Mr. Cooper - For sales delivery and stuff like that?

Mr. Maciariello - Yeah, I'm meeting with the, the folks from Tech 2...

Mr. Cooper - Sure.

Mr. Maciariello - ...Friday and we have to connect the entire, both facilities with possibly surveillance, which we don't have now.

Mr. Cooper - Any additional outside lighting on that building, the new building you've acquired?

Mr. Maciariello - Yeah. The, below that valance on the front that, we have question if we can put a lift and bay under and a door, we're going to replace those globe lights with LED's, so it should be a lot brighter.

Mr. Spatz - How about on the ends of the buildings, any lighting there?

Mr. Maciariello - Any amount of lighting's going to help us sell cars and...

Mr. Spatz - Right, right.

Mr. Maciariello - ...help us keep a safe parking area, so any lights that are needed, I'm all for putting up.

Mr. Spatz - Very good.

Mrs. Moore - My suggestion with any new lighting is (inaudible) fixtures and downcast versus spotlights or floodlights.

Mr. Cooper - Currently you have that on the front of your building.

Mr. Maciariello - Okay.

Mr. Cooper - Correct? On your existing building.

Mr. Maciariello - I think they're down, down-facing.

Mr. Cooper - Yep.

Mrs. Moore - Consistent with your existing building.

Mr. Maciariello - Okay.

Mrs. Moore - Any new landscaping or anything like that proposed?

Mr. Maciariello - It's all pavement.

Mrs. Moore - Okay.

Mr. Cooper - I do believe Beautification takes care of the corner area.

Mrs. Moore - They do and that's why I was commenting that I doubt that would go over well if they...

Mr. Maciariello - No, it's...

Mrs. Corlew - True. True.

Mrs. Moore - And refuse would be handled similar to what it's handled now? You have some roll bins on the right side of the...

Mr. Maciariello - Yeah. So we have, we have a couple that comes in and takes our aerosol cans. They take our steel. They take our waste oil. We burn our waste oil. They take our coolant, recycled coolants. They take everything.

Mrs. Moore - What other... I know you have to get other permits for this being an auto service. For DEC or anything like that? Any requirements for them? Okay.

Mr. Maciariello - I've been through a DEC audit.

Mrs. Moore - Alright.

Mr. Maciariello - So I know what it takes to keep a clean facility and we're going to go along with those practices.

Mrs. Moore - Okay. Any other questions?

Mr. Maciariello - They have specific regulations. It's unbelievable, they're guidebook. It's a good guidebook. So as I said, we have an aerosol recycling system. We have waste oil containment. We have... They're pretty strict, for good reasons 'cause you're next to the river.

Mr. Cooper - Matt, one question I do have is your curbs that are existing currently.

Mr. Maciariello - Hm hm.

Mr. Cooper - There's no curb cutting applications out there to modify that at all?

Mr. Maciariello - I wouldn't need it.

Mr. Cooper - Okay.

Mr. Maciariello - There's entrances where entrances should be. I don't see anything restrictive at all. So I don't, I don't, I wouldn't seek to have any curbs cut.

Mrs. Moore - Again, there's not a public hearing scheduled and I don't see anyone in the audience to comment, so. The applicant has filled out a short environmental assessment form. Just a comment, number 2 should be checked yes (inaudible).

Mr. Cooper - Matt are you, are you guys... Let me ask you a question. Are you going to be putting any signs on that building, ya know, like sales office, on the exterior, not so much of an internal sign, of a window, but..?

Mr. Maciariello - They won't be massive signs, but they will be along the same theme of what we have on our current building. So yeah, we will be putting sales and service, but it won't be a big obnoxious sign. It'll be...

Mr. Cooper - Like you currently have.

Mr. Maciariello - Yeah.

Mr. Cooper - Like sales, open.

Mr. Maciariello - Yeah.

Mr. Cooper - Okay.

Mr. Maciariello - It'll be, it'll be the same thing the current building has.

Mrs. Moore - No change of... No additional free-standing sign? You don't anticipate that with the..?

Mr. Maciariello - I've thought about it, but I haven't gotten that far.

Mrs. Moore - Okay.

Mr. Maciariello - I've thought about... We have a, we have an antique sign up across the street from Car Care that I would love to take down and paint and have done...

Mr. Cooper - Refurbish it, sure.

Mr. Maciariello - Those old signs look beautiful. I'd like to have that done and put on the property somewhere but I haven't gotten that far yet.

Mrs. Moore - Okay. Alright. Compliance would be the only thing.

Mr. Maciariello - Yeah. Yeah. So for, for now it would just be small sales and service signs.

Mrs. Moore - Do you anticipate... Are you merging the properties or keeping them separate?

Mr. Maciariello - I think we're... Well...

Mrs. Moore - It doesn't... I'm just curious.

Mr. Cooper - Two different tax map numbers, so.

Mrs. Moore - Right, but he could potentially merge them.

Mr. Maciariello - Eventually.

Mrs. Moore - Okay.

Mr. Maciariello - The new property's in my name; the old property's in...

Mrs. Moore - Oh.

Mr. Maciariello - Mom's name, so.

Mrs. Moore - Okay.

Mr. Maciariello - So eventually we'll, we'll, merge 'em.

Mrs. Moore - Okay.

Mr. Maciariello - But not at this time, not at this time.

Mr. Cooper - Hm hm.

Mrs. Moore - If there's no more...

Mr. Cooper - I don't have any other questions.

Mrs. Moore - No other questions, okay.

Mr. Spatz - I'm all set.

Mrs. Moore - The environmental assessment form was complete; it's a short form. I don't see any significant adverse environmental impacts, so I need a motion that indicates that.

Mrs. Robichaud - I make a motion to accept the short environmental assessment form.

Mr. Spatz - I'll second it.

Mrs. Moore - Okay. Under discussion, just the addition that it's no, it's a neg dec and it's no significant environmental impacts from the project as proposed. All those in favor.

RESOLUTION #2017-5

Motion by: Danielle Robichaud

Second by: David Spatz

RESOLVED, to deem application #SPR 2017-2, by Warren Ford, tax map #211.18-1-15.2, located at 3705 Main Street, for site plan review, as having a negative declaration under SEQRA; therefore finding there are no significant adverse impacts.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,
Sharon Sutphin

Nays: None

Mrs. Moore - And then I need a motion for the application itself.

Mr. Cooper - I make a motion for site plan review, number 2017-2, tax map number 211.18-1-15.2, 3705 Main Street, to allow conversion of use for the retail sales to automotive sales and service.

Mr. Spatz - I'll second it.

Mrs. Moore - Okay, under discussion, is there any conditions that the board foresees that needs to be placed on this?

Mr. Spatz - I don't see any.

Mrs. Moore - I don't see any either. So all those in favor.

RESOLUTION #2017-6

Motion by: Gary Cooper

Second by: David Spatz

RESOLVED, to approve application #SPR 2017-2, by Warren Ford, tax map #211.18-1-15.2, located at 3705 Main Street, for site plan review, to allow conversion of use from retail sales to automobile sales and service.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,
Sharon Sutphin

Nays: None

Mr. Spatz - Matt, it's good to see you keeping your family business going forward..

Mr. Maciariello - Thank you.

Mr. Spatz - ...and it's a good thing for Warrensburg. Thank you.

Mr. Maciariello - It's, it was Dad's dream and it's my dream, so. Thank you.

Mrs. Moore - Thank you.

Mr. Cooper - Nice seeing you, Matt. My best to the family and you know I always see you (inaudible).

Mrs. Corlew - Matt, whoever's coming in to get the permit, just have them call ahead to make sure I'm there, so I can give them, so I can give you (inaudible). Okay?

Mrs. Moore - So I had moved the minutes to, approval of previous minutes from July 5th. Has anybody had an opportunity to read them?

Mr. Spatz - Yes.

Mrs. Moore - So I need a motion to accept the minutes as presented.

Mr. Cooper - I accept the minutes that has been presented.

Mrs. Moore - And Sharon, you'll second that?
 Mr. Cooper - You'll second that?
 Mrs. Sutphin - I'll second it.
 Mrs. Moore - Okay. All those in favor.

RESOLUTION #2016-7

Motion by: Danielle Robichaud
 Second by: David Spatz

RESOLVED, to approve the Planning Board minutes of July 16, 2016
 (without correction).

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore Gary Cooper,
 Sharon Sutphin
 Nays: None

Mrs. Moore - So the minutes have carried. And then there's
 organization of the board. There's appointment of a Chairperson,
 Vice Chairperson and Secretary and confirmation of meeting nights and
 times. I'll start with meeting nights and times first. People are
 okay with the second Tuesday of the month at 7:00?

Mr. Spatz - Yes.

Mrs. Moore - Like to continue that?

Mr. Cooper - Yes.

Mrs. Moore - Do you need that as a motion?

Mr. Spatz - I make a motion that we leave the meeting the same time.

Mrs. Robichaud - I second it.

Mrs. Moore - All those in favor.

RESOLUTION #2016-8

Motion by: David Spatz
 Second by: Danielle Robichaud

RESOLVED, to hold Planning Board meetings on the first Tuesday of
 each month at 7:00 p.m.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore Gary Cooper,
 Sharon Sutphin
 Nays: None

Mrs. Moore - I'll start with Secretary. I believe Danielle..

Mr. Spatz - Danielle.

Mrs. Moore - Nomination.

Mrs. Corlew - You do a good job.

Mr. Robichaud - Okay.

Mrs. Moore - I understand that our board is, consensus that we'd like to appoint Danielle as our secretary. I'll make that as a motion.

Mr. Cooper - I make a second motion.

Mrs. Moore - Okay. All those in favor.

RESOLUTION #2016-9

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to appoint Danielle Robichaud as Planning Board Secretary.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Laura Moore, Gary Cooper, Sharon Sutphin

Nays: None

Abstention: Danielle Robichaud

Mrs. Moore - Under Vice Chair...

Mr. Spatz - I make a motion we nominate Gary Cooper.

Mrs. Robichaud - I second it.

Mrs. Moore - Okay. All those in... Under discussion, anybody else want to jump in? Okay. Alright. All those in favor.

RESOLUTION #2016-10

Motion by: David Spatz

Second by: Danielle Robichaud

RESOLVED, to appoint Gary Cooper as Planning Board Vice Chairman.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin

Nays: None

Abstention: Gary Cooper

Mrs. Moore - For Chairperson...

Mr. Robichaud - Laura.

Mr. Spatz - Laura Moore.

Mrs. Moore - Okay. I can't make that motion.

Mrs. Corlew - Who's motioning?

Mrs. Robichaud - I'm making a motion to appoint Laura Moore as Chairperson.

Mr. Spatz - I'll second that.

Mrs. Moore - All those in...

Mr. Cooper - All in favor.

Mrs. Moore - ...favor.

RESOLUTION #2016-11

Motion by: Danielle Robichaud

Second by: David Spatz

RESOLVED, to appoint Laura Moore as Planning Board Chairman.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Gary Cooper, Sharon Sutphin

Nays: None

Abstention: Laura Moore

Mrs. Corlew - Alright. Very efficient.

Mrs. Moore - Okay, that completes our topics for organizational. Communications, you have two Town and Topics.

Mrs. Corlew - Not everybody, but...

Mrs. Moore - Oh.

Mrs. Corlew - Whoever gets...

Mrs. Moore - Some of 'em get 'em at their home, don't they?

Mrs. Corlew - No. I... I don't know how they get the names. I think Donna's supposed to provide a list to somebody, but I, I don't know.

Mrs. Moore - Okay. I can...

Mrs. Corlew - It usually catches up with the two years and then when they're not a member anymore, we start getting 'em.

Mrs. Moore - So, alright. There is a... We did... Some of us did attend the conference in Saratoga recently in January and it was very well attended and they had definitely new topics and it was, I liked the presentations that were done.

Mr. Cooper - I was there.

Mrs. Moore - I know.

Mr. Cooper - For a little bit.

Mrs. Moore - Oh, I didn't see you leave, so I knew you were there for a little bit and then Sharon was there. And then we had a few members from the Zoning Board too, I believe.

Mr. Spatz - I never got any information that they were having that.

Mrs. Corlew - I was there. I saw you earlier. Did we have anybody from... Oh yes, Theresa Coughlin was there.

Mr. Cooper - Theresa was there. I saw her.

Mrs. Corlew - Yep. She was there.

Mrs. Moore - (Inaudible). So we have, there is another, a conference..

Mr. Spatz - I don't... I didn't see anything.

Mrs. Moore - You didn't see anything. I apologize. But there's a conference at the end of March for the New York Planning Federation and if we're interested in that, we should let Patti know.

Mr. Cooper - Where is that located?

Mrs. Moore - That'll be at the Saratoga... I believe it'll be at the City Center again. I'm not certain. Or it's in the hotel that's adjacent to it. I actually think it's in the hotel adjacent to it. And again, that's a Monday, Tuesday. Monday is the full day.

Mr. Cooper - Okay.

Mr. Spatz - What date is that in March?

Mrs. Robichaud - Monday.

Mrs. Moore - It's the last week.

Mrs. Corlew - Yeah, isn't it a couple days?

Mrs. Moore - It's typically a couple days, but I would encourage us to at least attend the one day.

Mr. Cooper - We have to have approval on this?

Mrs. Robichaud - Board approval?

Mrs. Moore - I don't think it's Board approval.

Mr. Cooper - Town Board approval?

Mrs. Corlew - How much does it...

Mrs. Robichaud - If it costs something...

Mrs. Corlew - Yeah, if it's costs something... Kevin's usually very supportive of anybody going.

Mrs. Moore - Yeah, I was going to say, (inaudible).

Mrs. Corlew - But I don't know what the cost is for going.

Mrs. Moore - I'll, I'll share that information with you and then we can give it to the Board.

Mrs. Corlew - Okay.

Mrs. Moore - So it's the, March 27th and 28th. The 28th is a half day, so that's why I would encourage us to do the Monday, Monday the 27th.

Mrs. Robichaud - The 27th.

Mrs. Moore - Yes. Okay, so...

Mrs. Corlew - Yeah, if you pass that on to me, I'll, I'll run it by Kevin and then, then pass it on to the others.

Mrs. Moore - Alright. And congratulations.

Mrs. Corlew - Oh, thanks.

Mrs. Moore - You are now our Zoning Administrator. And that's the last items that I had. Does anybody else have any other comments or things that they need to share with the board?

Mr. Cooper - Negative.

Mrs. Moore - Okay.

Mrs. Corlew - It doesn't look like you're going to have a meeting next month because nothing came in.

Mrs. Moore - Nothing came in?

Mrs. Corlew - The deadline was the other day.

Mrs. Robichaud - I make a motion to adjourn.

Mr. Spatz - I'll second it.

Mrs. Moore - All those in favor.

Motion by Danielle Robichaud, second by David Spatz and carried to adjourn the Planning Board meeting at 7:52 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb02072017

RESOLUTION #2017-1

Motion by: David Spatz
 Second by: Danielle Robichaud

RESOLVED, to deem application #SPR 2016-3 by Curtis Dybas for New Way Lunch, tax map #211.13-3-39, located at 3748 Main Street, for site plan review, as having a negative declaration under SEQRA; therefore finding there are no significant impacts.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,
 Sharon Sutphin
 Nays: None

RESOLUTION #2017-2

Motion by: Danielle Robichaud
 Second by: David Spatz

RESOLVED, to approve application #SPR 2016-3 by Curtis Dybas for New Way Lunch, tax map #211.13-3-39, located at 3748 Main Street, for site plan review, to allow construction of a 24 x 38 ft. addition to the rear of the existing structure.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper,
 Sharon Sutphin
 Nays: None

RESOLUTION #2017-3

Motion by: Danielle Robichaud
 Second by: David Spatz

RESOLVED, to deem application #SPR 2017-1, by Giovanni & Margaret Canepa, tax map #210.12-2-18, located at 3918 Main Street, for site plan review, as having a negative declaration under SEQRA; therefore finding there are no significant adverse impacts.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin
 Nays: None
 Abstention: Gary Cooper

RESOLUTION #2017-4

Motion by: David Spatz
 Second by: Sharon Sutphin

RESOLVED, to approve application #SPR 2017-1, by Giovanni & Margaret Canepa, tax map #210.12-2-18, located at 3918 Main Street, for site plan review, to allow conversion of use from an office to a pizzeria/restaurant, with the condition that the applicant provide documentation to the file that there will be a parking agreement with the adjoining neighbor.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin
 Nays: None
 Abstention: Gary Cooper

RESOLUTION #2017-5

Motion by: Danielle Robichaud
 Second by: David Spatz

RESOLVED, to deem application #SPR 2017-2, by Warren Ford, tax map #211.18-1-15.2, located at 3705 Main Street, for site plan review, as having a negative declaration under SEQRA; therefore finding there are no significant adverse impacts.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin
 Nays: None

RESOLUTION #2017-6

Motion by: Gary Cooper
 Second by: David Spatz

RESOLVED, to approve application #SPR 2017-2, by Warren Ford, tax map #211.18-1-15.2, located at 3705 Main Street, for site plan review, to allow conversion of use from retail sales to automobile sales and service.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Gary Cooper, Sharon Sutphin
 Nays: None

RESOLUTION #2016-7

Motion by: Danielle Robichaud
 Second by: David Spatz

RESOLVED, to approve the Planning Board minutes of July 16, 2016 (without correction).

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore Gary Cooper,
 Sharon Sutphin
 Nays: None

RESOLUTION #2016-8

Motion by: David Spatz
 Second by: Danielle Robichaud

RESOLVED, to hold Planning Board meetings on the first Tuesday of each month at 7:00 p.m.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore Gary Cooper,
 Sharon Sutphin
 Nays: None

RESOLUTION #2016-9

Motion by: Laura Moore
 Second by: David Spatz

RESOLVED, to appoint Danielle Robichaud as Planning Board Secretary.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Laura Moore, Gary Cooper, Sharon Sutphin
 Nays: None
 Abstention: Danielle Robichaud

RESOLUTION #2016-10

Motion by: David Spatz
Second by: Danielle Robichaud

RESOLVED, to appoint Gary Cooper as Planning Board Vice Chairman.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Laura Moore, Sharon Sutphin

Nays: None

Abstention: Gary Cooper

RESOLUTION #2016-11

Motion by: Danielle Robichaud
Second by: David Spatz

RESOLVED, to appoint Laura Moore as Planning Board Chairman.

DULY ADOPTED ON THIS 7TH DAY OF FEBRUARY, 2017 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Danielle Robichaud, Gary Cooper, Sharon Sutphin

Nays: None

Abstention: Laura Moore