

**Minutes
Warrensburg Planning Board
August 21, 2012**

Board Members Present: David Spatz, Alice Farrell, Laura Moore, Lynn Smith (Alternate)

Board Members Absent: Shale Miller, Danielle Robichaud (Alternate)

Others Present: Dan Chamberlain, Jane Lecount, Patti Corlew, Chris Belden (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

Mrs. Moore - Good evening. I'll bring tonight's Town of Warrensburg Planning Board meeting to order. Today is August 21, 2012. It is 7:00 p.m. We do have a quorum this evening. There's an opportunity to approve the previous minutes of January 17, 2012. Has everyone had an opportunity to look at them? I reviewed them; I didn't see anything that needed to be amended or changed. I would suggest that we approve as submitted.

Mr. Spatz - Make a motion we approve the meeting from January's meeting.

Mrs. Moore - I second that. All in favor?

Mrs. Smith - Aye.

Mrs. Moore - Aye.

Mrs. Farrell - I abstain because I was not in attendance.

Mrs. Smith - Yeah, I wasn't here either.

Mrs. Moore - Well... Therefore, we'll approve the minutes..

Mrs. Corlew - You had the minutes to read though, right?
(Tape inaudible).

Mrs. Corlew - I believe you can approve them.

Mrs. Moore - You can approve them.

Mrs. Farrell - Okay.

Mrs. Smith - I voted too for approval.

Mrs. Moore - Minutes are approved as submitted.

RESOLUTION #2012-3

Motion by: David Spatz

Second by: Laura Moore

RESOLVED, to approve Planning Board minutes of January 17, 2012
(without correction).

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: Dave Spatz, Alice Farrell, Laura Moore, Lynn Smith

Nays: None

Abstention: Alice Farrell

Mrs. Moore - First order of business is under new business. This is site plan review 2012-1. Tax map is 211.13-1-35, at 3839 Main Street. Applicant is Daniel Chamberlain to allow the new use of a bistro in portion of the building, and Dan is present. Could you give us a brief overview of the project? And if, if you can speak loud enough, you don't have to step up to the mike.

Mr. Chamberlain - Well, I'll try to.

Mrs. Moore - Okay.

Mr. Chamberlain - Basically, we're just looking at... We live upstairs in the old part of the building, and so it will go downstairs. We just wanted to make like a little bistro (inaudible) probably afternoon and kind of dinner hour area and kind of, something pretty simple; basically like soup, salads, sandwiches. Like to put a juice bar and coffee bar and then maybe a beer and wine bar (inaudible) in the next, (inaudible). I don't know how that'll be, but, ya know, something simple. Patty likes cooking and she's always working at different restaurants, so...

Mrs. Moore - How many seats do you expect?

Mr. Chamberlain - Ya know, it's a very small space.

Mrs. Moore - Okay.

Mr. Chamberlain - There's, there's going to be like a central kind of kitchen, bar area that there'll be some kind of bar-like seating, and then there's, besides that, three other rooms, probably like, ya know, maybe three, four tables could fit in a room. (Inaudible). I don't know if you saw the, (inaudible) diagram (inaudible).

Mrs. Moore - Like three in each room?

Mr. Chamberlain - Yeah. (Inaudible) gives you the dimensions of the... The, the second to the back... Well, the second to the bottom page.

Mrs. Moore - 12 by 19?

Mr. Chamberlain - It's this room right here.

Mrs. Moore - 14 by 19?

Mr. Chamberlain - 14 by 19, that's where the cooking area and then the bar area basically sits here and here. And then the other rooms would just be tables.

Mrs. Moore - Okay. Do you plan on outside seating?

Mr. Chamberlain - No. (Inaudible). We want to keep this kind of small and simple. We don't want to get carried away with it.

Mrs. Moore - And parking, you have, we have on-street parking in that area and do you plan on using the driveway?

Mr. Chamberlain - It could be used.

Mrs. Moore - Could be used, okay.

Mr. Chamberlain - Yeah. There's about, I figure about six spaces (inaudible). I think on-street would be probably be pretty, ya know, suffice.

Mrs. Moore - The most, most people would be able to use on-street parking. The signage, are you going to do lighting?

Mr. Chamberlain - Yeah, kind of like, it would be an internally lit sign, like my sign is right now, but I wouldn't make it. Like mine is (inaudible) triangle).

Mrs. Moore - Hm hm.

Mr. Chamberlain - I just want to make it maybe this wide, ya know, so it's just, ya know, it's lighted from both sides, but it's not real wide (inaudible).

Mrs. Moore - Okay.

Mr. Chamberlain - (Inaudible) similar size and it would be set off over towards where my driveway is.

Mrs. Moore - What note that we received back from the County was, 'please ensure that the proposed sign location does not obstruct sight lanes from persons exiting the property'. So sometime take a look at how, when you go to pull out of the driveway, where it would an obstruction, so...

Mr. Chamberlain - Yeah. It's set back... I would set it back as far as my other sign, and if you ever see where that... I know it's kind of hard for the, when you pull up to the edge of my driveway, you're past that sign and you're looking both ways.

Mrs. Moore - Any other outdoor lighting?

Mr. Chamberlain - Just like porch lighting.

Mrs. Moore - Okay.

Mr. Chamberlain - No real changes on the lighting. I might have like a, a sign, a lit sign that would say entrance, ya know (inaudible). That would probably be placed on the side of the building. Anybody else have any other questions?

Mrs. Farrell - My only concern is the sight line coming up the driveway, as it is a, it's a hill coming onto a very main road.

Mr. Chamberlain - Hm hm.

Mrs. Farrell - And that is always a concern, for me anyway, the traffic piece, and plus you have the entrance to the Grand Union, somewhat immediately across the street. So you have cars that are slowing there already and you could end up with somewhat of a bottleneck there so that people need to be careful, particularly if there are cars parked along the sidewalk...

Mr. Chamberlain - Right.

Mrs. Farrell - ...there as well.

Mr. Chamberlain - I mean, I guess to me, I... I don't know. I mean, the, it's, I've never had any trouble pulling out of there.

Stewart's is a lot more of a problem between that side street, the street (inaudible) pulling out, I think, than my house. There is

that, the Grand Union entrance/exit across the street, but I never find it a problem even if cars are on, on the (inaudible).

Mrs. Farrell - It's just a concern.

Mr. Chamberlain - Right. I mean, when you get to the top of my driveway, before you go out onto the street, you're actually almost, 'cuz there's the sidewalk and then there's the apron, so you aren't, you aren't like this. You're actually level (inaudible).

Mrs. Farrell - (Inaudible).

Mr. Chamberlain - Well, I mean that whole street is (inaudible) from Stewart's all the way back.

Mrs. Farrell - Oh, that's right, yeah.

Mr. Chamberlain - And the only concern usually is in the winter, but I'm the only one that (inaudible). If you ever go by my place, it's the only place that you can park (inaudible). And I keep that clear pretty much all the way down to, well, past Lecount's house and I might go even a little further if I have to. Sometimes I do just because (inaudible), if I don't do that, then (inaudible).

Mrs. Moore - Getting a pile-up there?

Mr. Chamberlain - Pushing it back. Yeah.

Mrs. Moore - We don't have a public hearing, but does a neighbor wish to comment on the application? Meaning you, Mrs. Lecount. It's up...

Mrs. Lecount - Well...

Mrs. Moore - ...to you.

Mrs. Lecount - Lecounts live next door and we have no objection whatsoever.

Mr. Spatz - Very good.

Mrs. Moore - Thanks.

Mr. Chamberlain - My other neighbor is the, is the Town.

Mrs. Smith - The Town, yeah.

Mr. Lecount - Good neighbor.

Mr. Chamberlain - They're pretty quiet (inaudible).

Mrs. Smith - (Inaudible).

Mrs. Moore - Okay. I will go. We've completed a long form environmental assessment form because this project is located in an historic district, triggering the long environmental review, and I ask the board members to take a quick look through the information that he's provided and then I will read the questions. And I'll start with project, Part II, Project Impacts and Their Magnitude. Category - Impact on Land. Question 1, will the proposed action result in a physical change in the project site? No. Question 2, will there be an effect to any unique or unusual land forms found on the site? No. Question 3, impact on the water. Will proposed action affect any water body designated as protected under Article 152425 of the Environmental Conservation Law? No. Question 4, will proposed action affect any non-protected, existing or new body of water? No. 5, will proposed any affect surface or ground water quality or quantity? No. 6, will proposed action alter drainage

flow or patterns or surface water run-off? No. Effect on Air. Question 7, will proposed action affect air quality? No. Impact on Plants and Animals. Will proposed action affect any threatened or endangered species? No. Question 9, will proposed action substantially affect non-threatened or non-endangered species? No. Impact on Agricultural Land Resources. Question 10, will proposed action affect agricultural land resources? No. Impact on Aesthetic Resources. Question 11, will proposed action affect aesthetic resources? If necessary, use visual EAF. And there are no... This project will not affect aesthetic resources, no. Impact on Historic, Archeological Resources. Question 12, will proposed action impact any site or structure of historic, prehistoric or paleontological importance? No. Impact on Open Space and Recreation, question 13, will proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities? No. Impact on Critical Environmental Areas. Question 14, will proposed action impact the exceptional or unique characteristics of critical environmental area, CEA established pursuant to subdivision 6NYCRR617.14g? No. Impact on Transportation. Question 15, will there be an effect to existing transportation systems? No.

Mrs. Farrell - Can I just ask a question about that?

Mrs. Moore - Hm hm.

Mrs. Farrell - Deliveries. How are you going to get your supplies?

Mr. Chamberlain - How are we going to get our supplies?

Mrs. Farrell - Yeah.

Mr. Chamberlain - Well, I haven't really got that far. We prob, ya know, I guess there might be a delivery truck that will come, but I don't know. I mean, we aren't really doing anything real big here, ya know.

Mrs. Farrell - Right.

Mrs. Moore - Are you picking up your, are you generally because you're what, a smaller operation, you generally would be going, you, yourself in your vehicles would be travelling and picking up that sort of..

Mr. Chamberlain - I kind of figured is what we'd be doing. I mean, this is not like a major restaurant where there's going to be tractor trailers coming (inaudible). I guess there, there could be a delivery truck, ya know, at some point. I do have enough room in, that, that a truck can go in the back, go down and turn around.

Mrs. Farrell - Okay.

Mr. Chamberlain - And then come back up.

Mrs. Farrell - Okay.

Mr. Chamberlain - (Inaudible).

Mrs. Farrell - 'Cause that's just a thought, again, because that is a state highway there and..

Mr. Chamberlain - I mean, I don't think I'm ever going to get a tractor trailer in there.

Mrs. Farrell - No, but even, even a moderate sized truck.

Mr. Chamberlain - If there is a straight truck, they could pull down, they could drive straight down, they can turn around out back and then drive straight out. So it's not's (inaudible). I guess I (inaudible).

Mrs. Farrell - Yeah. I was just kind of thinking of someone back, a truck backing into your driveway that could impact both lanes of...

Mr. Chamberlain - Yeah, I know...

Mrs. Farrell - ...of traffic.

Mr. Chamberlain - They would be able to drive in...

Mrs. Farrell - Okay.

Mrs. Chamberlain - ...(inaudible) tractor trailer.

Mrs. Farrell - No, no, but even a, a box truck. Okay.

Mrs. Moore - Again, question 15, will there be an effect on existing transportation system and the answer is no. Effect on Energy.

Question 16, will proposed action affect the community's sources of fuel or energy supply? No. Noise and Odor Impact. Question 17, will there be an objectionable odors, noise or vibration as a result of the proposed action? No. Impact on Public Health. Question 18, will proposed action affect public health and safety? No. Effect on Growth and Character of Community or Neighborhood. Question 19, will proposed action affect the character of the existing community? No. And question 20, is there or is there likely to be public controversy related to potential adverse environmental impacts? No. And I request a motion that indicates the project will result in any large and important impacts and therefore, is one which will not give a significant impact on the environment; therefore, a negative declaration will be prepared.

Mrs. Farrell - So moved.

Mrs. Moore - Second?

Mr. Spatz - I'll second it.

Mrs. Moore - All those in favor.

Mrs. Smith - Aye.

Mrs. Farrell - Aye.

Mrs. Moore - Aye.

RESOLUTION #2012-4

Motion by: Alice Farrell

Second by: David Spatz

RESOLVED, to deem application SPR #2012-1 by Daniel Chamberlain, for tax map #211.13-1-35, located at 3939 Main Street for site plan review to allow the new use of a bistro, as having no large or important impacts and therefore, is one which will not give a significant impact on the environment; therefore, a negative declaration will be prepared.

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Lynn Smith

Nays: None

Mrs. Moore - Is there any other questions from board member? Staff, is there any other questions that we should be aware of about the project and it's location?

Mr. Belden - Nope. I don't think so.

Mrs. Moore - Okay.

Mr. Belden - Just that, make sure you come in and get the permit to do it before you get up and running.

Mr. Chamberlain - The permit?

Mr. Belden - Yeah.

Mr. Chamberlain - Yeah, before I contact the (inaudible)?

Mr. Belden - Yeah, yeah. Before you go down to the County and before you get up and (inaudible).

Mr. Chamberlain - Before I do anything and (inaudible).

Mr. Belden - Stop in, yeah, and just finish the permit.

Mr. Chamberlain - Okay.

Mr. Belden - Stuff like that, but as long as they've gotten everything straightened around with you...

Mrs. Moore - Just clarification, the sign that's being proposed will be set back similar to the existing sign that's on the site. And I suggest that there's a motion made to approve the application.

Mrs. Smith - I'll move (inaudible).

Mrs. Moore - Second?

Mrs. Farrell - Second.

Mrs. Moore - Okay. Application approved to allow the new use of the bistro in portion of the building. All those in favor.

Mr. Spatz - Aye.

Mrs. Moore - Aye.

RESOLUTION #2012-5

Motion by: Lynn Smith

Second by: Alice Farrell

RESOLVED, to approve application SPR #2012-1 by Daniel Chamberlain, for tax map #211.13-1-35, located at 3939 Main Street for site plan review to allow the new use of a bistro in a portion of the building.

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Lynn Smith

Nays: None

Mr. Chamberlain - Thank you.

Mrs. Moore - You're welcome.

Mr. Spatz - (Inaudible) Mr. Chamberlain, and glad you're getting some business in Warrensburg (inaudible).

Mr. Chamberlain - Well, I hope it works out. I think there's a lot (inaudible).

Mr. Spatz - And the paint job you did on that building is absolutely...

Mr. Chamberlain - Well... When it started out, I got a lot of comments about it, but it looks better when it's all the same color.

Mr. Spatz - That's good.

Mr. Chamberlain - Tough (inaudible) building. Lot of, lot of (inaudible).

Mr. Spatz - Lot of work.

Mr. Chamberlain - Yeah, it was a lot of work. I was lucky I got those guys. They just happened to be down at that time and looking for something and I don't know what I would've done if (inaudible).

Mrs. Moore - Is there any other questions of board members? Do we... Do you have a question? Okay. I don't have any communications. I don't have any comments. So we can motion for adjournment?

Mr. Belden - Oh, do you want to do the organizational?

Mrs. Moore - Can't.

Mr. Belden - It's August.

Mrs. Moore - I know it's August. It's already been... I believe the Town Board already appointed...

Mrs. Corlew - Shale.

Mrs. Moore - ...Shale as...

Mr. Belden - For Chairperson.

Mrs. Moore - ...Chairperson.

Mrs. Smith - Chair, yeah.

Mrs. Corlew - I don't know if you want to just select, keep it the way you had it, just for the rest of the year in one motion maybe. That's just a suggestion. I don't know...

Mrs. Moore - (Inaudible).

Mrs. Corlew - ...if that sounds okay to you.

Mrs. Moore - Organization of the Planning Board. This year the Town Board has already appointed Chairperson, Shale Miller, Vice Chairperson, myself, Laura Moore and I don't know if they've appointed a secretary.

Mrs. Corlew - No.

Mr. Belden - They don't.

Mrs. Corlew - (Inaudible) would be up to you. I don't know who was Secretary last year. I can't remember.

Mr. Belden - Alice was.

Mrs. Smith - Alice was.

(Tape inaudible; people talking at once).

Mrs. Moore - We'll continue with a nomination of Alice Farrell as our Secretary.

Mrs. Smith - (Inaudible).

Mrs. Moore - And our meetings and nights and times will remain the same for the remainder of the year.

Mrs. Farrell - Which is?

Mrs. Moore - Every third Tuesday.

Mrs. Farrell - Right.

Mrs. Moore - Is that motion from..? Can I make that motion?

Mrs. Corlew - Yeah.

Mrs. Moore - Yeah. I therefore make that motion.

Mr. Spatz - I'll second.

Mrs. Moore - All those in favor.

Mrs. Smith - Aye.

Mrs. Farrell - Aye.

RESOLUTION #2012-6

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to appoint Shale Miller as Chairperson, Laura Moore as Vice Chairperson and Alice Farrell as Secretary of the Planning Board, and to have meeting nights and times the third Tuesday of each month at 7:00 p.m.

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Lynn Smith

Nays: None

Mrs. Corlew - Now we can take it off the agenda.

Mrs. Moore - There we go. There being no further business, we can adjourn.

Planning Board meeting of August 21, 2012 was adjourned at 7:25 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb08212012

RESOLUTION #2012-3

Motion by: David Spatz
Second by: Laura Moore

RESOLVED, to approve Planning Board minutes of January 17, 2012
(without correction).

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: Dave Spatz, Alice Farrell, Laura Moore, Lynn Smith
Nays: None
Abstention: Alice Farrell

RESOLUTION #2012-4

Motion by: Alice Farrell
Second by: David Spatz

RESOLVED, to deem application SPR #2012-1 by Daniel Chamberlain, for tax map #211.13-1-35, located at 3939 Main Street for site plan review to allow the new use of a bistro, as having no large or important impacts and therefore, is one which will not give a significant impact on the environment; therefore, a negative declaration will be prepared.

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Lynn Smith
Nays: None

RESOLUTION #2012-5

Motion by: Lynn Smith
Second by: Alice Farrell

RESOLVED, to approve application SPR #2012-1 by Daniel Chamberlain, for tax map #211.13-1-35, located at 3939 Main Street for site plan review to allow the new use of a bistro in a portion of the building.

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Lynn Smith
Nays: None

RESOLUTION #2012-6

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to appoint Shale Miller as Chairperson, Laura Moore as Vice Chairperson and Alice Farrell as Secretary of the Planning Board, and to have meeting nights and times the third Tuesday of each month at 7:00 p.m.

DULY ADOPTED ON THIS 21ST DAY OF AUGUST, 2012 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Alice Farrell, Laura Moore, Lynn Smith

Nays: None