

Minutes
Warrensburg Planning Board
June 2, 2020

Board Members Present: Suzanne Tyler, Susan Hull, Sharon Sutphin, Sandi Parisi

Board Member Absent: Linda Marcella; John Franchini

Others Present: Steve Lofgren, Attorney Jeffrey Meyer, Tom Hutchins, Gary McCoola, Mike Colvin, Patti Corlew (Zoning Administrator)

Meeting Commenced at 7:00 p.m.

(Please note: there was some technical difficulty and several people were wearing masks; therefore the dictation was muffled throughout).

Mrs. Sutphin - It's April 7, 2020; 7 p.m. As per Governor Cuomo's executive order 202.1, Article 7, of the public officer's law, to the extent necessary to permit any body to meet and take such actions authorized by the law without permitting any person access to meetings and authorizing such meetings to be held remotely by conference call or similar service provided that the public has the ability to view or listen to such proceedings and that such proceedings are recorded and later transcribed. We've established a quorum. The first thing we need to do is get the approval of the minutes of the last meeting.

Mrs. Tyler - I'll make a motion to accept the minutes.

Mrs. Hull - I'll second it.

Mrs. Sutphin - Okay, motion is approved. Okay, new business. We're here for site plan review 2020-1, tax map #210.12-2-20.2, 3940 Main Street, applicant Steve Lofgren, to allow operation of an auto dealership and service center. Would you like to...?

Mr. Meyer - Absolutely. My name is Jeffrey Meyer. And I'm an attorney with Meyer, Fuller & Stockwell out of Lake of George on behalf of the applicant, Mr. Lofgren, as well as Tom Hutchins, the engineer, and Gary McCoola, the architect. We are here (inaudible) sales and service statin. The use itself was granted a use variance by the Zoning Board of Appeals back in 2017 and the current use is their automotive display area approved by the Zoning Board of Appeals in (inaudible)

automotive dealership. I'm going to turn it over to Tom Hutchins (inaudible) design details (inaudible) couple things. (Inaudible) It's set back (inaudible) Oscars (inaudible). In terms of the zoning and size, being a car dealership, (Inaudible) so Chrysler Jeep Dodge has (inaudible) dictate size, dimensions, appearance; things like that. We are given a little bit of leeway. There's been a (inaudible) which is we've done, but in terms of (inaudible). I'll let Tom and Gary talk about the aesthetics (Inaudible).

Mr. Hutchins - (Inaudible) overall site plan. This being Main Street (inaudible), post office (inaudible). This is Oscar's building. Our proposed building (inaudible) post office. (Inaudible). Our parcel is just under four acres and we sited the building (inaudible). Ideally, we have a perfectly flat site (inaudible). This side of the building and the north side will be (inaudible) building, maybe a concrete wall (inaudible) and then on the other end (inaudible). Other than that, we've shown we do have... We do have a little of freedom (inaudible) a buffer (inaudible). This little loop here you see if (inaudible) reference points and, and so many (inaudible) that are there now. Those are (inaudible) you can see the (inaudible). Basically from one (inaudible) will be generally (inaudible). We'll keep it (inaudible) current (inaudible). From, from about here back, we'll have to cut this area down a little bit, but (inaudible) so we can have it (inaudible) elevation. (Inaudible). We've got a pretty extensive storm water and drainage control system (inaudible). That's pretty much the look. (Inaudible).

Mrs. Sutphin - Okay, so they're going to keep the lot that they have then across the street?

Mr. Lofgren - Right.

Mrs. Sutphin - (Inaudible).

Mr. Lofgren - Yes.

Mrs. Sutphin - And you're going to put cars and trucks or whatever in the front area where they are now but in the back you're going to (inaudible) there, that's going to be parking for employees and customers?

Mr. Lofgren - Yeah. Like, some service customers can't pick their cars up the same day.

Mrs. Sutphin - Hm hm.

Mr. Lofgren - (Inaudible).

Mr. Hutchins - (Inaudible).

Mrs. Parisi - And I assume that you're paving this (inaudible) area?

Unknown speaker - Here? Yeah.

Mr. Hutchins - There is a more detailed plan that shows details of grading. (Inaudible). ...a lighting plan (inaudible). We have limited it again to (inaudible).

Mr. Hutchins continued his presentation indicating the plans that were previously submitted to the Zoning Office.

Mrs. Sutphin - I noticed that, that it said you're going to be keeping the existing sign. Are you going to light that?

Mr. Hutchins - Probably.

Mr. Lofgren - On the building?

Mrs. Sutphin - Off, by the street.

Mr. Lofgren - Oh that... Yeah, that would have to be changed. It'll be a different sign. It won't be that exact sign.

Mrs. Sutphin - Do you know what is going to be there? Do you have anything on what's going to be there on the sign? (inaudible).

Mr. Hutchins - As far as the detail of the signs?

Mrs. Sutphin - Yeah.

Mr. Hutchins - No, (inaudible).

Mrs. Sutphin - The size, the lighting. We're going to need that.

Mr. Hutchins - We, we could provide that.

Mrs. Sutphin - Okay, yeah, 'cause we're going to need that.

Mr. Hutchins - Do you have a specific sign ordinance?

Mrs. Corlew - Yes, we do.

Mr. Hutchins - Okay.

Mrs. Sutphin - On the lighting, how, is the lighting going to be on all night, instead of setting times for the lighting, (inaudible) off and on or.

Mr. Hutchins - (Inaudible).

Mr. Lofgren - (Inaudible). We close at 7 during the week and 3 on Saturday.

Mrs. Sutphin - So... (Inaudible).

Mr. Lofgren - ...crime is slow, so it's not an issue. Right? (Inaudible).

Mrs. Sutphin - So they'll be going off by 8, 9 o'clock? (

Mr. Lofgren - At 8 (inaudible).

Mrs. Hull - I do have a question. Many of the car dealers have an outside speaker so that you can say...

Mr. Lofgren - Yep, you're right.

Mrs. Hull - ...sales on...

Mr. Lofgren - Right.

Mrs. Hull - ...line 3 or whatever.

Mr. Lofgren - We don't currently use that now in our current store. We have indoor paging. We don't do it out outside because of where we're at, and there are people that live across the street too.

Mrs. Hull - So you won't be having that now?

Mr. Lofgren - No. Our whole system is designed for inside.

Mrs. Hull - These are old dealerships.

Mr. Lofgren - Yeah. They're a little different; different scenario.

Mrs. Sutphin - Okay, what about deliveries? Are deliveries going to be during operating hours or are they going to be at, during the night or what hour?

Mr. Lofgren - We have one a couple days a week. Chrysler will send us parts and they do deliveries during the nighttime. That's what we have right now currently.

(Tape inaudible).

Mrs. Sutphin - No, they're not cars. These are trucks that come.

(Inaudible).

Mr. Lofgren - (Inaudible).

Mrs. Sutphin - Yes. (Inaudible). Okay. Is there any way that could be regulated to not during the night? To, like normal hours because it is quite loud.

Mr. Lofgren - I believe they could be... (Inaudible) night service.

Mrs. Sutphin - Hm hm.

Mr. Lofgren - (Inaudible). ...doing deliveries (inaudible). That would be if we had (inaudible) parts the next day, they're sent from their warehouse and bring them in the night. (Inaudible) deliveries are all done during normal hours.

Mrs. Hull - So that's kind of a special, unique special part, so that's not something that happens on a normal basis?

Mr. Lofgren - No, it's not... It's not on a regular schedule. It wouldn't be every night getting deliveries. It's, we don't have the capacity to store our parts (inaudible). There's so many parts to a car and so many different brands, we can't keep everything.

Mr. Hutchins - So he's got a way to get into the building?

Mr. Lofgren - He does.

Mrs. Sutphin - Okay, this is a big question. How are you going to locate the cars on the lot? Are they going to set the alarm (inaudible)?

Mr. Lofgren - We've had the problem before. We don't do that (inaudible). Yep, it does happen. Sometimes the wind will set alarms off our vehicles which does happen. We try to (inaudible) the best we can. We have a key system that we just bought a few months ago. It's probably similar to the size of this desk and it stores every one of our keys for all our vehicles. And it has a computer program that we punch in the stock number and the drawer will... There's three different drawers (inaudible). The drawer will open and tell you where the car is. There's a light that flashes on the corresponding key and it'll tell you where that car is on the lot, the spot. You take the key out and (inaudible) in the car, so that has (inaudible). I am (inaudible) but that's a great help with insurance because keys are a lot now. Key fob's are... I don't know if you've ever lost a key fob. Key fob's are very expensive. It's a big help.

Mrs. Sutphin - Any, anybody else have any questions?

Mrs. Parisi - I have a... I assume you all read Doug and Louise's letter.

Mrs. Sutphin - Yes.

Mrs. Parisi - Okay. Well, one of my concerns, and I hesitate to even think about approving without... Because of what we went through with Dollar General, the size of the building. This zone was, and I understand, ya know, totally, the use, but it lists a smaller size building which is how Dollar General ended up not getting approved.

Mr. Lofgren - I'm not familiar with that case. I don't know...

Mrs. Parisi - It's the senior center which is right across from Tops, the white, big white house.

Mr. Lofgren - Yep.

Mrs. Parisi - Okay. They were looking for a 9,000 square foot building. In this zone, a four or five thousand square building is what's acceptable. I like the plan. I like... I like... I'm liking what you're saying, but I don't know that this Board should approve this without going through a variance and that's... (Tape inaudible; people speaking at once).

Mrs. Parisi - ...the size (inaudible).

Mrs. Sutphin - (Inaudible) variance.

Mrs. Parisi - Well, that's my comment.

Mrs. Sutphin - (Inaudible).

Mrs. Parisi - Other than the zone (inaudible) said it's smaller buildings...

Mrs. Corlew - Smaller is not defined in our code.

Mrs. Tyler - The variance that (inaudible) sales and service aspect of this project. (Inaudible) so with the continuation of your project (inaudible) variance, the proposed size of this building is in accordance with the variance that was already approved.

(Tape inaudible; people speaking at once).

Mrs. Corlew - ...automobile sales and services is generally a (inaudible).

Mrs. Tyler - Right. So to respond to the public comment, I think the variance that was already approved seems supersedes the question about the size. It's already been decided prior to this meeting, so (inaudible). We don't have grounds to ask for another variance. It's already been addressed. Right?

Mrs. Parisi - The size was not.

(Tape inaudible). I'll stop because obviously

Mrs. Sutphin - That's not how it works.

Mrs. Tyler - It's already been discussed in prior...

Mrs. Parisi - The size of the building?

Mrs. Tyler - The scope of the project.

Mrs. Sutphin - There's nothing wrong with the size of the building as to the size of the lot. There's no reason why we can't approve it because the lot is big enough to hold that building (inaudible) setbacks.

(Tape inaudible).

Mrs. Sutphin - Okay.

Mrs. Sutphin - Alright. Any other questions?

Mrs. Parisi - I did have an opinion... Okay, very minor. Would you consider having, in the front, I know you're set back ten feet for your... Would you consider (inaudible) very beginning. You're set back 10, which is about where the, those trees are.

Mr. Hutchins - Oh, you mean where the gravel starts?

(Tape inaudible).

Mrs. Sutphin - Yeah right. The cars are parked back ten feet as it is now.

(Tape inaudible).

Mrs. Sutphin - They're parked back at least 20 feet now.

(Tape inaudible).

Mr. Hutchins - And that's set back and the building is set back.

Mrs. Parisi - Right. I understand that.

Mr. Hutchins - (Inaudible) dotted line which is ten feet off the parcel line (inaudible) and that setback is the building setback.

Mr. Lofgren - I understand what you're saying.

Mr. Parisi - Yeah.

Mr. Lofgren - Here's that 10 foot setback, so (inaudible).

Mr. Hutchins - (Inaudible).

Mr. Lofgren - It's not going to... It's not going to come any closer to the road.

Mrs. Parisi - Okay. I understand.

(Tape inaudible; people talking at once).

Mrs. Parisi - There's two other things. In the building, this area right now area back here (inaudible). I'm hoping it is green. (Inaudible) section, between the two sections.

Mr. Lofgren - Oh, okay. Right.

Mrs. Parisi - Right. If it's going to be grass, it would be nice to have some kind of planted trees, maybe a colorful tree or just to break up...

(Tape inaudible).

Mrs. Tyler - We always like to see what's going to go up beforehand, prior. The signage also would (inaudible) code has to aesthetically match...

Mr. Lofgren - Sure.

Mrs. Tyler - ...what's going on, on the rest of the, of the lot. (Inaudible) be a problem in that, because (inaudible) they have their corporate standards or are you allowed to (inaudible) any of that.

Mr. Lofgren - In this case, I believe it's what they call a pylon sign. It starts from ground, it runs up (inaudible) square.

Mrs. Tyler - Hm hm.

Mr. Lofgren - (Inaudible) across. (Inaudible).

Mr. Hutchins - We'll get you (inaudible).

Mrs. Tyler - Okay. (Inaudible) we don't want to necessarily send you away without (inaudible) what we're looking forward and what you're, and obviously you (inaudible) standards (inaudible).

Mr. Lofgren - Yeah. They have a dealerships across the country, so they're used to all kinds of...

(Tape inaudible).

Mr. Lofgren - I've already had this conversation with the sign people (inaudible).

Mrs. Parisi - One more (inaudible). I assume there's enough room for a fire truck to get around the entire building?

Mr. McCoola - Not the entire building, but...

Mrs. Parisi - One side or the other so they can get to the back.

Mr. McCoola - Yeah.

Mrs. Parisi - Okay.

(Tape inaudible).

Mrs. Sutphin - ...going around the back?

(Tape inaudible).

Mrs. Sutphin - Once he gets that truck back there, how is he going to get out?

Mr. McCoola - He's going to have to back out or turn around and (inaudible).

Mrs. Sutphin - Okay. (Inaudible).

Mr. Lofgren - Yes. It's not a, not a tractor trailer size. It's a regular box (inaudible).

(Tape inaudible).

Mrs. Sutphin - I have some other questions. The access to the service bays, on (inaudible) looks very nice. When they're coming in and they're bringing a car in, they're not going to sit out in front of the bay and blast the horn for someone to come (inaudible) are they?

Mr. Lofgren - (Inaudible) to have two service guys (inaudible) four vehicles at one time.

Mrs. Sutphin - Okay.

Mr. Lofgren - It's very rare for us to have four customers at once. So the idea (inaudible) drive the car into the building and then from there, (inaudible) the repair shop, getting worked on.

Mrs. Sutphin - Now, so those doors will be open all the time?

Mr. Lofgren - No.

Mrs. Sutphin - Okay. What happens is, they come, they go out to car lot to repair it, and drive up and sit there and blast the horn until someone inside comes and (inaudible).

Mr. Lofgren - (Inaudible) the service provider sit right by the door in that view.

Mrs. Sutphin - And they're going to open it?

Mr. Lofgren - Yep. (Inaudible) open it. (Inaudible).

(Tape inaudible).

Mrs. Sutphin - Okay. (Inaudible) letter from the Goettsche's (inaudible) made part of the file. Anyone else have any other questions?

Mrs. Parisi - I assume (inaudible).

(Tape inaudible).

Mrs. Tyler - I have another question.

Mr. Lofgren - Sure.

Mrs. Tyler - It's not necessarily pertaining (inaudible). What is the plan for the existing building now. Are you going to continue to use it as a display lot?

Mr. Lofgren - Yeah. Display lot, storage lot and (inaudible) we do have 3 other service bays in the back (inaudible) parts storage or service capacity.

Mrs. Sutphin - So (inaudible) employees from (inaudible) are going to be coming up here?

Mr. Lofgren - Yeah, we have... Before the COVID, we had 41 employees and now we'll probably have 30 or so will be at the new store and 10 at the old store if we go back to the same (inaudible).

Mrs. Parisi - My last comment, I assume you (inaudible).

Mr. Lofgren - I... Our mowing situation (inaudible). The post office is in the same boat as us. They probably had the same problem. Our guy... We just called him back to work this week, so (inaudible).

Tape (inaudible).

Mrs. Sutphin - Anymore questions anybody?

(Tape (inaudible)).

Mrs. Sutphin - I guess I should (inaudible) SEQRA. Alright. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Would it be no or small or no impact, moderate to large impact? I said it would be small to none, (inaudible) small. Will the proposed action result in a change in the use or intensity of use of land? I'd say small. Will the proposed action impair the character or quality of the existing community? Small (inaudible). Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? No or small. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit...

(Call came in).

Mrs. Corlew - Hold on a minute, please.

Mrs. Sutphin - Okay.

(Tape (inaudible)).

Mrs. Sutphin - ...affect existing infrastructure for mass transit or biking. Little or no.

(Mrs. Corlew is on the telephone speaking with the Mr. Goettsche)).

Mrs. Corlew - Keep going, and when he calls back (inaudible).

Mrs. Sutphin - Okay. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonability available energy conservation or renewable energy opportunities? No or (inaudible).

Mrs. Corlew - Okay. Hold on. Mr. Goettsche, I'll call you back. I don't know why answering machine is coming on.

Mrs. Sutphin - Will the proposed action impact existing: a. Public/private water supplies? b. public/private wastewater treatment utilities? I would say no or small. Will the proposed action impair the character of quality of important historic, archaeological, architectural or aesthetic resources? I would say (inaudible) small. Want me to (inaudible).

Mrs. Corlew - We'll take him while he's on the phone.

Mrs. Sutphin - Okay.

Mrs. Corlew - Alright. I have him on speaker so. Alright, Mr. Goettsche, go ahead.

Mr. Goettsche - Okay, so I'd just like to get some clarity from the board. When that was put through the zoning and the variance was given, I didn't feel that it was, that there was nothing mentioned about size of the building (inaudible) in the Hamlet Mixed Use lot of this magnitude. And while the variance was given, the size of the building was never mentioned and it doesn't seem right that it would just go right forward without that being considered. So that, that's my... I question... I just, I don't know... I don't know what to say here, but I, I know when that was brought up, it was mentioned (inaudible) across the street (inaudible) small commercial in a residential area.

Mrs. Sutphin - (Inaudible) definition for what small commercial is. It was not defined, the size of the building and (inaudible) for that size lot. So that's what we're going with.

Mr. Goettsche - Okay. I just, I just feel that, ya know, (inaudible) seems like well, that's too (inaudible). I'm just wondering about the people that (inaudible) talking about a tremendous building that does not go in the Hamlet Mixed Use zone, so it... I just don't understand, ya know, where, what your thinking is in this regard.

Mrs. Tyler - I think the decision has actually already been made before us (inaudible) prior meetings (inaudible) passed by the Zoning Board of Appeals. That's not for this Board to discuss or decide. And Patti can correct me, but going further, if there's opposition to our finding, that (inaudible) Zoning Board Appeals, not for (inaudible) Planning Board. We, we don't... We don't make the decisions on the code. That's left up to other boards; not us. So it's not that we're disagreeing or agreeing. It's not for us to comment on. I mean, we're not, we're not going to say that we agree or disagree because for us... It's just not our place to, to discuss the matter. There is a

recourse after the fact if it (inaudible) brought to other boards. Right?

(Tape inaudible).

Mrs. Corlew - Do you have anything else, Mr. Goettsche?

(Inaudible).

Mrs. Tyler - I think this board understands the (inaudible) concern of the usage and it has been discussed at other meetings and (inaudible) projects (inaudible), but that is not what we're discussing today and so (inaudible) where we're at right now.

Any more questions? My final comment before (inaudible) I would like to see again, a landscape plan (inaudible) signage, as long as it meets the code (inaudible).

Mrs. Sutphin - Okay. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? Little or no impact. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No or little impact. Will the proposed action create a hazard to environmental resources or human health? (Inaudible). Okay. So (inaudible) signage.

Mrs. Corlew - Did you make a motion on SEQRA?

Mrs. Sutphin - No.

Mrs. Corlew - Okay. I'll come up and show you.

Mrs. Sutphin - Okay.

(Mrs. Corlew showing Mrs. Sutphin where she is to refer to on the SEQRA form for a motion on SEQRA determination.)

Mrs. Sutphin - Alright. I'm going to make a motion that the proposed action will not result in any significant adverse environmental impacts. (Inaudible) second it?

Mrs. Hull - I second.

Mrs. Sutphin - All those in favor.

RESOLUTION #2020-9

Motion by: Sharon Sutphin

Second by: Susan Hull

RESOLVED, to deem application SPR# 2020-1 by Steven Lofgren, for tax map #210.12-2-20.2, located at 3940 Main Street for site plan review as not resulting in any significant adverse environmental impacts under SEQRA review.

DULY ADOPTED ON THIS 2ND DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin, Sandi Parisi

Nays: None

Mrs. Tyler - I did have one more question.

Mrs. Sutphin - Okay. I'm not quite sure if (inaudible). Can you just tell us a little bit more about that and the plan for that is.

Mr. McCoola - Yeah. It's (inaudible) parking for one car, so that when someone purchases a new vehicle, they park there, they come into the dealership, they (inaudible) paperwork and they (inaudible). So it's the size of aa ya know...

Mrs. Tyler - Like a one car garage?

Mr. McCoola - One car garage; just a shed off the side of the building.

Mrs. Tyler - (Inaudible) open (inaudible).

Mr. McCoola = (Inaudible) it'll probably be enclosed.

(Inaudible) garage door on the front of it and (inaudible).

Mrs. Tyler - Is that additional (inaudible) future.

Mr. McCoola - Yes.

Mrs. Tyler - That's why it says future.

Mr. McCoola - Yes.

Mrs. Tyler - Okay. Is there a reason why (inaudible) at a later date (inaudible).

Mr. McCoola - We tried to incorporate (inaudible) building, but we were required (inaudible) showroom.

Mrs. Tyler - Okay.

Mr. McCoola - And so we saw that as being optional, so (inaudible).

(Tape inaudible; several people discussing future building).

Mrs. Sutphin - Okay. (Inaudible) one thing from the Zoning Board and this is from minutes taken at the meeting when their zoning was approved. It says, "this seems to be a two part application". That was Mr. Hall. Mr. Morey said, "I think we should view it as the ending up with the highest use that they asked for and if they do less, then that's their decision". So it was fully understood by the Zoning Board at that time that they were going to come to this. So right now it looks like we need to have some information on the signage and..

(Tape inaudible; someone interrupted).

Mrs. Sutphin - ...so we could (inaudible).

Mrs. Tyler - I think that we can do the decision tonight if (inaudible).

Mrs. Sutphin - (Inaudible) make a motion?

Mrs. Tyler - I, I make a motion to accept the plan (inaudible) say the whole thing but subject to review of, and approval of a landscape plan and signage.

Mrs. Hull - I second.

Mrs. Sutphin - All those in favor. Aye.

Mrs. Tyler - Aye.

Mrs. Hull - Aye.

Mrs. Sutphin - Opposed? You're opposing?

Mrs. Parisi - I have to.

(Inaudible).

Mrs. Parisi - After having gone through what we went through with the General Dollar being 9,000 square feet and that's why it was denied, I'm not saying this shouldn't happen. I just feel it should have gone through a variance and that's why I'm (inaudible). (Inaudible) nobody was notified. It's going to pass anyway.

Mrs. Corlew - Well, they were notified for the use variance.

Mrs. Parisi - Yes, but...

Mrs. Corlew - Understanding that this would come to be a full-fledged auto dealership.

Mrs. Corlew - Just... I'm...

Mrs. Parisi - I know. I know what you're saying.

Mrs. Corlew - Okay.

Mrs. Parisi - I understand (inaudible) and that's okay, but I (inaudible).

Mrs. Sutphin - I didn't think the Dollar General was denied because of the size of the building

Mrs. Parisi - It was (inaudible).

Mrs. Tyler - Well, we're talking about another project (inaudible).

Mrs. Hull - That one still stinks.

Mrs. Sutphin - Approved subject to landscaping and signage. Okay?

RESOLUTION #2020-10

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to approve application SPR #2020-1 by Steven Lofgren, for tax map #210.12-2-20.2, located at 3940 Main Street for site plan review to allow the operation of an auto dealership and service center with the condition that landscaping and signage

plans be submitted to the Zoning Office for review by Planning Board members prior to obtaining a permit.

DULY ADOPTED ON THIS 2ND DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin

Nays: Sandi Parisi

(Tape inaudible).

Mrs. Tyler - How long do you guys need to get that to us?

(Tape inaudible).

Mrs. Tyler - I think we actually have to meet again in a formal (inaudible)?

Mrs. Corlew - In the past, we've had...

(Tape inaudible).

Mrs. Corlew - They can submit it to me.

Mrs. Tyler - Let's do that.

Mrs. Corlew - I could send it to you or you can come in.

(Tape inaudible).

(The Board continue to discuss whether they should meet again to review the landscaping and signage or if the applicant should submit the plans to the Zoning Office when available).

Mrs. Tyler - How long do you guys need to get that to...

Mrs. Corlew - You can't get your permit without it, so...

(Tape inaudible).

Mrs. Tyler - Okay. Alright.

Mrs. Corlew - I can't issue the permit without...

(Tape inaudible; people talking at once).

Mr. Meyer - Approval conditioned on the Zoning Administrator signing off on signage and landscaping plans.

Mrs. Corlew - (Inaudible) the applicant submitting that.

Mr. Meyer - Right, submitting...

(Tape inaudible).

Mrs. Corlew - I will, yeah. I will let them review it and then...

Mr. Meyer - But it's still an administrative approval

(inaudible) or board approval.

Mrs. Corlew - No. They want input. They want input.

Mrs. Sutphin - We want input, yeah.

(Tape inaudible).

Mrs. Tyler - I think the question here is that does the board need to meet again to discuss signage and the landscaping plan or...

Mrs. Parisi - And we'll all just look at it and initial...

(Tape inaudible).

Mrs. Tyler - So for our purposes... So you would submit the landscaping and the signage plan to the administrator and then she will (inaudible) pass it back to you. So the application is approved based on that...

(Tape inaudible).

Mrs. Sutphin - Do we have communications?

Mrs. Corlew - No.

Mrs. Sutphin - Okay. Any comments? Is there a motion to adjourn.

Mrs. Parisi - I'll make a motion to adjourn.

Mrs. Tyler - I'll second it.

Mrs. Sutphin - All in favor.

Motion by Sandi Parisi, second by Suzanne Tyler and carried to adjourn Planning Board meeting at 7:54 p.m.

Respectfully submitting,

Patti Corlew
Recording Secretary

Pb06022020

RESOLUTION #2020-8

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to accept Planning Board minutes of February 4, 2020 (without correction).

DULY ADOPTED ON THIS 2ND DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin

Nays: None

Abstention: Sandi Parisi

RESOLUTION #2020-9

Motion by: Sharon Sutphin

Second by: Susan Hull

RESOLVED, to deem application SPR# 2020-1 by Steven Lofgren, for tax map #210.12-2-20.2, located at 3940 Main Street for site plan review as not resulting in any significant adverse environmental impacts under SEQRA review.

DULY ADOPTED ON THIS 2ND DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin, Sandi Parisi

Nays: None

RESOLUTION #2020-10

Motion by: Suzanne Tyler

Second by: Susan Hull

RESOLVED, to approve application SPR #2020-1 by Steven Lofgren, for tax map #210.12-2-20.2, located at 3940 Main Street for site plan review to allow the operation of an auto dealership and service center with the condition that landscaping and signage plans be submitted to the Zoning Office for review by Planning Board members prior to obtaining a permit.

DULY ADOPTED ON THIS 2ND DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

Ayes: Suzanne Tyler, Susan Hull, Sharon Sutphin

Nays: Sandi Parisi