

Planning Board
Regular Meeting
February 23, 2015



James Greene, Chairman
Steve Caruso
Tim Wilford
Kevin Clancy
Cathy Glass

Kelly Best, Secretary
Glenn Hebert, Building Inspector/Code Enforcement
Dean Whalen, Board Liaison
Brad Grant, B & L Engineers (for Village)
Chuck Marshall, Stewarts Ice Cream Shop Representative

Chairman Greene opened the meeting at 7:05 pm.

Introduction of Glenn Hebert to Board.

Board member Caruso made a motion to approve minutes from the December 22, 2014 meeting.

Board member Wilford seconded the motion. Chairman Greene abstained; Board member Caruso – in favor; Board member Wilford – in favor; Board member Clancy – in favor; Board member Glass – in favor.

Chairman Greene spoke with Mr. Marshall regarding the need for engineering review of the second set of plans submitted by Stewarts by a Village appointed engineering group. The Chairman reviewed the need to set up an escrow account. B & L Engineering has submitted an estimate to the Village of \$ 2000.00 for the review of the project. Stewarts has submitted the funds to the Village.

Mr. Marshall asked why the Village would request more funds for legal services. Chairman Greene explained that there may be legal issues related to the project in which the board would have to consult an attorney.

Board member Clancy made a motion to setup an escrow account for Stewarts Ice Cream Shop for the proposed changes to the Stewarts Shop for any legal services required by the Planning Board in the amount of \$ 2000.00 to be financed by Stewarts for any necessary legal review and billing. Board member Glass seconded the motion. All in favor.

Board member Glass made a motion to setup an escrow account for Stewarts Ice Cream Shop for the proposed changes to the Stewarts Shop for any engineering services including review of all plans and related information required by the Planning Board in the amount of \$ 2000.00 to be financed by Stewarts. Board member Clancy seconded the motion. All in favor.

Mr. Marshall went over the second set of plans submitted with the Board.

Mr. Grant distributed documentation outlining his review of the second set of plans submitted by Stewarts. These included findings and concerns (see attached). Mr. Grant informed the Board that he also did a site visit. Mr. Grant reviewed his findings and concerns in depth with both the applicant and the board.

Dean Whalen informed the board that he too reviewed the plans and made numerous notes on the plans. He turned over these plans to the Board. The Board then passed these to Mr. Grant for a more formal review.

The Board inquired if Stewarts was planning to just resurface the parking lot or do new construction. Mr. Marshall stated the he understood only the new areas would be new construction and the old lot may just be re-surface.

Board member Wilford made a motion to hold a public hearing on Monday, March 23, 20-15 for the public to attend and comment and provide input regarding Stewarts and their proposed plans to the store located at 1001 Altamont Blvd. Board member seconded the motion. All in favor.

Mr. Marshall presented the Board a draft of plans for a totally new building if Stewarts could obtain the property at 107/109 Helderberg Avenue. Mr. Marshall stated that Stewarts has talked with the property owner who is interested in selling the property. It has come to the attention of the property owner that the property zoning was changed from Business to R-10, so he asked Mr. Marshall to ask the Planning Board to make a recommendation to the Village Board to change the zoning back to Central Business District.

Mr. Hebert explained that he has spoken with both the property owner and Stewarts. He stated that the property owner of 107/109 Helderberg Avenue is definitely interested in selling the property to Stewarts.

Mr. Marshall stated that Stewarts would prefer to build a new building than add on to old building. They have already made an offer for the property if a zone change can be obtained. The Board inquired if there would be less of an impact on the creek bed if a new building is built. Mr. Marshall stated that it would create less of an impact. It was pointed out that Stewarts would be adding a third gas pump, decreasing the width of the curb cut on Route 156, have the ability to install a bicycle rack. Mr. Marshall stated that it takes approximately 14 weeks to build a brand new store. Stewarts usually keeps existing stores open while constructing new ones.

The Board discussed the process to request a change of Zone. It was determined that the Planning Board needs to send a letter of recommendation to the Village Board, listing the benefits and provide reasons for the Village Board to review the request and decide whether to act on the request.

Board member Glass made a motion to forego the Public Hearing. Board member Clancy seconded the motion. All in favor.

Board member Wilford made a motion to refer the matter to the Village Board and send a letter recommending that 107/109 Helderberg Avenue be absorbed into the Central Business District for the following reasons: the property is adjacent to the CBD, was previously zoned Business and will expand the CBD within the village. Board member Caruso seconded the motion. All in favor.

Board member Wilford made a motion to adjourn the meeting at 8:41 pm. Board member Clancy seconded the motion. All in favor.

Respectfully submitted,

Kelly Best