

PLANNING BOARD MEETING MINUTES
Thursday, March 26, 2020
Video/Teleconference Meeting at 7:30 p.m.

Board Members Present: *Clay Fowler, Chairman*
John Bria
David Dow
Gail Jankus
Steve Kushner
Sam Mlynar
Michele Rudolph

Also Present: *Jason Pitingaro, PE*
Kevin Hansan, Supervisor
Erin Trostle, Town Clerk
Diane Briggs, Town Board Member
Jim Perry, Building Inspector
Karen Taft, Administrator
Carla Brand, Town Board Liaison

Supervisor Kevin Hansan stated that The Governor, in Executive Order No. 202.1 issued March 12, 2020, had relaxed the Open Meetings Law during this time of the COVID-19 Pandemic to allow meetings of public bodies to be held remotely by conference call or similar services instead of a public meeting open for the public to attend in person. He noted that members of the public may join Board meetings by dialing into the conference call, which information is indicated on the website. Mr. Hansan stated that recordings of the meetings will be available, and minutes will be posted on the website.

Adoption of Minutes from Meeting of February 27, 2020

Ms. Jankus made a motion to adopt the minutes, and Mr. Kushner seconded. All Board members voted in favor.

Kensho Trust, Britt Bates, Trustee, 128 Old Stone Hill Road, Block 10047, Lot 28. Review and ratification of Resolution for Residential Site Plan Approval to construct a storage barn on the property that exceeds the maximum building and lot coverage thresholds for an R-3A zoning district. The property consists of 6.21 acres.

Previous meeting dates: 02/27/2020

Board walked property: 03/14/2020

Mr. Kushner stated that the proposed construction on the property would not affect the neighbors. Mr. Pitingaro said he had no issues with the application. Ms. Rudolph mentioned that the project meets all increased setbacks.

Mr. Kushner made a motion to approve the application, and Mr. Bria seconded. All Board members voted in favor.

Gunk Holdings Corp., for property located at 66 Westchester Avenue, Block 9320, Lot 65. Referral from Town Board for review and recommendation on an application for Special Use Permit to operate a snack shop in the existing Sunoco gas station for sale of pre-packaged convenience items.

This application for Special Use Permit had been presented before the Town Board, who referred the matter to the Planning Board for review. Notifications had been sent to the abutting property owners.

Mr. Scott Parker, representative, Gunk Holdings Corp., was present at the meeting. He explained that he had filed a special use permit with the Town Board in order to operate a snack shop at the existing Sunoco Station located at 66 Westchester Avenue. Mr. Parker proposed that the hours of operation would be between 5 a.m. to 12:00 midnight. He said that no alterations would be done to the exterior of the building.

Ms. Stacie Campbell, 20 Lower Trinity Pass, asked if there would be a snack bar. Mr. Parker stated that it would have basic convenience items and no coffee would be on site. Ms. Campbell felt that a later closing time would be more appropriate.

Ms. Jankus asked if there would be a change in the lighting. Mr. Parker stated that they would use the current lighting.

Ms. Rezan Zia, 9 Lower Trinity asked the reason for the 12:00 midnight closing time. Mr. Fowler said the gas station operates in a small village center, and he was also concerned about the later closing time. Mr. Parker noted that the permit application requests closing at 12:00 midnight.

Mr. Mlynar was concerned about the time of fuel deliveries and the size of the trucks. Mr. Fowler said deliveries will be the same.

Ms. Rudolph asked for a list of what items would be sold in the store. Mr. Dow asked if alcohol would be sold and until what time. Mr. Parker said he had filed an application for a liquor license and only beer would be sold.

Ms. Briggs questioned the 12:00 midnight closing time. She said that closing at 10:00 is preferable since there are three homes directly behind the gas station.

Mr. Fowler asked about signage. Mr. Parker replied that one sign will be installed with the words "Chestnut Market". Mr. Fowler requested that a rendering of the signage be submitted. He suggested that the lights be turned off at 10:00 p.m.

Mr. Fowler questioned the parking. Mr. Parker stated that no additional parking will be required other than what is existing.

Mr. Perry believed that two special use permits be required. One permit for take out food and one for mechanics. Mr. Fowler said it was up to the Town Board to decide.

Mr. Bria agreed that extension of hours not be permitted, and closing should be at 10:00 p.m.

A recommendation will be made to the Town Board that the existing use be permitted and the expanded use of the sale of goods be allowed with the following restrictions:

1. Hours of operation be ended no later than 10:00 p.m.
2. Signage be permitted per sketch submitted, and any change be submitted to the Town Board for approval
3. No additional lighting be permitted
4. The proposed list of goods for sale be included as part of the special use permit
5. Any additional expansion of the facility as a convenience store be reviewed as a new application that would include a site plan and parking analysis.

Board members agreed, and this recommendation will be sent to the Town Board.

Mr. Mlynar made a motion to adjourn the meeting, and Mr. Bria seconded. All Board members voted in favor.

Respectfully submitted,

Karen B. Taft, Administrator
Planning Board