

Planning Board 2025-09-09
Meeting minutes

Attendees: Dr. Paul Ziarnowski, Dr. Jim Liegl, David Stringfellow, Jessica Yuhas, Elizabeth Schutt, Town Liaison Jennifer Lucachik

Absent: Jay Jackson, Gary Stisser, Anthony Braunscheidel, Attorney Ryan McCann

1. CALL MEETING TO ORDER

Meeting called to order by 730pm

ROLL CALL

Dr. Liegl

Mr. Stringfellow

Ms. Schutt

Ms. Yuhas

Dr. Ziarnowski

2. OLD BUSINESS:

- a. Alliance Homes requesting preliminary plat approval of a nine-lot subdivision to be located on vacant land on Zimmerman Road (SBL#211.03-3-12)

APPLICANT – AARON ROMANOWSKI: Aaron Romanowski with Alliance Homes. Here today requesting final plat approval, if that's a possibility. We've addressed the wetlands. As we discussed, we're going to completely avoid the wetlands on the property. The engineering plans have been reviewed and approved by LaBella and I have a copy of that letter if anybody needs it. Lastly, the only pending item there is the downstream sewer capacity test. You know, as part of our building permit applications for each individual house, we'll have to submit a sewer permit along with that, so I think that covers that base as well. You know that the downstream testing is ongoing, so we'll have the result of that pretty soon. If there's any questions, I think that's about it.

MR. ZIARNOWSKI: Any questions from the board? Okay, so normally, our code says that we have to do a preliminary approval and a final approval. But we've been beating this up for the last couple months, and we basically did a preliminary approval without a motion for a preliminary approval, so if it's okay with the board members, we're going to do two motions tonight. The first one is going to be to approve the preliminary plot and then the second one is for final approval. Is that ok?

MR. ROMANOWSKI: Sounds great.

MR. ZIARNOWSKI: The conditions, we had previously talked with Sarah (DesJardins), and there's going to be some conditions, but they pulled the rug out from under us and took care of all the conditions: the wetlands, a fee that had to be paid and the engineering, which just came in. We're good there. The only other thing Aaron, you can twist your Dad's ear, I spoke with him about if they could twist client's arms, and to hopefully use some type of environmental lighting. There are people who have looked at that field for the last 50 years, and environmental lighting would be great. We're not going to put that as a condition, but you got to be known and to tell your Dad that code review is looking at light trespass. A light trespass in the community is getting more and more complaints, and we have something in our code about light trespass, but they want to solidify it and tie it down so that there's no question. So, people can say, well, I'll change my lights, and they can change their lights, but if there's a complaint, it's a slam dunk because it's in the code.

MR. ROMANOWSKI: Understood.

MR. ZIARNOWSKI: It's not a condition but it is something you might want to think about.

MR. ROMANOWSKI: Most of our homes are designed for dark sky compliance.

MR. ZIARNOWSKI: That's great. Appreciate that but it's not going to be a condition.

MR. ROMANOWSKI: Okay.

MR. ZIARNOWSKI: I need a motion too. Let me back up for a second. The Seeker has been done?

MS. DESJARDINS: You did the Seeker already.

MR. ZIARNOWSKI: I need a motion to accept the preliminary plan.

MR. LIEGL: I will make a motion to accept the preliminary plan for the alliance homes requesting a preliminary plat approval.

2nd by MS. YUHAS

ROLL CALL

Dr. Liegl

Mr. Stringfellow

Ms. Schutt

Ms. Yuhas

Dr. Ziarnowski

APPROVED BY ALL MEMBERS

MR. ZIARNOWSKI: Now I'm going to make another motion to accept the final plot. Need a second.

2nd by MR. STRINGFELLOW

ROLL CALL

Dr. Liegl

Mr. Stringfellow

Ms. Schutt

Ms. Yuhas

Dr. Ziarnowski

APPROVED BY ALL MEMBERS

MR. ZIARNOWSKI: Good, make them nice.

MR. ROMANOWSKI: Appreciate it.

3. NEW BUSINESS

- a. Hogg Boston Car wash – Requesting site plan approval of a proposal for a car wash/dog wash to be located at 7387 Boston State Road.

MR. ZIARNOWSKI: The second item on the agenda is Dean Hogg and we're talking about a car wash. Dean come up.

APPLICANT DEAN HOGG: Dean Hogg, Hogg Car Wash. I have some plans there. I know that our architects said that you're worried about the lighting. He addressed that there.

MR. ZIARNOWSKI: Yeah, it's beautiful, absolutely beautiful.

MR. HOGG: I mean, if you're happy, he's happy. He said, and I trust me, I'll do whatever you tell me, there are also the lights that would be near the main road. If anybody on the board told me to do it, you can adapt a shield to push it forward, so that it goes straight down.

MR. ZIARNOWSKI: He sent a nice illumination schedule on a nice drawing with the illumination and again, light trespassing. The one that concerned me, basically, was the one that was going to be facing South on the dog wash end. It's dead into the traffic heading straight into you. The other one, you got a big wall pack up there, but I assume that's getting out of there. That's the one facing West off of the main building at the peak.

MR. HOGG: You want me to get rid of it.

MR. ZIARNOWSKI: That's not what he had submitted for the lighting.

MR. HOGG: Okay.

MR. ZIARNOWSKI: I think he's good Sarah (DesJardins), you said he's good and he knows what he's doing, we're good there. Are there going to be any landscape changes?

MR. HOGG: I think maybe he just showed you a few trees, but if you tell me to do something or you like something different, I mean, it's not a real big lot. There's not a lot of room there. There's all that room that technically, I don't own

to the to the Y out there. If you wanted some plants there, well, I don't know whose property it technically is. It's not mine.

MR. ZIARNOWSKI: One question I did have is the noise off of the vacuums. What's the deal on that? Do you know the decibel on that?

MR. HOGG: I don't know right now. I can find out for you. I've never had problems with our other four car washes. I could find out and let you know.

MR. ZIARNOWSKI: It's going to be open around the clock, right?

MR. HOGG: Yes. There's one house, I guess, over by the Landscaping company or the what do you call it, the feed mill.

MR. ZIARNOWSKI: Yes. There's a guy that came on when you when you came initially, on East Hill, across the way, and he had a concern about that.

MR. HOGG: Yeah, we did talk about it. I mean, if he wants to say anything, I'll do whatever he said, but he has come over many times when I have been playing around over there, nice neighbor. He had a little concern that it would be noisy at night where he could hear the vacuums running. They're going to be on the other side of the building. I don't see any problems with him. I'll work with anybody, I don't care. They are all going to be new vacuums. I mean, they're not old, loud things at all. Do I get many customers that vacuum late at night, it really doesn't happen.

MR. ZIARNOWSKI: We noticed his complaint and had to address it.

MS. DESJARDINS: There will be a public hearing in October, the first Wednesday of October.

MR. ZIARNOWSKI: We're making a recommendation to the board tonight, Town Board.

MS. DESJARDINS: If anybody has a problem, he'll hear about it at the beginning.

MR. HOGG: Thank you very much.

MR. ZIARNOWSKI: Thanks for being compliant and putting it on hold and that's why I tried to expedite it for you so you can get back on track.

MR. HOGG: I have a question and tell me no if I can't. You know that we put the foundation in. The block layers were supposed to start last week; I made them stop. After this meeting, if it is approved, can they lay block or wait another month.

MR. ZIARNOWSKI: No, you only have to wait a week.

MS. DESJARDINS: It is the first of October so a couple of weeks.

MR. ZIARNOWSKI: I would just talk with Code.

MR. HOGG: I spoke with the Town Supervisor.

MR. ZIARNOWSKI: It is up to Bob (CEO) since he shut you down, Bob can you open your back up.

MR. STRINGFELLOW: The West elevation. Something here says eight feet by four feet.

MR. HOGG: Yes, what we did is to make a retaining wall there. So that when they're pulling in closer to Tops, that I can have my automatic cashier there, and I'm getting them on the level ground. That lot was really weird. We're noticing when we did the foundation, at some point that lot was down about four feet. When I dug the foundation, we're running into a whole driveway down there. It's unbelievable. That's why I have a little retaining wall coming out, and that's going to keep the dirt so that I can make it easy transition from where my where my driveway is going to be, where the automatic cashier is, and then when I go over towards Top, I think it is Benderson's property, I can make it look nice. I was thinking on that side, I'd like to put out some shrubbery along that wall. It'll be steep, it will be terrible to mow. So, if I could put some nice Shrubby in there or something pretty to make it look nice, you won't see an ugly wall there. It is a poured wall, and I know he didn't show me with the bushes there, but I would love to do something like that.

MR. STRINGFELLOW: If it is just a poured wall, we would really like to see something covering it. If this is the widest section of the building, that same section is shown over here, and we don't see that wall.

MR. HOGG: This is the other side of the building. That's just a little baby addition. I'm going to have two dog washes on the south side.

MR. STRINGFELLOW: This back here is the big building. MR. HOGG: Yes, it is. MR. STRINGFELLOW: and the wall is right here. MR. HOGG: No, that's over here.

MR. HOGG: This is the side towards Tops, and this is the other end of the building with the addition which is like 8 by 16 or something. They did a double Dormer here to give it some decoration. And with the windows and glass block, and that's just going to be a little dog wash in there. Two dog washes actually.

MR. STRINGFELLOW: But if I looked at the building from this end, I would be able to see that wall at the other end of the small building.

MR. HOGG: Yes, it would be on the other side closer to Tops, that other wall. But, standing there, you would probably only see about eight inches of the wall, because when we put the concrete in with the floor heat, you would only just see a little bit of it sticking up and then on the other side, standing at Tops, looking at that wall, you'd probably see about three feet. That's where I thought we could put some plantings, and you wouldn't see the wall.

MR. STRINGFELLOW: It sounds like it's an 8 foot by 4-foot wall where it's the same thing that is shown here as a new 10 foot by four-inch concrete wall

MR. HOGG: Yes, heated four inches. We ended up doing it eight inches, because a four-inch retaining wall had no strength to it. So, the construction company told me that there just would be enough strength, so we did it eight inches wide.

MR. STRINGFELLOW: It's eight inches wide.

MR. HOGG: It's eight inches wide and it's probably down about six or seven feet.

MR. STRINGFELLOW: Is it 10 feet long as it says here or is it eight feet as the other one shows.

MR. HOGG: I think it's about 10 feet to be honest with you.

MR. STRINGFELLOW: It doesn't make a lot of difference.

MR. HOGG: That's where the cars would pull up here to put their money in the pay stations and then drive through the wash. I put heated concrete there so there's no ice, no snow, no snowmelt.

MR. ZIARNOWSKI: The other bays are self-service.

MR. HOGG: Yes, I got lucky on that. We will have a new boiler in.

MR. STRINGFELLOW: This is what I'm going to look at if I drive down Abbott Road and this is what I will look at when I drive down Boston State Road. MR. HOGG: Yes. MR. STRINGFELLOW: Either way, these are big 10 foot by 10-foot doors.

MR. HOGG: They are 14 feet by 12. There are garage doors on them now. For this year, I'm going to leave them on. For all of our other car washes, I don't have garage doors in the spray bays. What I was going to try to do was leave the garage doors on for now. It's going to take me a while to get through this and to open up. It would be nice to work in there in the winter and get started. Eventually I'd like to think the garage door's off.

MR. STRINGFELLOW: Then there's people who drive by see right into the building. MR. HOGG: Yes.

MR. HOGG: Maybe I leave one garage door if I left my equipment in there to plow snow or something.

MR. STRINGFELLOW: I was concerned with four big white garage doors in a row and thought maybe painting something on them.

MR. HOGG: If you have any ideas, I would do something. The garage doors, I put those on hold. I was going to order black garage doors, but maybe you guys had a color you wanted me to do. I held off on ordering them. They are these new garage doors that are like a vinyl and they're just like airless door. They just fly up and down real quick, nice, and quiet. They're nice. I just got a quote for him today. They're \$10, 500 a door and I almost fell over and not even installed.

MR. STRINGFELLOW: I just thought you said you were going to take the garage doors.

MR. HOGG: On the automatics, I need the doors so that all the moving equipment can't freeze. We have the floor heat set very high and we keep the bays where the automatics are at about 70 degrees. So, by the time you open the door, the car comes in and washes you lose so much heat and, you just can't let that equipment freeze. So, the automatics are going to have brand new doors. That I have to have. I didn't pick a color because like I said if, if the Planning Board recommended a color, there were so many different colors you could pick, I just did a simple black with the color block that's on the building. That's what we were going to put on the new addition. Actually, that's what is ordered but if you tell me to paint them or do something, I am willing to work with anybody.

MR. LIEGL: I have a question. I need you to explain something for me. Forty years ago, I used to be a judge for New York State for high school students for the DECA program and they would come in and present a business plan to me. Well, this young lady presented a business plan. She had all the revenues, income statements, marketing plans but her business idea, I thought, was the silliest thing I ever heard. Today, she's probably either laughing at me or angry with me, because that business plan was bottled water. I've never heard of a car wash and a dog wash. Do people wash their car and then they run over and do their dog? How do they go through with their dog? Is there a spray system and you walk through.

MR HOGG: Not really that way. What it is, they're little baby rooms. They are eight by ten or maybe eight by eight, and there's a stainless-steel tub. You put your money in, just like the spray bays, you pay for time, and it has everything from flea and tick to deodorizer, shampoo, conditioner, rinse, a dryer. The people put their money in, the dogs up in the tub, they wash the dog, rinse the dog off, dry it and then take it. About 10 years ago, we tried it in Angola, and people were going nuts over it for five dollars, and I probably raised my prices eventually, but for five dollars, you get eight minutes, and you're washing your dog, not taking it in your bathtub, and people really seem to like that. The room's heated and they can take care of their dog.

MR. LIEGL: Do they dry them there too?

MR. HOGG: Yes, there is a dryer there also.

MR. LIEGL: If people come in for their dog, is there parking in there for them.

MR. HOGG: They're going to have to park over on the side. We wanted more parking.

MR. LIEGL: The side towards the pay station.

MR. HOGG: I would have liked parking anywhere but whatever the architect says, we can't really have too much parking, because then we're going to take away from the green space. Maybe we will put up a couple little signs up over by the vacuums about dog wash parking, and then they're going to have to walk their little dog over and wash over there. If you guys gave me permission for more blacktop, I would do it in a heartbeat. Jim's recommendation is that the green area is important and not so much blacktop. Actually, he has me removing some black top on the one side of the dog wash, which originally, I thought would be nice for parking but Jim said it probably has to go.

MR. ZIARNOWSKI: My kids use the dog wash when the dog got into a skunk.

MR. LIEGL: This is a commercial business, right? This is zoned for commercial property, right? When I had my medical practice, as a commercial business, when I had any water that was contaminated, there was a whole new process as opposed to a private homeowner. Are you saying a dog wash and fleas and all this other stuff getting into the sewer system.

MR. HOGG: Yes, there is on site a thousand-gallon tank. It goes into this tank, separates it and then goes out.

Everything that is used in the car wash is biodegradable. It's allowed to go down in the sewer system because it is designed for that. Everything that we put through is 100% fine. Actually, I know when we had this meeting when we started the car washing in Angola many years ago, people were screaming that they didn't want the car wash. My dad had an engineer there, and the engineer said people that wash their cars in their driveway are actually hurting the environment more because it's going down the drain into the storm sewers with whatever soap that they're using. Our system is designed to do that. There's nothing that's bad in the sewer system at all.

MR. LIEGL: That's true, but there's a difference between commercial and private. It bothers the commercial owner because the private homeowner puts contaminants in the sewer more than a commercial entity. So, there is a system that has to be pumped on a regular basis.

MR. HOGG: Yes. We have to have it cleaned. Safety clean comes out and pumps it, and we end up getting grit in there, and they pump the grit out.

MS. LUCACHIK: It's the solids permitting. You don't have a permit for that tank.

MR. HOGG: What is that.

MS. LUCACHIK: A water permit with the DEC.

MR. HOGG: No. Do I need that. We have four car washes.

MS. LUCACHIK: It depends on the chemicals that you use and the volume that you use them at, and what the diluting rate is. If it is indeed biodegradable, then probably not, but you should have the safety data sheets available when the agency comes to visit.

MR. HOGG: Okay. I can grab that and get it from the chemical guy.

MS. LUCACHIK: They need to be on site.

MR. HOGG: I will say that they have told me that before. I've heard of that before now that you're saying that about the data sheet about chemicals because if one of my workers gets some stuff in their eyes, that type of thing.

MS. LUCACHIK: Yes.

MR. ZIARNOWSKI: Jennifer (Lucachik) is not just in the audience, but she is on the town board.

MS. LUCACHIK: I like to stay separate from what the planning board does. I'm their liaison.

MR. LIEGL: Are all the towels and stuff used considered contaminated waste with dogs?

MR. HOGG: People can buy a little towel. I'll have a vending machine, and people can buy a towel and dry the dog off.

MR. LIEGL: There's a difference between commercial and homeowners. I'm just curious. I don't know if there's anything in the code regarding that.

MR. HOGG: We get some garbage in the dog wash but not a lot.

MS. LUCACHIK: According to the DEC, that is not considered hazardous.

MS. YUHAS: Just a couple of quick questions. You touched base on what you have to do with the water system, so did you have to install a whole new system? Was that already done? I know you've laid the foundation.

MR. HOGG: Everything that was in the equipment room was gone. We're going to start over again. The boilers that were there were so inefficient. It's just like your furnaces. The furnaces that we'll end up putting in will be a million five hundred thousand BTU boilers, and they're going to vent out a four-inch PVC pipe. They got big holding tanks to make the water washing the cars is with warm water. All that will be new. The new boiler for the floor heat, we just cut everything out. I have the pipe there for the floor heat is in. The tubing and the concrete, but everything will be new. We have reverse osmosis machines, water softeners. There's a lot involved. You wash the car and it comes out clean. You don't want spotting. There are all the different soaps that we use when you're out in the bay to make your selection. All that will be new. There wasn't really too much I could save. I truly don't know, maybe you guys would know, but maybe the car wash has sat vacant for 10 or 15 years.

MR. ZIARNOWSKI: Longer.

MR. HOGG: We saw dates on the boilers, and I wish I would have wrote them down but like 82 or something like that.

MR. ZIARNOWSKI: More like 30 years.

MR. HOGG: Everything is so obsolete.

MS. YUHAS: I know you're dealing with the limited space, but do you have potential plans down the line for further redevelopment? Or, you know, more improvements.

MR. HOGG: As I'm talking to you now, no. I think it's going to turn out nice. I think you're going to be happy with the end product. There's not really a lot more I can do. If you look at the plans, we design and we turn the trusses the other direction, the trusses that are on the original equipment room and the automatic are coming off the building. We're going to take them off, and then have the trusses going the other direction, and there is an attic in there that we call a walkable attic, and I have a set of stairs going up into it. There are all these pipes up there and you just need to be up there to work. All the car washes we have, have walkable attics. You climb up a set of steps to get up in there, and you can do all your work. There are some computer parts up there, and the computers will run the car wash. That stuff will be up in that little walkable attic. It's just easier, and we keep that stuff away from all the water. If you have a water leak downstairs, we're in trouble.

MR. ZIARNOWSKI: The do-it-yourself bays and the money machines, how does that work?

MR. HOGG: I have new ones and in fact, they're starting to install them. They take quarters, dollar coins, one's, five, tens, and twenties. I did something different than other car washes. I'll find out how it is. I bought ATMs for all our car washes. People are coming to the car wash and it's unbelievable that they have no money and they have no way to get money. So, I bought ATMs, and they all have them now. If they use the credit card, I'm paying fees on that credit card on that five-dollar wash, and the fees are terrible for me being the owner. Then, you as my customer, are paying sales tax on credit and debit card use in New York state. There was about 15 years ago, Governor Patterson put this into place that car washes credit and debit card at car washes, I have to collect sales tax. So, all of our machines at all of our car washes, we had to change them so that they would now add sales tax onto them. I had a gentleman, and I mean literally screaming at me, that I just gave him the money back, that it is illegal to charge sales tax on a car wash. And he's sort of right, but Governor Patterson did this law. I pay taxes on all my chemicals and everything that I buy the car wash. I'm not tax exempt. So then, you, as a customer now, are paying tax again, which is the second time. We used to belong to the car wash Association, and I don't think I do anymore, and they were saying, don't do it, don't collect sales tax. We talked to our attorney, and he says they'll close you down. You have to pay. We just ended up doing that. Technically, and I feel bad, but the customer really is getting taxed twice if they use a debit or credit card. So, when they use a debit or credit at our automatic cashier, you'll see on the bill the 8.75% sales tax added on. Right or wrong, that's what I have to do.

MS. DESJARDINS: I just need you to issue a recommendation to the board.

MR. ZIARNOWSKI: Okay, so we need a motion to approve a recommendation to the board that this project move forward.

MR. ZIARNOWSKI: I'll make the motion, can I have a second.

2ND BY MS. SCHUTT

ROLL CALL

Dr. Liegl

Mr. Stringfellow

Ms. Schutt

Ms. Yuhas

Dr. Ziarnowski

APPROVED BY ALL MEMBERS

APPROVAL OF MINUTES

MR. ZIARNOWSKI: Last thing here on the agenda. Okay, I have some corrections on the minutes. I'll make a motion that the minutes are approved with the corrections or deletions given to Jennifer/Board clerk.

MS. SCHUTT: I will make that motion

2ND BY MR. STRINGFELLOW

APPROVED/ACCEPTED

REPORTS

Planning Consultant – none

Town Attorney – none

Town Board Liaison –

MS. LUCACHIK: Jennifer Lukachik, and we're getting together again to update some of the codes, and one of them is going to be the lighting just to make sure that it is meaning of downcast.

MR. ZIARNOWSKI: I talked to Bob (Reed) and he said people complain but I can't enforce it there because I'd have to enforce everybody. People complain about light trespass, but Bob says he can't go after them. Well, all these people are complaining, so start getting rid of the complaints.

MS. LUCACHIK: You're being heard, just so you know.

MR. ZIARNOWSKI: Can we have the meetings in person?

MS. LUCACHIK: That is difficult and I do need the attorney to be a part of it but not all of the discussions. I'm kind of waiting on some other people, but making the schedule and talking with code Bob and then everybody else. We need your input, and we need zoning. Once code Bob, myself, and the attorney kind of get our ducks in a row, then it would go to all of you guys.

MR. ZIARNOWSKI: thank you.

OLD BUSINESS

MR. ZIARNOWSKI: Ok, some old business. There is a meeting with Mr. Weber and Bob and Sarah and I on Monday to try to get something going for the subdivision that they want to do in the back. It's been going on for about four or five years, and they do creative math when they try to figure out the frontage. So, they're coming in and I don't think there's going to be any breaks. They said that they had a right-of-way through May's property and Mr. May says, absolutely, positively, not. They don't have a right-of-way. There's an empty building sitting there. It's a lot easier to sell subdivided property that's already done.

Second one. We met with Jason and Chris Wood about a 64-unit subdivision at the end of Pin Oak. They were supposed to come tonight, but they're not. They're coming next month to just do a preliminary presentation on what's going on. They need a rezoning. The road is like a big loop, and there's a corner of that loop that is R2 and not R3, and they want to do a cluster, which would then mean they got to get it rezoned. That's not us but when they see us, we'll tell them if they want to proceed with that, they need to talk to the town board for rezoning. Sarah and I have asked them if you can just not rezone that part and make normal subdivision there and do a cluster on the rest of the property. They're going to show two plans.

DISCUSSION with Mr. Hawkins who asked some questions about a subdivision that may be proposed off of Pin Oak Drive. Some concerns were drainage, traffic, etc."

3. NEW BUSINESS

None

MOTION TO ADJOURN

MR. ZIARNOWSKI: Motion to adjourn

2ND BY MR. STRINGFELLOW

ALL IN FAVOR – YES

APPROVED

CLOSED: 8:37 pm

X

Jennifer Cavarelo