

MEMBERS	Mitch Martin	Chairman
PRESENT:	Dave Bowen	
	Jim Liegl	
	Mary Ann Rood	
	David Stringfellow	
ABSENT:	Elizabeth Schutt	
	Paul Ziarnowski	
	Jay Boardway	Town Board Liaison
ALSO	Sarah desJardins	Planning Consultant
PRESENT:	Michael Kobiolka	Town Attorney
	Glenn Christner	Deputy Code Enforcement Officer
	Thelma Faulring	Secretary to the Boards and Committees
	William Brunner	Applicant – 7171 Boston State Road – Brunner’s Eatery
	Jeffrey Albert	Architect – Brunner’s Eatery

MEETING TO ORDER

Chairman Martin called the meeting to order at 7:30 PM. The first item on the agenda is Brunner’s Eatery Conceptual Plan.

BRUNNER’S EATERY – CONCEPTUAL SITE PLAN REVIEW

Jeffrey Albert with Albert Architecture and Design; Mr. Albert gave an overview of proposed addition:

- Create a rotunda type configuration
- Scaled with the street
- More of a public front
- Something more formal
- Give more street frontage
- Create a larger dining area so a larger event can be hosted while regular restaurant functions occur
- Visible to the public and more inviting
- 50 foot setback is part of the process to the right-of-way
- Using an existing site
- All of the combined spaces added to the existing building total 2,228 square feet
- Simply added to the existing structure
- Masonry and wood elements
- Enclosing the outdoor patio area and adding seats
- Described some plantings
- Most landscaping already existing
- Parking spaces approved on original plan
- Proposed total seats would be 145
- New entry to building
- Keep drive-up the way it is, wrap around the building for the windows that are currently in place and maintain the integrity and design of the building for its original use as a drive up and the patio relates to the entry doors
- Reconfigure the restrooms so they can handle a larger area
- The expansion is a portion of the restroom where it says proposed and where the entry is; so we have added components to this building as would be required for proposed capacity
- Patio seating is more overflow, given the size of it 4 or 5 tables
- Final plan will include a seating plan
- Seasonal seating another 10
- Being removed – a couple of drive-up canopy’s, also a section of paving
- We’re going to remove the paving around the drive-up canopy’s so the last one is more accessible to actual traffic flow

Mr. Albert:

- Timeframe – A.S.A.P

Planning Board members comments:

- Do something with the annoying sign out front, it’s ugly
- Chain link fence and Norway maples appear to be on next property
- Show existing and proposed plantings
- Exterior Lighting
- Interior Lighting
- Setbacks on plan don’t seem to be from property lines
- Parking requirements based on number of seats
- Parking space sizes 9 feet on one side, 8½ on the other side, 10 feet is required
- How many spaces now? 41
- Map shows 46
- 2 parking spaces for every 5 seats after the addition goes in
- 58 parking spaces with 145 seats
- Grassy area possible additional parking
- This is Conceptual; if we accept the concept they will come back with a Final Site Plan which will be much more detailed
- What is being removed
- Presently there are three drive-up canopy’s are you going to remove those canopy’s
- What is timeframe?

Mr. Martin: Our next Board meeting August 8 do you believe that you could have everything we’re looking for two weeks before that?

Mr. Albert: My hope is to get you that but we have to make some decisions. Thank you.

Mr. Stringfellow: If nothing else I will introduce a motion to approve the Conceptual Plat Plan.

Mrs. Rood: I will second that.

Mr. Martin: Are there any questions?

Mr. Bowen: I don’t understand what the situation is going to be with the signage.

Mrs. desJardins: We will have to get the original along with the Final Site Plan.

Mr. Brunner asked what was wrong with sign; Code was discussed regarding signage.

Mr. Albert: As a team we would like to discuss that.

Mr. Martin: Are there any other questions? Being none I would like a roll call vote please.

Secretary Faulring: The motion is to approve the Conceptual, if you are in favor of that motion please say yes:

- Mr. Bowen yes
- Mr. Liegl yes
- Mrs. Rood yes
- Mrs. Schutt is absent
- Mr. String fellow yes
- Mr. Ziarnowski is absent
- Mr. Martin yes

LIAISON BOARDWAY – TOWN BOARD UPDATES

Councilman Boardway not in attendance.

PLANNING CONSULTANT – SARAH DESJARDINS

Nothing further for this evening

TOWN ATTORNEY – MICHAEL KOBOLKA

Mr. Kobolka reported from the Town Board Meeting of July 5, 2017:

- Mixed Use Project
 - Public Hearing on the Mixed Use Project
 - Turnout was very large
 - Residents were very well prepared
 - On a five member Board, 3 votes is required to pass/deny a motion; however if 20% of adjacent property owners are opposed to rezoning a ‘super majority’ 75% or 4 of 5 members must vote for or against the motion to rezone
 - This is a question of land use; how the land is classified now; how it is in the Comprehensive Plan; what the applicant is asking for and what the public is concerned about
 - That is separate along with the SEQR application
 - The vast majority of resident speakers were in favor the Planning Board’s recommendation of not to rezone
 - The main issues appear to be traffic congestion; flooding; not consistent with the Comprehensive Plan; the change to the nature of the Town – having something like that right to the entrance of the Town as opposed to somewhere farther in Town
 - Town Board has taken it under advisement and has not taken a position on it
 - Anytime you change a zoning I feel it is an impact on the Town
 - The Town has retained a gentleman who has expertise in SEQR, Corey Auerbach

Mr. Kobolka and Mrs. desJardins had a discussion regarding a similar situation in Hamburg with a proposal of 45 patio homes on the McKinley between Route 219 and Newton Road.

Mr. Bowen: Is there a petition now?

Mr. Kobolka: Yes, there has been a petition filed I don’t know if it’s valid.

Mr. Bowen: Why do you question its validity?

Mr. Kobolka: Because it’s not been determined that’s its 20% of the outside perimeter; the Assessor is checking that now. That’s all I have.

Mr. Martin: I would like to make a comment about the Board meeting as well because the Supervisor did ask me and Sarah to attend and I did sit up front, and a constituent did ask who I was; I was never identified. I just want to make you aware that I was there on behalf of the Planning Board as the Planning Board Chairman and I was never identified as to who I was or why I was there even after being questioned by a resident. I did ask the Supervisor, three times, to introduce me and why I was there.

Mr. Martin: Is there anything else for this evening?

Mr. Stringfellow: I move to adjourn.

Mrs. Rood: I second that.

All were in favor of the motion.

Respectfully submitted,

Thelma Faulring
Secretary to the Boards and Committees