

MEMBERS Paul Ziarnowski Chairman  
 PRESENT: Jim Liegl Vice Chairman  
 David Bowen  
 Keith Pelkey  
 David Stringfellow

EXCUSED: Elizabeth Schutt

ALSO Sean Costello Town Attorney  
 PRESENT: Sarah desJardins Planning Consultant  
 Jennifer Lucachik Town Board Liaison  
 Thelma Faulring Secretary to the Boards and Committees  
 Bob Kuss Applicant - All Boys Commercial Development – Boston State Road  
 Sue Kuss Applicant - All Boys Commercial Development – Boston State Road

Minutes by agenda item from February 13, 2018

1 Meeting to order By Chairman Ziarnowski at 7:31 PM

2 North Boston All Boys, LLC – Conceptual Site Plan Review

Bob Spahn, local architect representing the owners today

- This location would house their warehouse facility and office headquarters
- Exterior of building
  - Building is now more residential friendly
  - Metal panel system
  - Added windows and details
  - Added lights to overhead doors and man door
  - Added touches of planting to a window box by the office window and potted plants to each side of entry door
  - Added dog-eared details at the corners of the doors
  - Color changed
    - Siding to a redwood
    - Roof a gray tone with a green tone to it
- Site
  - Added a google map to show how the property is enclosed
  - Overlaid the site boundary on top of that map
  - New plantings on south side along Boston State Road
  - Dumpster
    - Building already on site will be used to store whatever trash would be produced
  - Overall the site is predominately green, will remain green
  - Crushed stone driveway

Planning Board members and associates comments:

- Width of driveway
  - Traffic flow would not be necessary to wider drive
- Add MORE green especially to make a better visual barrier to the residences in front of this proposed building
- Add more green to the driveway further out to the road
- Is not in flood plain, close but not in flood plain
- Indian artifacts
  - He has a letter with SHPPO
- Lights
  - Will need specs sheet
- This project should be easier than it is, SEQR filled out without having all the information causes more work for us
- More discussion on flooding possibilities
- More discussion on landscaping, significant buffers, berms, trees
  - A berm would create a pond
- Parking
- Code Enforcement letter says that office and warehouse are permitted in C-1
- Provide landscape plan with types, genes and size
- Stand with your neighbors on their porches and see how you can be a better neighbor
- The more revisions the more money it’s going to cost you

- Discussion of ‘what constitutes an office’
- Best use for this piece of property
- Do these colors compliment the surrounding neighborhood
- Biggest issue is landscape plan

Mrs. desJardins explained what was needed for Final Site plan.

- Need contour lines
- Property owners names
- Landscape plan
- Call me if you need anything else

3 Correspondence Yes, report General Correspondence, agenda items correspondence at that point in the agenda Secretary Faulring reported:

- Code Enforcement officer Ferguson’s October, November and December and 2017 End of Year Report’s
- Notice of NYPF Annual Conference – April 22 – April 24, 2018 at Sagamore Resort in Bolton Landing

Discussion went to Training hours; record keeping should be in Supervisor’s Office as this is a Town Board Directive with the option of opting out

4 Approval of minutes Yes, approval of minutes  
Secretary will be e-mailing the agenda and minutes in the future  
Mr. Stringfellow: I make a motion to accept the minutes with those changes, seconded by Mr. Pelkey and carried

5 Continuing Education Requirements

Secretary Faulring reported:

- 4 hours per member per year
- Over 4 hours in a calendar year can be carried over to next year
- nypf@nypf.org
- You are members of the Planning Federation

6 Reports

Board Secretary A form to accompany the Planning Board recommendation to the Town Board on the Final Site Plan, signed by the Planning Board Chairman, then signed by the Town Board and sent to the Code Enforcement Officer stating any stipulations.

Discussion went to ‘why isn’t the Code Enforcement Officer present at the Planning Board meetings?’

Provide Liaison Lucachik with a list of proposed requirements to present to the Town Board; proposing a second part-time Code Enforcement Officer.

Discussion now went back to NORTH BOSTON ALL BOYS

Planning Consultant

Nothing more at this time

Town Attorney

Nothing more at this time

Town Board Liaison

- presence of Code Enforcement at Planning Board meetings on request
- Reviewed training requests - 1 Planning Board member and 2 ZBA members have been approved to attend the training in Bolton Landing; try to car pool if possible; if anyone else is interested get your request in
- Town Board is now meeting twice a month
- Will discuss letters of request for appointment of 4<sup>th</sup> Councilman
- Will be working with Sean Costello establishing a Code Review Committee
  - Town Attorney, Planning Consultant, Town Engineer, Code Enforcement Officer, ZBA member and Planning Board member

7 Motion to adjourn If there is nothing else for this evening, is there a motion to adjourn?

Mr. Liegl made the motion to adjourn, seconded by Mr. Stringfellow and carried.

Respectfully submitted,

Thelma Faulring  
Secretary to the Boards and Committees