

MEMBERS Paul Ziarnowski Chairman
 PRESENT: Keith Pelkey
 Elizabeth Schutt
 David Stringfellow

EXCUSED: David Bowen
 Jim Liegl

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
 Glenn Christner Brunner’s Eatery – Site Plan Review
 Miss Christner Brunner’s Eatery

Dr. Ziarnowski called the meeting to order at 7:31 pm.

2 North Boston All Boys, LLC
 Previously reviewed: site plan, landscaping plan
 Current review of: survey grades, light, and a letter from SHPPO stating that review is in progress

Dr. Ziarnowski: I feel that we did our due diligence on that and don’t feel we need to wait on that. The overall site plan and feel that you’ve met our requests; are there any other comments or criticisms.

Discussion went to whether or not fill permits were still needed; if hauled in from out of Town would a permit be required; if hauled from in Town would a permit be required or not.

Mr. Kuss: I have already talked to Mr. Ferguson about that, he will issue that.

Dr. Ziarnowski: Does anyone else have anything on this?

Mr. Stringfellow: I will make a motion that the Town Board act favorably on the final site plan submitted by NORTH BOSTON ALL BOYS, LLC.

Mr. Pelkey: I will second that motion.

All were in favor of the motion.

3 Brunner’s Eatery – Conceptual Site Plan

Mr. Christner gave the following presentation:

- I’m Bill Brunner’s architect, Mr. Brunner couldn’t be here tonight he had surgery today
- Expand the dining area
 - Increase seating from 75 to 150 seats
- received conceptual site plan approval last year
- main concern was parking
- obtained a variance of 23% for 46 spaces for the 150 seats
- addition will be where the umbrella is
- with existing parking there will be no changes to paving, lighting or landscaping
- third drive thru to be removed
 - there is stacking for 12 cars
- will be expanding existing restrooms on south side
 - an eight foot extension of existing building
 - maintains a 50 foot set back from R-O-W
- existing lighting stays in place
- accent lighting on the addition
- primarily brick or water table on the front, awnings
- inside there will be live Ficus trees

Mr. Stringfellow: Any room for landscaping on this property?

- New planting area around the front of shrubs and flowers

- Existing curb is about where it is now
 - The driveways do not become reduced from the addition
- Mr. Pelkey: As you're facing it – on the right hand side he's got shrubbery and greenery
- That is being taken out, it will not be replaced, hardscaping, handicapped parking and main entrance will be there
 - This is where existing entrance so it comes out four feet farther than it does now
 - Heating and air conditioning will completely redone
 - No A.C. in building now
 - Adding 27 tons of A.C. to the building
 - Not anticipating doubling the number of diners
 - Currently no reservations accepted
 - He wants to have more seating available

Dr. Ziarnowski: Suggest to Bill that the LED sign, it seems to cheapen the effect; and Town Code prohibits moving signs. If he's 'classing' it up, class up the whole thing. Lights going into the parking lot are gorgeous.

- I applied for the permit for that sign, and the Town Code says that electronic signs must emit a constant illumination

Discussion continued on Town Code and interpretation, and drifted to other locations with electronic signs; how often should the sign change; solar power.

Mr. Stringfellow: Where are we on this? Are we at Conceptual or...

Dr. Ziarnowski: Yeah, this isn't final.

Mr. Christner: We've already received Conceptual for ...

Dr. Ziarnowski: Okay, then back your lighting scheme - accent lights what they are, shielded; plans for lighting and plans that you have for the sign.

Mr. Christner: The sign and lighting and landscaping and paving and storm water are unchanged.

Dr. Ziarnowski: You just said that you are going to change your lights.

Mr. Christner: I said that we would take it into consideration because the lights are already approved.

Dr. Ziarnowski: Is there a motion?

Mr. Stringfellow: I will move that we table this and bring it up at the next meeting.

Mr. Pelkey: I second.

All were in favor of the motion.

Discussion went on to lighting fixtures for outside of building.

1 Minutes

Acceptance of minutes tabled to next meeting.

5 Correspondence

Nothing for this evening

6 Old Business

Mr. Costello: The Code Review Committee is the next big focus.

Dr. Ziarnowski: I met with Supervisor Keding and he had met with Emerling's individuals, and it seems that they, the new administration, are on the same page as we have been for the last five years as far as looking for commercial tenants there and not residential apartments, and he basically told them that they haven't been listening for the last five years.

Dr. Ziarnowski: Lenny Ciolek - Rice Road property has stiffed Supervisor Keding twice for meetings, hasn't met with Sarah...

Mrs. desJardins: He called today and said that he wanted to pull the permit today. I guess what he's proposing something different than what was approved, so I told him he had to come back here.

7 Reports

a Board Secretary – nothing to report

b Planning Consultant Nothing else for this evening

c Town Attorney – Nothing else for this evening.

d Town Board Liaison

Mrs. Lucachik: The first kick-off meeting for the Code Review Committee is March 20, 2018 at 7:30 in this room. Chairmen of Boards, or their representatives, have been invited.

Mrs. desJardins: Jim Hannon should be invited to these meetings when you get to drainage issues, he's the only one that can make changes.

8 Motion to adjourn If there is nothing else for this evening, is there a motion to adjourn?
Mr. Pelkey made the motion to adjourn, seconded by Mr. Stringfellow and carried.

Respectfully submitted,

Thelma Faulring
Secretary to the Boards and Committees