

MEMBERS

PRESENT: David Bowen
Keith Pelkey
Elizabeth Schutt
David Stringfellow

ABSENT: Paul Ziarnowski, Chairman
James Liegl, Vice Chairman

ALSO PRESENT: Sean Costello
Sarah desJardins
Allison Koczur
Toulon O'Connor
Deana M.
Bill Solak
Jake Metzger

Town Attorney
Planning Consultant
Secretary to the Boards
Meadow Drive
Meadow Drive
Mixed Use Project
Mixed Use Project

MEETING TO ORDER

Mrs. Schutt called the meeting to order at 7:30 P.M.

Mrs. desJardins discussed the code packet “permitted in C-1 and C-2” which was given to members tonight. She asked that members please review and bring back points for discussion during November’s meeting. Mr. Stringfellow discussed “all” meaning “every or any” within the code, and the need to clarify.

AMENDED CONCEPT PLAN – QUAKER ESTATES, ILP, Jake Metzger and Bill Solak

- o Amended concept plan over the last few years, starting originally with apartments, scaled back to what was presented at the September 11 meeting.
- o Previous plan showed a 55 ft. buffer and comprised of storage units.
- o Discussion at September 11 meeting with planning board and with Meadow residents to come up with solution that is agreeable to everyone involved. Site/concept plan was amended based off of those discussions.
- o Major changes are: self-storage units were pushed further north and tucked away next to high bay storage area, in doing so there is a 50 ft. buffer to northeast property line and a 490 ft. from the rezoning line to the property line.
- o With amended concept plan, asking just to rezone what is being developed now. Original plan was 19.1 acres, new plan is proposing 8.5 acres from C-1 to C-2.

Mr. Stringfellow: Can you tell us what the land use is across the 50 ft buffer?

Mr. Metzger: I believe it is agricultural. It might just be brush land.

Mr. Solak: This is Monaco’s land.

Mrs. desJardins: It’s farmed, right?

Mr. Solak: Correct. I don’t know what the land designation is, I don’t know what it’s zoned.

Mr. Stringfellow: Monaco’s is C-1.

Mr. Metzger: Again, we understand there are some board members missing.

Mrs. desJardins: Paul was hoping that you [the board] would just listen to the presentation and then move on with the meeting. He wants to be here when you make a decision in November.

Mrs. Schutt: Is the circular piece put in for additional space for turning around, move through there?

Mr. Metzger: Yes, exactly. It was previously a public road. It'll be for plowing and emergency services to move around. 2015 international fire code says you need a cul-de-sac or turn around.

Mr. Stringfellow: I assume your cul-de-sac meets code.

Mr. Metzger: Yes. Bear in mind this is a concept plan still, should we get to that point, everything will be to code.

Mrs. desJardins: We'll bring this back the second Tuesday in November [November 13th] to discuss and probably give a recommendation to the Town Board on the rezoning plan.

Mr. Stringfellow made a motion to table this discussion until the November meeting; seconded by Mr. Pelkey. All members present were in favor.

Approval of Minutes – September 11, 2018

Mr. Stringfellow made a motion to approve the September 11 minutes pending corrections; seconded by Mr. Pelkey. All members present were in favor.

Old Business

No old business.

REPORTS

Planning Consultant shared her report earlier.

Code Enforcement Officer

- o End of month report was given to all members.

Town Attorney

- o Subdivision regulations, the planning board can waive the technical engineering requirements in light of geographic or other unique characteristics of property being developed. The only thing being changed is "the board", and "planning" was inserted.
- o Mr. Costello is going to e-mail Mrs. desJardins the wording that was presented, she will e-mail it to the board, and everyone will discuss in November after they've all read it.
- o Concern was raised about current attorney's interpretation vs. an attorney or current planning board vs. future planning boards in 15 years.

Town Board Liaison

- o No report; she was not in attendance.

Secretary

- o No report.

Motion to Adjourn

Mr. Pelkey made a motion to adjourn the meeting; seconded by Mr. Stringfellow. All members present were in favor.

Respectfully submitted,
Secretary Allison Koczur