

Planning Board meeting minutes - draft  
05.10.2022

Attendees: Jim Liegl, Jay Jackson, Gary Stisser, Elizabeth Schutt

Absent: Dr. Paul Ziarnowski, David Bowen, David Stringfellow, Jennifer Lucachik/Town Liaison, Sean Costello/Attorney

1. Call meeting to order

730pm called to order by Mr. Liegl

2. Approval of Minutes

Discussed with Mr. Monaco that Mr. Liegl and Ms. Schutt were not present and would like to table this to the next meeting

Motion to table until the next meeting made by Mr. Jackson.

2<sup>nd</sup> by Mr. Stisser

APPROVED

3. New Business

None

4. Old Business –

- a. Monaco Landscaping. Kevin Monaco requesting site plan approval of a proposal to construct a 12,000 square foot building at the Abbott Road address.

Mr. Liegl talked about the minutes and that the landscaping needed to be updated.

Unfortunately, Mr. Stringfellow is not present. Mr. Liegl talked to Ms. Dejardins/Planning Board Consultant and she talked to Dr. Ziarnowski and Dr. Ziarnowski was ok with it.

Mr. Monaco - talked about Mr. Stringfellow wanting the area cleaned up and do some landscape so it wasn't just looking at buildings. Mr. Monaco submitted a proposal to do something but the dilemma is the county ditch and how it is a mess. Cannot access until the county cleans it up. Mr. Monaco provided plans to the Board members to review. Mr. Monaco called the county and would be on the list to clean up and he has all the shrubs on hand. He wants it to look good.

Mr. Liegl asked Mr. Jackson and Mr. Stisser about the landscaping and if that was the issue at the last meeting. RESPONSE: Yes.

Mr. Liegl asked: What was the objective? RESPONSE: Mr. Jackson advised that the idea was that Monaco Enterprises has a plan and that there needs to be something in place. The difficulty is the County ditch. It does not make sense to plant trees with the way it looks now.

Mr. Stisser commented on how the board members did not have the site plan which showed the trees. This was now provided. Talked about how Mr. Stringfellow didn't want a garage type building without something in place. The site plan was to have shrubbery and trees in place and the other issue with the County ditch. Mr. Monaco confirmed that he cannot touch the ditch – County to handle.

Mr. Monaco talked about the debris, etc. and tried to pick away at it.

Mr. Stisser talked about moving the building back but this cannot be done because more soil would be needed and there is an easement for the Power Authority. Mr. Stringfellow is not present to see the site plans.

Mr. Jackson talked about a diagram with the parking lot and it didn't have the full plot plan. Mr. Monaco commented about the diagram and what it looked like.

Mr. Liegl asked about the last meeting and it seemed like Ms. Dejardins and Attorney Costello went back and forth. Ms. Dejardins recommended to approve the project with the contingent of the landscaping. Attorney Costello said we could not. Question: If this gets approved tonight, how long until the landscaping? Mr. Monaco said he can do the side of the property now but not the island, about 2 months. Mr. Jackson commented about where the building would go, did a drive by, and the unclean ditch by the County and how it looks. It does what it is supposed to do.

Mr. Stisser asked about the islands and that they go inside the parking lot? RESPONSE: Yes. To finish the parking lot, everything needs to go to the ditch. Mr. Stisser asked: Everything goes to the road? RESPONSE: Yes. Mr. Stisser talked more about the parking lot and Mr. Monaco talked about how he would have to clean up the County debris. Mr. Stisser asked about the green space between the island and to the road. RESPONSE: Mr. Monaco did not know. Mr. Monaco talked more about the green space. Mr. Stisser asked Mr. Monaco if he was approved, would he maintain. RESPONSE: Yes, once the County does the initial clean up. Mr. Stisser asked about the parking lot location. Mr. Monaco responded with referencing the diagram provided to the board members. Mr. Monaco not sure if he should be cleaning the ditch. Mr. Stisser asking more about the parking lot and talked about the distance: 104 ft from the edge of the road. Mr. Jackson mentioned that Mr. Monaco can proceed – based on the drawing provided - 104ft from the front of the building. What is not clear from the drawing – from the edge of the pavement to the double line.

Mr. Stisser referenced the site plans provided – discussed further with Mr. Monaco by providing the plans provided from Ms. Dejardins. Mr. Monaco talked further about the property to the board members. Mr. Jackson talked about how Mr. Monaco can prep and set up the green space without the County being involved. Can start this now? RESPONSE: Yes.

Ms. Schutt talked about the County cleaning up and being all set to proceed.

Mr. Liegl talked more about the ditch and referencing the diagram provided and the parking.

Mr. Stisser talked about a photo provided showing the tree, where is the property line? RESPONSE: Believe it is from the previous owner. Not sure. Mr. Jackson commented that Mr. Monaco can prep everything. Mr. Monaco talked about the conversation with the County. Mr. Stisser talked about taking care of the property. Mr. Monaco said he can maintain the property and do whatever is needed. Mr. Jackson feels that this satisfies what Mr. Stringfellow wanted. Gary concerned about the County. Mr. Monaco will put in what was requested, regarding the landscaping.

Questions?

Ms. Schutt – no – Talked about the green space and parking lot

Mr. Jackson – none

Mr. Stisser – none

Mr. Jackson commented on how the extra photos were very helpful.

Mr. Liegl requested a motion

Ms. Schutt made motion to grant approval for the recommendation to go in front of the Town Board 2<sup>nd</sup> by Mr. Jackson

ROLL CALL

Mr. Stisser

Mr. Jackson

Ms. Schutt

Mr. Liegl

APPROVED

NEXT STEP: To send an email to Attorney Costello to prepare a letter with the Planning Board's recommendation regarding approval, as well as a copy of the final site plan being reviewed. Attorney Costello to then prepare a resolution for the Town Board meeting next week.

5. Reports

- b. Planning Consultant - None
- c. Town Attorney - None
- d. Town Board Liaison - None
- e. Board Clerk - None

6. Motion to adjourn –

Motion to adjourn made by Mr. Liegl

2nd by Mr. Stisser

APPROVED

Closed at 7:54pm