

Planning Board meeting minutes\_draft  
09.13.2022

Attendees: Paul Ziarnowski, Jim Liegl, David Stringfellow, David Bowen, Gary Stisser, Jay Jackson, Elizabeth Schutt, Arlene Weiss, Attorney Sean Costello  
Absentee: Planning Board Consultant Sarah DesJardins, Town Board Liaison Jennifer Lucachik

1. Call meeting to order

Meeting called to order at 730pm by Mr. Ziarnowski

2. Approval of Minutes

July 12, 2022 meeting

Motion to approve by David Stringfellow with changes/correct

APPROVED by all members

August 23, 2022 – special meeting

Motion to approve with corrections from Mr. Ziarnowski

APPROVED by all members

3. Old Business

Glen Wetzel

Information received from Labella to Sarah DesJardins/Planning Consultant and read by Mr. Ziarnowski.

The next step is to schedule a public meeting.

Motion needed to schedule a public hearing

Motion made by Mr. Jackson

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

APPROVED by all members

4. New Business

7072 Boston State Rd LLC – requesting conceptual review of a proposal to construct a new Tim Horton's with Drive-Thru, Convenient Store with fuel and 5,520 Office building at 7072 Boston State Rd.

Chris Wood with Carmina Wood design discussed the plans for the new project – Directed to the board members. Also present was Ray Miranda, owner of the property. There is 2.5 acres of land zoned C-1. Mr. Wood went over the requirements needed for the new proposal. The current Tim Horton's building is a leased building.

Mr. Stisser asked about the house on the property. Is the home going to be taken down?

RESPONSE: No. The new office building, it will replace the current home/office building.

Applicant/Mr. Miranda talked about his current lease.

Mr. Stringfellow asked about the exit from the 219. Will NY State allow a 3-lane entrance/exit so close?

RESPONSE: Reason for 2 exit lanes was due to 1 being a left turn and 1 being a right turn. Mr. Wood advised that he has several calls to DOT. Won't look at a project until referred by municipality. There has been no feedback yet but feel they would be favorable.

Mr. Ziarnowski talked to Sarah Desjardins/Planning Consultant. What is needed now is to make a motion to refer this project to go to the Town Board with plans.

Ms. Weiss mentioned about traffic and that you can't stop progress and maybe 2 gas stations are warranted. RESPONSE: There will be a gas station on each side of the road.

Mr. Ziarnowski talked about arrows, and this can be talked about later.

Chris Winkler – talked about the traffic – Have a Count? RESPONSE: They will do a traffic study. DOT will most likely request that study.

Mr. Stisser asked if the traffic study would tell them if a turning lane is needed. RESPONSE: It will look at all the impacts of the highway.

Mr. Miranda talked more about the current problems at the current site and how this new location will be better. Don't have the best set up now at the current location. Feels this would improve business.

Mr. Stisser asked about the driveway from the garage. Mr. Miranda looking to push as South as possible.

Mr. Stringfellow asked if they have a tenant for convenient store? RESPONSE: Mr. Miranda would be running the convenient store. Mr. Wood commented that Mr. Miranda currently has a convenient store in Franklinville, NY. This would be a second location.

Mr. Jackson asked if they have spoken with the current landlord? RESPONSE: Mr. Ziarnowski has a memo from the current landlord's attorney that was read into the minutes for 7072 Boston State Rd.

Mr. Miranda talked more about the current property and work that has not been completed and had offered to buy the current property.

Mr. Ziarnowski – read Chris Winkler/engineer memo – Read to the audience for the minutes

Mr. Ziarnowski suggested to talk to the Code officer re fill since a fill permit is required.

Attorney Sean Costello relayed to the applicant that he should be aware of 2019 local law regarding gas station signs, this may impact design decisions. Also talked about gas pumps and observation was made that the current Tim Horton's moving does not mean the current space will not be available for new tenants.

Mr. Ziarnowski made a motion to send this to the Town Board with proper plans and let the Town Board initiate a coordinator review.

2<sup>nd</sup> by Ms. Schutt

APPROVED by all members

## 5. Reports

Planning Consultant - none

Town Board Liaison - none

Town Attorney – Mr. Costello advised of 2 local laws in front of the Town Board

Board clerk - none

Mr. Ziarnowski mentioned about the training that is needed to comply for NYS.

Motion to adjourn by Mr. Liegl

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

APPROVED by all members

Closed at 751pm