

PLANNING BOARD SPECIAL MEETING
March 28, 2023 – draft

1. call meeting to order

Special meeting to order by Paul at 730pm

2. approval of minutes

Saved for next month

3. New business

- a. Planning board elections - save for next month

4. Old business

- a. 7072 Boston State Rd LLC

Chris Wood talked to the board members with the changes made to the plans. Picnic area applied and increased the outdoor seating. DOT results. Suggestions were received.

Chris Wood was referencing the plans to the Board Members.

Sarah talked about coming off the 219 and Chris Wood responded.

Mr. Stisser asked more about the turning lane. Chris Wood responded back to the board.

Mr. Stisser talked about the turning lane more. Chris Wood commented that this still needs to be ok'd by the DOT.

Chris Wood talked about the North lane with the Board from the Plans.

Mr. Ziarnowski talked about the DOT. Chris Wood commented that this will be supervised by the DOT.

Ms. Lucachik – You do the striping? RESPONSE: This would be done by a site contractor.

Ms. Weiss – maintenance? RESPONSE: Would be handled by the DOT.

Mr. Bowen – any change to the acceleration lane? RESPONSE: no.

Mr. Stringfellow – no comments

Mr. Jackson – no comments

Mr. Stisser – no comments

Mr. Ziarnowski asked: There are no variances needed, correct? RESPONSE from Ms. Desjardins – No

Mr. Ziarnowski – requested a discussion of the plans. RESPONSE: Talked to the Board Members.

Mr. Ziarnowski talked about lights? RESPONSE: Decorative – No. Darken will be used.

Mr. Ziarnowski mentioned that the requirements should be discussed with COE/Murphy

Mr. Bowen – asked about figure eight – the impact study. RESPONSE: Recognized by the DOT. It is a manual. Further discussion about this process talked to the Board.

Mr. Bowen – You prepared the study? RESPONSE: from the ITEI Manual.

Ms. DesJardins commented - DOT has confirmed the numbers.

RESPONSE: some changes were made by the DOT.

Mr. Bowen– 4 businesses with one drive-way. Mr. Bowen was not satisfied with information provided.

Mr. Ziarnowski talked about the project – county, dec, dot input – time to move to the Town Board.

Motion made by Mr. Ziarnowski to send this applicant to the Town Board in favorable to proceed.

2nd by Mr. Jackson

ROLL CALL

Mr. Jackson – Yes

Mr. Bowen – No

Mr. Stringfellow – Yes

Mr. Stisser – Yes

Ms. Weiss – Yes

Mr. Ziarnowski – Yes

APPROVED

Application#606 / Pratt – Transfer of property on Brown Hill Rd

Jean (recording at 15:24)– Buffalo Water Keeper – speaking on behalf of the applicant.

Went into an agreement with Mr. and Mrs. Pratt. Further discussion on the boundaries. Looking to sub-divide regarding the well on the property.

Mr. Ziarnowski – we are in charge of sub-divisions. Not in the habit to make a non-conforming lot.

If want a legitimate lot, need 3 acres of zoning with 75ft of frontage from the road.

We are going to make a recommendation to the ZBA that this is not good, would then be land locked.

Question made with COE/Murphy – suggested to take the line – give the well – move the line. With doing this, there is no approval needed. Town Planner went to Assessor.

Sarah has the work needed and Mr. Costello talked to the Board. Don't feel this can be done to move the line.

Mr. Ziarnowski talked more about the attorney's knowledge and the planning board consultant. Both can help the applicant.

Jean confirmed, conversation to be had with Ms. DesJardins and Mr. Costello.

Mr. Ziarnowski talked about lawyer up and don't get the boards in play

Mr. Jackson – talked about the easement. Mr. Costello says this can be talked about with lawyers.

Mr. Costello commented about being skeptical and can look into it further.

Mr. Ziarnowski asked: Why do you not want the well? RESPONSE: Jean commented that the well belongs to Paulette and the well is the only source of water for Paulette, drinking water.

Mr. Ziarnowski asked, does the property split the well? RESPONSE: yes. Jean provided survey to the Board Members

Mr. Stringfellow had a short discussion with Jean.

Mr. Ziarnowski recommended pursuing another way to get this resolved.

Jean will reach out to Ms. DesJardins and Mr. Costello

Margaux Valenti, Water Keeper Attorney, spoke to the board on behalf of the applicant.

5. Reports

a. Planning board consultant - none

b. Town Attorney – none

c. Town Board Liaison – Updates – Comprehensive Plan has 4 bids and they will be discussed at the Town Board meeting. Mr. Jackson – what percentage is paid for by Grants, the whole thing?

RESPONSE: large portion. Mr. Jackson commented that the tax payor is not paying. Mr. Costello – state and county money funding. Next – the Town Board had agreed a resolution to decline the suggestion of the county Executive regarding gas appliances, to do electric only. Several towns did the same. Notice read by Ms. Lucachik to the Board. Mr. Jackson – did some research regarding natural gas.

Next – Assoc of Towns had annual training this past February. Types were talked about.

d. Board Clerk - none

6. Motion to adjourn

Motion made by Mr. Stringfellow to close the meeting

2nd by Ms. Weiss

Closed at 809pm