

DRAFT minutes of meeting:

Planning Board Meeting - March 29, 2017

This meeting was called to order at 7pm by Chairman Fanelli.

In attendance: Chairman Bob Fanelli, Vince Bongio, Marty Kelley, George Panarites

Absent: Stuart Spiegel, Debra Burns - Secretary

With the absence of Debra Burns, Chariman Fanelli indicated that minutes of the previous meeting would have to be distributed to the Board at the upcoming next meeting, April 26th.

APPLICANT: FastTrac Gas Station & Convenience Store

The engineer for FastTrack was the only individual present to demonstrate drawings, and take questions from the Board.

No new drawing material was distributed beyond that which we had from our previously unscheduled review to the site development plans. The building remains at 5800 sqft in size, there are 12 pump stations, 26 parking spaces are shown on the plans, a drive thru food service remains on the South side of the building, and all other features of ingress/egress traffic patterns remain as previously provided to our Board. The applicant advised at one point that block wall barriers were anticipated for shielding from adjacent properties, but that subsequent development and presentation would be made as this moves forward.

Comments from the Board:

V. Bongio - Required 20' setbacks & buffering is violated on the drive thru lane portion of the plans; stipulated that 1fc lighting intensity is the mandated ordinance limit at property boundary lines; 26 parking spaces is in violation of required parking on the basis of the uses cited and desired by the applicant.

B. Fanelli - Buffering is not well layed out and should be enhanced on the plan to meet the special requirements of a special use permit on a Residential A overlay; expressed that 24 hour operation is not consistent with ordinance requirements, and is inconsistent with other similar businesses in the area; advised applicant to meet signage ordinance requirements for low 6' signs non-illuminated; requested architectural styling that blended with residential character of surrounding properties; advised the applicant that the adjacent property (old Sunoco) was being developed with compliance to the ordinance requests

G. Panarites - Pointed out that the Delta Sonic hours are 6am to 9pm and their use is equal to what this applicant is seeking; this speaks to the economic viability of the mixed use even with the hours of operation within ordinance... a claim of hardship by this FastTrac applicant

M. Kelley - Expressed rejection of the 24 hour operating time for the business; seeks enhanced buffering between all adjacent residential properties.

Comments were taken by citizens in attendance and by Town Board Council members Valenti and Jerome

MOTION TO ADJOURN: George Panarites

SECOND: Marty Kelley      ALL IN FAVOR      MOTION PASSED

Meeting was adjourned at 8:10pm