

August 12, 2014 Planning Board Minutes

Present: Joyce Majewski, Bob Warner, Bob Bennett, Madeleine Cotts, Gary Campo, Carl Truman, Dave Berger

Joyce appointed Madeline as voting member (Note: Madeline will be on leave of absence until late 2015.)

Approval of 7/8/14 minutes: Bob Warner made motion, Bob Bennett 2nd motion, and all ayes

Mavis Tire:

Present: Dick Pierce, Jim Stephenson and Chris Schjorring

Mr. Pierce gave brief history of Mavis Tire including the ZBA variances which were granted (set back and parking numbers), now here for site plan approval.

The building will be remodeled, with new showroom, bathrooms, signage, doors and façade. Joyce asked to discuss landscaping plan, Mr. Stephenson explained the small area near fire station property which will have curbed island added and landscape added. It was felt by the board that Marvis should contact NYSDOT to add landscaping with the SR 434 grass area which is DOT land. Drainage was discussed and it was noted that all water off lot will be controlled in underground drainage system such that no water flows to Vestal Lumber and the peak flow of water into the Vestal drainage system will be reduced. Pending soil test, the underground pipe size maybe reduced. The applicant did a SWPPP which shows flow reduction, the SWPPP will not be filed with NYSDEC because disturbance is less than 1 acre. All tire storage will be inside. They plan on eliminating the southern entrance with grass island, it was suggested that low shrubs be added because of past history of vehicles not seeing the entrance change. Bob Warner thought truck delivery will be a problem with the southern entrance removed, but applicant will make sure only smaller trucks make deliveries and pick-ups. There is max of 7 employees with no offsite parking at this time. The applicant will continue to look for offsite parking of employees. Snow removal will be important item since parking is limited. Applicant agreed to truck snow off site as needed. There are no floor drains in building. Waste oil is stored and picked up by oil waste company.

The dumpster is located in front of building but will be screened. Need for sprinkler system for tire storage to be reviewed by Code. The site has a poor history of grounds keeping; they have their own inspection system to see that the site is being maintained properly. The Fire Dept. wishes to keep the guiderail on their side of lot in place. *With the new construction, used/new tires will all be stored inside the building (no outside storage will be allowed).*

SEQR was reviewed, Motion Bob Warner, 2nd by Madeleine Cotts all aye on negative declaration The site plan was approved with motion from Bob Bennett, 2nd Madeleine Cotts, Bob Warner- yes and Joyce voting no, with the following conditions:

- Change handicap aisle to 8'
- Add white line 5' off building to help keeps cars away for sidewalk access to front door.
- Applicant to talk to NYSDOT about landscaping the grass island.
- Applicant to add low scrubs/landscaping in the area of the closing entrance.
- Lot to be repaved.
- \$150 planning fee needs to be paid
- Applicant to keep looking for off- site employee parking

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- Need fire knock box
- Need to install street number sign
- Need water backflow device

Matthews's Temporary Car Sales:

Erick Webb present and discussed plan to move in office type trailer for approximately 3 to 4 months for sales office on the empty lot on Vestal Road across from the new Lourdes Medical building. The trailer will run on generator until NYSEG provides the new power. The building will have its own water and sewer system. The site will not be graded; the vehicles will park on the existing dirt surface. There is a need to obtain a State variance on the trailer use if the use exceeds 180 days. The applicant agreed to 4 months use and if required more they would come back to Planning Board such that the Town could see that the State variance process was/will proceed as required. They will add handicap parking sign near building, they will confirm no vehicle access from Vestal Rd except at the traffic light.

SEQR was reviewed, Motion Bob Warner, 2nd by Bob Bennett all aye on negative declaration
The site plan was approved with motion from Bob Warner, 2nd Madeleine Cotts, and all ayes with noted conditions stated above.

Muslim Center on SR 26 near Sheedy:

Gary asked if ok to mow the tall weeds and establish lawn, the owners were not sure possible since it would exceed the 1 acre limit established during site plan approval. Gary felt the storm water runoff would decrease with an established lawn verses the present field growth. It was felt that it was ok to do and Gary would contact the owners.

Engineer's Report (Prepared outside of this meeting.)

A) Change of tenant, 157 Clark St, BCTMP#173.24-1-12

Southern Tier Family Life Church to occupy the old OLS church site with similar use has been reviewed and approved.

B) Change of tenant, 2405 Vestal Parkway East, BCTMP# 158.14.1

Mayur Kaneria with intent to occupy the vacant space within Wal-Mart Store for a Dunkin Donuts store has been reviewed and approved.

C) Parking lot expansion, 4535 Vestal Road, BCTMP# 159.10-1-11

George Haus, site plan for the White Rose parking lot expansion has been reviewed and approved.

D) Change of tenant, 2411 Owego Road, BCTMP#172.71-1-12

Robert Lalor DDS, intent to occupy more space within referenced building for dental lab and offices, (previous tenant was Best Choice Foods, has been reviewed and approved.