Town of Vestal Planning Board Minutes
July 13, 2010

7:30 P.M.

Present: Planning Board Chairwoman, Joyce Majewski
Board members: Bob Bennett, Augie Gates

Absent board members: Bob Warner, Ed Zimmer and Madeleine Cotts

Also present: Gary Campo, Town Engineer; Dave Berger, Town Attorney; Fran Majewski, Town of Vestal Board Member; Rosemary West, Town Crier Newspaper

1). Approval of Past Minutes

Motion by Bob Bennett to approve the June 8, 2010 minutes and second by Augie Gates. Motion passed with all members voting in favor.

2). Ry Guy LLC
2524 and 2528 Vestal Parkway East
BCTMP# 158.14-1-10 and 11
New car wash building

Gary Sloan, Ry Guy LLC; Thomas Hoffman Jr, Hoffman Development Corporation; and Dan Griffiths, engineer
Griffiths Engineering present.

Note: No audio available for this meeting

"Squeaky Clean Car Wash"

Automatic and Self Service Car Wash with vacuum stations, located on the south side of Vestal Parkway, east of the Town Square Mall, will be open for business until 8P.M. during the summer hours and until 7P.M. other wise. The self serve wash bays will be open 24-7.

Motion to accept the SEQR, negative declaration, motion by Bob Warner, second by Augie Gates, all members voting in favor.

Motion to accept the site plan approval subject to:

- Turn selected lights off after hours
- Move front vacuum to 20' from property line
- Finish discussion on the outside concrete pad that is tied to the sanitary sewer
- Knox box needed
- Street number sign needed
- Water backflow device needed
- Stamp plans needed
- Join water and sewer district
- Extend water main to existing water main – both sides
- Check and review all past 239 L&M comments
- Need easement for sewer and water- if 1 not presently done
- DOT permit
- Join tax parcel numbers
- Place man at SR 434 if cars start stacking into road

Motion by Bob Warner, second by Augie Gates, with all members voting in favor.

The Planning Board of the Town of vestal (hereinafter the "Board") hereby finds and determines that: (a) it has considered the action, reviewed the environmental assessment form, reviewed the criteria set forth in 6 NYCR section 617.7 (c) , thoroughly analyzed the relevant area of potential environmental concern, and has duly considered all of the potential environment impacts and their magnitude in connection with the proposed project (b) the project will not result in any large and important environmental impacts, and, therefore, is one which will not have a significant impact on the environment, and therefore a negative declaration will be prepared; and (c) the reasons supporting this determination are set forth on the attached form.

Engineer's report (prepared outside of this meeting)

A). Change of tenant, 124 Sycamore Rd, BCTMP#1588.100203
Michael Rouhanna/American Home to occupy the vacant Ethan Allen building for retail furniture has been reviewed and approved.