

Village Planning Board Meeting/Public Hearing
January 24, 2011 7:30pm
Village Municipal Center

Attendance: Planning Board: Chairwoman Christina Bishop, Members Russell Bronson, G. Wayne Shaw and Tim Mead; Robert Sheridan was absent

Village Officials/Staff: Jay Niles, Mayor; Dean Hyatt, Village Board Member; and Denise Davies, Village Deputy Clerk-Treasurer/Planning Board Clerk

Others: Eric Lerner, President Schuyler Corp.; Chuck Jesmin, Director of Operations-Schuyler Corp.; Michael Tucker, Infinigy Engineering; Herb and Tamara Dufour; Attorney Ronald Daigle; Reverend James Peterson; Allen Morgan; and eleven (11) Granville Central High School students

Press: Matthew Rice, Manchester Newspapers

Public Hearing - 87 Quaker St., L.P.: Chairwoman Bishop opened the Public Hearing at 7:35pm. Michael Tucker, P.E.-Infinigy Engineering, (Infinigy Engineering represents Schuyler Corporation, the owner of the plaza, Tractor Supply Company is the prospective tenant) had presented the Board with an application for Site Plan Review to expand the existing plaza to allow the construction of a new Tractor Supply store at the December 20, 2010 Planning Board Meeting. Mr. Tucker addressed the Board and briefly described the project. A 9,478 square foot addition off the south end of the existing building plus a 15,230 square foot outdoor display area is proposed. All necessary permits from the Army Corps of Engineering have been secured; parking spaces will be increased from 138 existing to 143 spaces, parking lot lighting will be reconfigured, there will be landscaping and façade improvements and the outdoor display area will have two gates on both sides allowing access for emergency vehicles.

Mr. Tucker had also presented the Board with an application for a Minor Subdivision in conjunction with the proposed project at the December 20, 2010 Planning Board Meeting. Chairwoman Bishop advised that the proposed Subdivision Application involved subdividing an existing adjoining parcel, leaving a portion with the existing home and adding the subdivided portion to the existing plaza parcel to allow for the construction of the proposed Tractor Supply store. Currently that parcel is zoned Village Density Residential, the newly created portion of the existing plaza parcel will need to be zoned Commercial Business District. The existing plaza parcels have a lot coverage of 53%, the newly created parcel will have a lot coverage of 52% and the current Area and Bulk Schedule allows 50% maximum lot coverage. The Village Board has several revisions to the current Zoning Law these changes (rezoning the small subdivided portion from Village Density Residential to Commercial Business District and adjust the maximum lot coverage to 60% or 70%) can be included along with the other amendments. The new sub-division will leave the Dufour property with a six foot nine inch set back from the corner of their home to the newly created property line; this is

closed than the twenty-five feet standard indicated thru the Zoning Law and they will need to apply for an Area Variance from the Zoning Board of Appeals.

Chairwoman Bishop read the list of Procedures for Public Hearings and introduced the first speaker on the sign up sheet. Mr. Allen Morgan, 7 Quaker Street, questioned if the existing drainage ditch along the side of the property would be affected. Mr. Tucker explained the stream collects runoff; and per the requirements of the Army Corps of Engineers permit, a 36" culvert will be installed under the display area resulting in no environmental impact as a 1.6 acre of land with conservation restrictions will be left undeveloped at the rear of the property.

Attorney Ronald Daigle spoke next, he represents Mr. Michael Teolis whose home is located at 83 Quaker Street. Mr. Teolis is concerned about his property value being eroded, and Attorney Daigle asked if consideration had been given to the three property owners in front of the plaza. Mr. Larner responded that when this expansion began two properties were being purchased, but due to economical feasibility they opted to expand in a different direction. The improvements to the existing plaza will actually increase the property values; the Grand Union had a much higher traffic flow than Tractor Supply will generate, creating less impact on the area.

After determining everyone had been recognized Mr. Bronson moved the Public Hearing be closed at 7:53. Mr. Shaw seconded the motion and it carried unopposed.

Chairwoman Bishop called the Regular Meeting to Order at 7:53pm.

Ratify Meeting Minutes: Mr. Bronson moved acceptance of the minutes of the December 20, 2010 meeting as circulated by Planning Board Clerk Denise Davies. Mr. Mead seconded the motion and it carried without objection.

Old Business:

87 Quaker St., L.P.-Site Plan Review

Chairwoman Bishop asked the Board if they had any questions or concerns pertaining to the application. After a very brief period of discussion Mr. Bronson moved the motion to accept the Site Plan Review Application pending approval from the Zoning Board of Appeals Area Variance of the Dufour's property on West View Drive; the Village Trustees zoning law changes and the Washington County Planning Board's positive review. It was seconded by Mr. Mead and passed unanimously.

87 Quaker St., L.P. - Minor Subdivision

Chairwoman Bishop again asked the Board if they had any questions or concerns pertaining to the application. After a brief period of conversation, Chairwoman Bishop thanked Schuyler Corporation for their efforts and cooperation in this process. Once it was determined that the board was satisfied Mr. Bronson moved the motion to conditionally approve the Subdivision Application subject to the ZBA's approval of the Area Variance Application for the Dufour's property, the Village Board's revisions to the

Zoning Law and the Washington County Planning Board's positive review. Mr. Shaw seconded the motion and it approved unanimously.

New Business: There was no new business.

Public Open: There was no public comment.

Schedule Next Meeting: Chairwoman Bishop advised that the next scheduled meeting of the Village Planning Board would be February 28, 2011 at 7:30pm at the Village Municipal Building with February 18th, 2011 being the last date to submit applications.

Mr. Mead moved that the meeting be adjourned at 8:06 pm, Mr. Bronson seconded the motion and it carried without objection.

Respectfully Submitted,

Denise J. Davies
Planning Board Clerk