

**Village Planning Board Meeting  
December 20, 2010 7:30pm  
Village Municipal Center**

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

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

Others: Eric Lerner, President Schuyler Corp.; Chuck Jesmin, Director of Operations-Schuyler Corp.; John Steves, Infinigy Engineering; Herb and Tamara Dufour; Matthew Rice, Manchester Newspapers

Chairwoman Bishop called the Meeting to Order at 7:30pm.

Ratify Meeting Minutes: Mr. Bronson moved acceptance of the minutes of the August 24<sup>th</sup>, 2010 meeting as circulated by Planning Board Clerk Denise Davies. Mr. Shaw seconded the motion. Mr. Sheridan abstained as he was not present at that meeting; the motion carried 4-0.

Old Business:

There was no Old Business to review.

New Business:

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

Chairwoman Bishop introduced Mr. Stevens from Infinigy Engineering (Infinigy Engineering represents Schuyler Corporation, the owner of the plaza, Tractor Supply Company is the prospective tenant) who 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, not counting the spaced used for display in the front of the lot; parking lot lighting will be reconfigured and the outdoor display area will have two gates on both sides allowing access for emergency vehicles. The board inquired if Mr. Dufour had any concerns and he assured them he was very satisfied with the proposed project, adding that he feels this would be a welcomed addition to the Village. After a brief period of discussion the board had no further questions.

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

Chairwoman Bishop advised that the proposed Subdivision Application involves 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 board then discussed the new lot line proposed by the sub-division. 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.

Upon further review of the plans it was noted that 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. A Public Hearing will need to be set in January and the Village Board will set a Public Hearing at the January 3, 2011 meeting to be held February 7, 2011 prior to the ZBA Public Hearing. After a brief period of conversation, Chairwoman Bishop thanked Schuyler Corporation for their efforts and cooperation in this process and asked the board if they had any questions or concerns. Once it was determined that the board was satisfied Mr. Bronson moved to set the Public Hearing for January 24<sup>th</sup>, 2011 to consider the Site Plan Review application and to consider conditional approval of the Subdivision application subject to the ZBA's review of the Area Variance application for Mr. Dufour and the Village Board's likely revisions to the Zoning Law as described above. Mr. Shaw seconded the motion and it approved unanimously.

Schedule Public Hearing & Next Meeting: Chairwoman Bishop advised that the next scheduled meeting of the Village Planning Board would be January 24<sup>th</sup>, 2011 at 7:30pm at the Village Municipal Building with January 14<sup>th</sup>, 2011 being the last date to submit applications, a Public Hearing for 87 Quaker St. LP's Site Plan Review Application would be held at 7:30 pm prior to the Planning Board meeting, a legal notice will be placed in the Granville Sentinel and we will notice adjacent property owners.

Public Open: Chairwoman Bishop opened the Meeting to Public Comment at 7:56 pm. She thanked Nancy Hughes for her dedicated service and welcomed new member Robert Sheridan. There was no public comment.

Mr. Bronson moved that the meeting be adjourned at 7:59 pm, Mr. Sheridan seconded the motion and it carried without objection.

Respectfully Submitted,

Denise J. Davies  
Planning Board Clerk