

**Planning Board Minutes  
October 16, 2014**

**Planning Board Members Present:** Brad Bennett, Gene Rogers, Brud Hedges, Julie Pellett, Daniel Compton, Karl W. Smith, Kip Jugle.

**Others Present:** Andy Hall (CEO), Kim Rayburn (Secretary), Michael Wagner (Agent), Gerald Sullivan (Owner), Will & Lynn Tyler

**Bennett opened the meeting at 7:30 pm and the Public Hearing was read by the Secretary.**

**I. Public Hearing #TSP2-14 Agent, Michael Wagner Review of Special use permit & Site Plan for expansion of a mini storage located at 6996 Rts 5&20. Tax map #'s 80.00-1-42.110.**

Bennett asked Wagner if he owned the property, Wagner stated that the sale has not been completed and provided the Board with a letter from the current owner stating he can act as agent for this proposal. Wagner informed the Board that the current parcel was formally two parcels that have since been combined. He would like to complete the Business and erect three (3) more storage buildings on the acre of property that has not been developed yet. He proposed a berm around the South and West borders and would enclose the entire parcel with perimeter fencing and a security gate. He currently has road millings on the site that he will use as a hard packed surface surrounding the new and existing buildings so that it will be uniform and clean looking. There are approximately fifteen (15) shrubs planned for outside of the fence on top of the berm on the South side along the 5 &20 frontage, this is the only area on the parcel that does not have natural buffering. The Plan would be to erect three (3) new buildings perpendicular to the road in phases. The first building would be erected nearest the road shielding the area behind it, allowing for an outdoor storage area creating more revenue so the second then third buildings could be erected. Bennett asked about the fencing to the West as there is a house located on that side, the fence would be a chain linked fence therefore there would not be any headlight buffering. Wagner stated that there is a natural buffer as there is a tree line but he can install the slates along the West side. Compton asked about any outside storage once the third (3) building is built, Wagner stated that there would not be any room for it other than maybe his own boat behind the building. He would rather have buildings than outside storage, but thinks it will take approximately one year to get the first (1) building erected and would like to wait until that building is at least eighty five(85) percent full before starting the second building as there is a new mini storage being built on 5&20 as well. Compton stated that the current outdoor storage is haphazard and he would like to see that cleaned up, Wagner stated that the majority of those belong to the current owner and will be removed upon the sale of the property; also the berm and fence would provide buffering for the outdoor storage until the first building could be erected. Compton stated that he would like to see designated spaces; Wagner stated he could put in stripped lines and possibly parking lot numbers. Rogers asked when the fence would be erected; Wagner stated that it would be one of the first items done; the loan has a stipend attached to it for cosmetic changes, the fence, gate and electronic operator would be first as well as improvements to the drainage. Currently the catch basins that are four (4) to six (6) inches above the area where the water is, that will be corrected and because of the new milling surface that drainage will be also be addressed to make sure the water ends up in those catch basins. Bennett asked about the standing water, Wagner stated that is puddle water that does dry up, Hall stated that is caused by cars that are turning and have moved the stone. Rogers and Hall stated that there is a catch basin at the North East of the property and a drainage ditch at the east edge the water goes east to that ditch and the catch basins go to that ditch. Wagner stated that the new area will have a shallow swale just inside the berm so the water will run to the berm and run easterly and connect to the North East basin. Compton reiterated that Phase I would be the improvements, Phase II would be the first building and Phase III would be the second building, and Phase IV would be the third building. Wagner stated that the second and third buildings may or may not get erected at the same time depending on how quickly each building gets filled. Smith asked if there was to be outdoor storage before the first building is built; Wagner stated he would like to be allowed to as there will be a berm, fence and then fifteen (15) arborvitae bushes in early spring. Smith stated that the property has a step down to it, from the front building to where the storage would be is approx. 4 foot down; the two (2) foot high berm will be erected on the upper level of four (4) feet and then a fence on top of that with the bushes in the spring. Bennett asked what type of outside storage would be allowed; Wagner stated all registered road legal vehicles, RV's, Motor homes and campers.

A discussion was held on the outdoor storage, it was agreed that forty five (45) designated spaces would be allowed on the undeveloped acre once the millings are put down as it will be buffered by the berm and fence. Once the first building goes up the outside storage will be totally buffered. Bennett stated that the outdoor storage will help fund the improvements to the site; therefore he feels it's a benefit to the site.

Bennett asked about the building in front, Wagner stated that currently there are two apartments and Office space in the front, there is currently a Business (Wanda Lam) operating out of the space, and there is also a separate space that Wagner will use for the Storage Business Office, they both have a separate outside entrance. This will remain the same. Bennett stated that the outside of the building on the apartment side should be cleaned up and maintained. Wagner stated that curb appeal is important to him. Compton asked about the apartments and the parking for them as well as for the existing Business and the Storage Office Manager. Wagner stated that there are two one bedroom apartments. On the West side of the building it appears there is a parking spot, currently there are cars parking on the East side of the building that may be asked to park across the driveway to the East further back from the road. A discussion was held and it was decided that the current parking on the East end of the building was adequate as they have been parking there for years.

Compton asked if there was electric in the existing buildings or proposed for the new, Wagner stated that there is none now and he planned on illuminating them all with solar powered lighting. Jugle stated that they should have a lighting plan, Wagner asked what type of information they would want, and stated typically on a one hundred and fifty (150) foot building he is proposing a solar powered light on each gable end and at fifty (50) foot increments down the building. There would be two (2) on the side of the building and one on each gable end total of four (4). The existing buildings would get them immediately. Bennett stated that he is concerned about the gable lights facing West on the new buildings. A discussion was held and it was decided that those lights will be on motion sensors. Compton asked about hours, Wagner stated that move-ins would be by appointment, and access for paying customers would be 24/7. Once three buildings are up and full he may have a part time person in the Office for about four (4) hours, four (4) to five (5) days a week. Compton asked how customers would get in the gated facility; Wagner stated that each customer gets a 4 digit code they use on the keypad to gain entry and again to exit.

Bennett discussed the proposed signage; there is an existing sign on the end of the first Storage Building that will be replaced with the name and phone number of the Business and a second sign is an identification sign for the Storage Office and will be placed on the building in front. **All Board Members voted Aye.**

Bennett asked if there were any comments from the public, there were none.

**Compton made a motion and Smith seconded the motion to close the public hearing as there were no comments from the public.**

**Bennett discussed SEQR, Smith made a motion and Pellett seconded the motion to declare SEQR an unlisted action with no further review required. All Board Members voted Aye.**

**Planning Board Decision:**

**Compton made a motion and Rogers seconded the motion to approve TSP2-14 Agent, Michael Wagner Special use permit & Site Plan review for the existing and expansion of a mini storage located at 6996 Rts 5&20. Tax map #'s 80.00-1-42.110.**

**Whereas:**

1. The chain link fence will have slats installed on the West side
2. A solar powered lighting plan as discussed for all buildings will be submitted with the building permit. The three(3) buildings to the West will have solar powered motion lights on the West gables
3. Outside storage area will have no more than 45 designated parking spaces on the hard packed surface, allowing storage of road legal drivable vehicles.
4. Signs approved as proposed

**Record of Vote:**

Brad Bennett	Aye	Karl W. Smith	Aye
Gene Rogers	Aye	Dan Compton	Aye
Brud Hedges	Aye	Kip Jugle	Aye
Julie Pellett	Aye		

**All Board members present voted Aye, Vote carried unanimously.**

**II. Public Hearing #SPL4-14 Agent, Dollar General Owner, Midwest XX, LLC, has applied for a Site Plan Review, for a Commercial Building mounted Sign, Lands located on 5&20 Bloomfield, NY 14469 tax map # 80.00-1-9.200**

**Planning Board Decision:**

**Bennett made the motion and Jugle seconded the motion to return the application for Site Plan review # SPL4-14 for a Primary Commercial Sign.** All Brite Signs (Agent) (Dollar General) tenant Owner, Midwest XX, LLC, has applied for a Site Plan Review, for a Commercial Building mounted Sign, Lands located on 5&20 Bloomfield, NY 14469 tax map # 80.00-1-9.200

**Whereas:**

1. The Planning Board has not received the requested completed Site Plan application for the primary sign; the Site Plan Application, Sign Application, SEQR form and fee have not been submitted.

**Record of Vote:**

Brad Bennett	Aye	Dan Compton	Aye
Gene Rogers	Aye	Kip Jugle	Aye
Brud Hedges	Aye	Karl W. Smith	Aye
Julie Pellett	Aye		

**All Board members present voted Aye, Vote carried unanimously.**

**III. TV3-14 Area Variance Review All Brite Signs (Agent) (Dollar General) tenant is requesting to erect a second Commercial sign on one parcel in a Community Commercial zone where one sign is allowed.** Appeal of Town Code Article XIII, Section 135-104, section B. Lands owned by Midwest XX, LLC of tax map #80.00-1-9.200. Lands located at 7463 State Route 5 &20 Bloomfield, NY 14469

**Planning Board Decision:**

**Bennett made a motion and Pellett seconded the motion to table the Area Variance review of # TV3-14 for All Brite Signs (Agent) (Dollar General) tenant** is requesting to erect a second Commercial sign on one parcel in a Community Commercial zone where one sign is allowed

**Whereas:**

1. The Planning Board has not received a completed Site Plan application for the primary sign, therefore a second sign cannot be considered.

**Record of Vote:**

Brad Bennett	Aye	Dan Compton	Aye
Gene Rogers	Aye	Kip Jugle	Aye
Brud Hedges	Aye	Karl W. Smith	Aye
Julie Pellett	Aye		

**All Board members present voted Aye, Vote carried unanimously.**

**IV. Special Use Permit & Site Plan Review Owner, Gerald Sullivan** to install a driveway and parking area for the sale of Pre-Fab movable storage sheds on property located at the corner of St Rt 64 N and St Rt 5&20 tax map # 67.00-1-51.111

Bennett asked Sullivan if he had discussions with the NYS DOT, Sullivan stated he has and Trost has reviewed the maps as well. Rayburn stated that Greg Trost called the Office and will be issuing a permit to Sullivan after this meeting. Sullivan stated that the existing driveway will be utilized; the State just wanted it to be a hard packed surface. Jugle asked about the original agreement and if the sheds were supposed to be moved in the winter, Sullivan stated that there was never a time limit on it; he was just told he was allowed to have them there. The lot is a sales lot/stock area for Woodtex to display their sheds and once they are sold they are replaced with a new one. They never leave any one shed there for a long period of time as they want them to look nice.

Bennett stated that Hall wanted the Board to look at this as a sales lot and compared it to a used car lot as we do not have specific regulations on this type of use. The Use of the property will not change it will remain the same as it is now, the signage will also remain the same, and the only change will be the hard packed surface for the entry and exit onto and off of 5 & 20 per the State. The Board feels that having a Special Use Permit in place for this type of use is a good idea, as they can enforce the setback requirements and keep the buildings from encroaching on the right of way, Town code states that on a State road there is no parking in the State right of way which is thirty (30) feet. It will create a cleaner line of site for customers leaving the property. Hall stated that Sullivan will also put in a gravel pad of approximately 50 x 50 in size after the blacktop to help with customers turning around so they can pull out onto 5&20 without having to back out.

**Planning Board Decision:**

**Smith made the motion and Pellett seconded the motion to approve the proposed as Preliminary site plan review for a Special Use Permit for the sale of Pre-Fab movable storage sheds and to install a driveway and turnaround area on property located at the corner of St Rt 64 N and St Rt 5&20 tax map # 67.00-1-51.111**

**Whereas:**

1. The Planning Board will hold a Public Hearing on November 6<sup>th</sup> 2014.

**Record of Vote:**

Brad Bennett	Aye	Dan Compton	Aye
Gene Rogers	Aye	Kip Jugle	Aye
Brud Hedges	Aye	Karl W. Smith	Aye
Julie Pellett	Aye		

**All Board members present voted Aye, Vote carried unanimously.**

**V. Discussion**

Bennett advised the Board that the Site Plan Review #SPL3-14 by Mildred Spock was withdrawn.

He also informed the Board that there is not an anticipated date for the completion of the Comprehensive Plan, but the Planning Board will give an overview of the year at the first meeting in December and it will get added to the plan.

A brief discussion was held on outdoor storage or display areas and the need to look into the Commercial District regulations for possible changes or additions into that District.

**VI. Minutes of October 2, 2014**

**Smith made a motion and Hedges seconded the motion to approve the minutes of October 2, 2014**

**All board members present voted aye, Vote was carried unanimously.**

**VII. Meeting Adjourned**

**Smith made a motion and Hedges seconded the motion to close the meeting @ 9:30pm.**

**All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary