

**Present:** Peter Adams, Kathy Bills, Peter Bowers, Judy Gurnett, Chris Krawiec, Building Insp./Code Enforcement Officer Will Barham, Atty. David Mayer, Deputy Clerk Jo O'Neill

Meeting came to order at 7:30pm.

Mayor Cahill acknowledged Peter Adams' retirement from the Planning Board and thanked him for his many years of service to the Village.

Peter Adams replied that it has been a privilege to serve the Village.

The board then reviewed the minutes and Notice of Decision from the November 3, 2016 meeting, regarding Scenic Village Townhomes and the owner Louis Fico. Mr. Fico is to provide a Letter of Credit to the Village Board to include the valuation, based on engineers' reports, of all incomplete infrastructure and repairs needed. The Village Board must approve the total amount of the Letter of Credit before accepting it.

Will Barham indicated that the 90 days given to Mr. Fico to provide a Letter of Credit will be up February 1, 2017. If he fails to provide the Letter of Credit by this date, the site plan can be deemed abandoned.

Mike Yanis, representing the Home Owners Association, addressed the board expressing concern as to whether Mr. Fico would follow through with the Letter of Credit or not. There are two properties currently for sale there, and other owners are considering selling due to Mr. Fico not completing the development; leaving roads incomplete and in disrepair, sidewalks not finished, and extra parking spaces not completed.

Atty. David Mayer will contact Mr. Fico's attorney and email a signed copy of the Notice of Decision, indicating the deadline for the Letter of Credit.

**Motion:** Kathy Bills made a motion to accept the minutes and Notice of Decision from November 3, 2016 as written. Seconded by Peter Bowers. All were in favor. Motion passed.

**1) Application:**

Greg Chambery, owner of Maplewood Nursing Home, 100 Daniel Drive, Tax ID # 080.09-1-19. Maplewood is applying for a Preliminary/Final review and approval for a building addition in conjunction with a reconfiguration of the existing units and common space; no new units will be added. The project includes a building addition of 15,000+/- square feet with an outdoor courtyard, a new access drive, a new main entrance with a porte-cochere, 11 additional parking spaces, as well as walking trail and a gazebo near the new storm water management facility. One variance will be required: the rear building setback is proposed at 15 feet versus the required 20 feet. Property zoned: Neighborhood Business. Applicable zoning section: 175-20 A. (3)(b).

**Presentation:** Peter Gorman, with Marathon Engineering, passed out copies of the updated plans for the addition to Maplewood Nursing Home. They are proposing a 15,000 sqft. addition to help with the changing needs of the residents. The overall number of beds in the facility will remain the same, but the residents' rooms will be larger. They will also be reconfiguring a new main parking area with 66 spaces, and secondary parking area with 13 spaces. The loop drive off of Daniel Dr. to the parking area will be removed to allow space for the new addition. A new loop drive and main entrance will come off of Dean Springs Dr., and a new monument sign is proposed for the new main entrance. On the back side of the addition, they will be keeping the curb cut for access to the basement for storage. Sidewalks will be installed leading to two courtyards being added by the addition, allowing residents to come out and enjoy the outdoors. At the request of the Fire Marshall, they will be adding an emergency egress to Daniel Dr. At the northeast corner of the property, they will be installing a storm water management facility ("pond") with a walking path along the outside and a gazebo that the residents really enjoy. The "pond" is designed to handle a 100 year storm event, which meets the regulations of the DEC. They are reducing the storm water runoff by a minimum of 25% for all storm events, drastically reducing the storm water runoff with this project. Greg Chambery is working on obtaining access and easements for the sanitary sewer connections from Mark IV to the east. They will also need a 4ft variance for the side yard setback of the addition, and will have to appear before the Zoning Board for that.

P. Adams indicated that they will need an additional variance for the monument sign, as they are only allowed one, and depending on the size they may need another variance.

Will Barham noted that the size of the sign may not require a variance, but the setback from the road may. The sign was not included in the letter of intent, and will not affect the approval of the site plan. They may come back to address the specifics of the sign at a later date.

Chris Krawiec questioned as to who's property the sign will be on.

W. Barham replied that Maplewood has purchased the small area of property from Mark IV, so it will be on their own property.

Scott Fiske, with Pardi Partnership Architects, explained that Greg is working to create larger private rooms and an exceptional environment for the residents. The rooms will not only meet current requirements, but also meet future trends of nursing homes today. There will be a new main entrance with a porte-cochere, a stucco and stone look, new landscaping, pavement, and "day light" added to the interior space through skylights. While being somewhat contemporary, it will remain compatible with the area around it. The entry area will be an open common gathering area with a reception area and place for families to meet.

P. Adams asked if there will be a new maintenance out building.

P. Gorman responded that they are keeping the current one for now.

C. Krawiec had the following questions and comments based on the presented site plan:

- Are there any concerns with the pass through connections from Dean Springs Dr. to both Daniel Dr. and W. Main St.? No, people can currently drive through the parking lot from Dean Springs to Daniel Dr. and W. Main St. It hasn't been a problem. Dean Springs Dr. is a private drive, so maintenance and snow removal will be handled by Maplewood. They have also purchased the small square of property by Dean Springs Dr. from Mark IV, so they don't have to worry about needing any easements.
- Should the parking space directly leading to the new access sidewalk to the gazebo area be "striped" off as a No Parking Space? Yes, that's a good point. They will look into changing that on the site plan.
- All storm structures on the utility plan are shown as "typical" storm inlets structures. The size and number of pipes into or out of the respective structures may "force" those structures to be "manholes" of sufficient size to accommodate the pipes. By the time they knock out the holes for the pipes there won't be much "structure" left if these are typical Catch Basin type square structures. They will take another look at this.
- There is no sanitary sewer system shown. How will this be handled? Currently they are using a pump station. For the future they are looking into getting a possible easement from Mark IV to connect to the sanitary system on their property for a gravity sewer system. The domestic water system will connect to the existing building's.
- How will any new utilities (RGE involvement – gas or electric extensions), cable and phone lines be handled? They will start using a generator, and ultimately connect through the existing building.
- The landscaping plan was not submitted at this time. It will be submitted prior to the final site plan review.
- Will the street lighting match the existing lights? No, the new lot will have LED lights that are more efficient and will match the new addition better. They will be dark sky compliant. There is no Village lighting standard for private drives. The Planning Board can "ask" for specific lights, but it is not in our code.
- Is/will there be an existing working fire hydrant within 300' of the proposed work area? There is one across from Daniel Dr. The Fire Marshall has already reviewed it and given his approval.
- How will Fire & Emergency Access be handled during "off" work hours? Will Barham handles this while the site is under construction.
- Will the work site be fenced off from public access and drive throughs during work/non-work hours? The equipment may be fenced off, but not the entire site. The Dept. of Health may require a barrier of some kind.
- What is the timeline for construction? Proposed start/finish dates? They expect to begin in April or May 2016, and it should take approximately 18 months to complete.
- Is there any need/proposal for an exterior dumpster enclosure? It will all be handled on site as it is now, fenced in.
- When the storm water management facility is ultimately installed and working, what will the maximum depth of the water be? The deepest part will be approximately 6-8ft deep. There will be approximately 2-2 ½ ft of standing water at all times, and a fountain that will be running in it once it's finished for aeration and ambiance.

W. Barham indicated that the “pond” must have a safety bench around the perimeter, and also be deep enough in the center so that cattails can’t grow. They will need a fore bay system with a sediment trap.

C. Krawiec is concerned about the openness of the “pond” for safety/liability reasons.

P. Gorman indicated that there will be a handrail around the entire perimeter of the pond for a barrier.

W. Barham asked if there will be a fire wall between the existing building and the new addition. They replied that there will be, along with a complete sprinkler system.

P. Adams summarized that for a final approval in February they will need the following: 1) the landscaping plan, 2) striping the parking space leading to the access sidewalk around the “pond”, 3) a 4ft setback variance for the side yard setback of the addition, and 4) confirm whether the sanitary sewer line will require a pump system or gravity. The monument sign will be discussed at a later date.

P. Adams then asked the board to review the Short Environmental form, and make a determination on SEQR. Part 2 is missing from the packet. Peter Gorman will bring that in tomorrow (1/6/17).

**Motion:** Chris Krawiec made a motion for a negative declaration pursuant to SEQR as an unlisted action. Seconded by Kathy Bills. All were in favor. Motion passed.

**Motion:** Judy Gurnett made a motion to declare the Planning Board as the Lead Agency for SEQR. Seconded by Peter Bowers. All were in favor. Motion passed.

**Motion:** Kathy Bills made a motion for a positive Preliminary Site Plan approval with the following conditions being addressed prior to the final approval: 1) sanitary sewer line, 2) landscaping plan, and 3) striping the parking space in front of the sidewalk leading to the storm water management facility. Seconded by Chris Krawiec. All were in favor. Motion passed.

**Motion:** Chris Krawiec made a motion for a positive recommendation to the Zoning Board of Appeals for a 4ft. side yard setback variance. Seconded by Judy Gurnett. All were in favor. Motion passed.

P. Adams thanked Maplewood’s representatives for coming, and asked for a motion to adjourn the meeting.

**Motion to Adjourn:** Kathy Bills made a motion to adjourn on Peter Adam’s last official meeting. Seconded by Judy Gurnett. All were in favor. Meeting adjourned at 8:41pm.

The next Planning Board Meeting is scheduled for 7:30pm on February 2, 2017.

Respectfully submitted,  
Jo O’Neill, Deputy Clerk