

Village of Webster
Planning Board Meeting Minutes
Meeting Minutes of April 7, 2016

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present: Peter Adams, Kathy Bills, Peter Bowers, Chris Krawiec, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill, Liaison to the Village Board Jude Lancy, Mayor John Cahill.

Meeting came to order at 7:30pm.

Reviewed minutes from the 3/17/16 workshop. No additions were made. No vote to approve minutes was taken. If time allows, we'll discuss details at the end of the meeting.

Peter Adams indicated a change in the agenda. Application #2 will be discussed first.

Application #2:

Marathon Engineering, representing Greg Chambery, owner of Maplewood Nursing Home, at 100 Daniel Drive, Tax ID# 080.09-1-19. Application for a Preliminary/Final site plan review and approval. Applicant proposes to install an additional access driveway to the Maplewood Nursing Home at the west end of Dean Spring Drive. The driveway is proposed to cross parcel # 080.09-1-28.2. Applicable zoning 175-18, 19, 20, 21. Property zoned: Neighborhood Business.

Presentation:

Greg Chambery has notified over 150 "neighbors" regarding the proposed application, with positive feedback. They are presenting a plan to establish a new ingress and egress to the Maplewood Campus. It would relieve some of the traffic congestion on Main Street. Will Barham, Jake Swingly, Mayor Cahill, and the Fire Marshall have looked at the site and saw no issues to bring the plan before the board. Mark IV owns a small parcel of land where Maplewood is proposing the entrance. They have agreed to provide an eternal easement. The ingress and egress establishes improved use of the land, and allows pedestrians and residents walking distance to the shops, stores, Gazebo and donut shop!

Bob Bringley, Marathon Engineering: Displayed overall map of the Maplewood Nursing Home campus, showing the proposed site plans adding a new driveway entrance, approximately 100 ft in length, to the east connecting to Dean Spring Dr. The proposed driveway would cross a small parcel of land owned by Mark IV. In addition to the small parcel owned by Mark IV, the Village has the right-of-way for the property connected to the east of that. It will give Maplewood more flexibility with their currently property, along with improving access for vehicles, fire responders and pedestrians.

Discussion Points:

- There will be trees planted (as indicated on the site plan) along either side of the access drive.
- The lighting will match the lighting on Dean Spring Dr.
- There is a dumpster there to the north that will be buffered by the plantings.
- The parking will predominantly be for staff, but visitors may also use that area as well, relieving some of the congestion from traffic entering on Daniel Dr.

- There's about 40 parking spaces on that east side of the campus, so they estimate roughly half will utilize that access road; 40-50 vehicles during the course of the day.
- Within the next couple years they hope to possibly add a 4th floor, or add on to the building.
- There aren't any sidewalks in this area. People would have to walk in the travel lanes.
- A "Private Drive" sign or the Maplewood sign at the end of the entrance is suggested. They would have to apply for a variance for the monument sign.
- A suggestion was made to apply to the Village Board for an "abandonment" of the Villages roadway/property. If the property was abandoned it would go to an adjoining property owner, not Maplewood. They could work with the adjoining owner for use of the property if it was abandoned. That would have to be a separate application, and they would have to come back in front of the Planning Board.

Public Comment:

Jude Lancy: It's another great addition. Thank you.

Board Discussion:

The plantings will be Western Red Cedar Shrubs, as listed on the site plan, which shouldn't hinder any visibility as they get taller. They will match the existing plantings on the south, and traffic should not be coming from that direction to enter.

P. Adams: This is for the preliminary and final approval of the site plan, as well as SEQR. I'll now entertain a motion for the SEQR, and then for the application.

SEQR Motion: Peter Bowers made a motion for a positive recommendation for a Type II SEQR.

Seconded by: Kathy Bills

All were in favor. Motion passed.

Site Plan Approval Motion: Chris Krawiec made a motion for a positive recommendation for a preliminary and final site plan approval, for the construction of a new access road connecting Dean Spring Dr. to the Maplewood Nursing Home parking area.

Seconded by: Kathy Bills

All were in favor. Motion passed.

Application #1:

Hopkins, Sorgi & Romanowski PLLC, representing NOCO Energy Corp. (NOCO Express), at 54 W. Main Street, Tax ID# 080.46-1-1. Application for a concept review of existing facility. Applicant seeks to redevelop current site reconfiguring site plan and constructing addition to existing building. Applicable zoning 175-22, 23. Property zoned: Central Business.

Presentation:

Mark Romanowski, NOCO Energy: Submitted a concept site plan and discussed making some significant changes and improvements to their existing property; and are looking for reactions and suggestions from the Planning Board. They will be replacing and relocating the gas tanks, which will disrupt the entire business, so they are looking into making other changes as well: refacing the store,

adding on to the back of the store to make room for new coolers, moving the pump islands to the west side of the building parallel to Corning Park, creating additional parking spaces in the front of the store, establishing distinct entrances and exits for a better traffic flow, and adding landscaping in the front along Main St. Aesthetically, it will look like some of our other stores in the area.

Tim Boyle, VP of Real Estate for NOCO: In addition, we will add a pedestrian walkway along the side of the restaurant leading to the parking lot behind, eliminating the drive allowing vehicles to drive through on that side of the building. We are moving the gas canopy to the side of the building to improve the traffic flow. The underground storage tanks will be moved either to the front or back of the property, but we may need to increase the curb cut depending on the space needed for our tankers. And the dumpster coral will be moved and incorporate the Village's, restaurant's and NOCO's.

Discussion Points:

- The plans they presented are slightly different from the original plans. The dumpsters are moved about 20ft north for the garbage truck to access them.
- The walkway on the east side of the property will run from Main St. to the parking area in the back, and it is mainly just a striped pedestrian walkway.
- The guardrail in back will be removed, but the east side guardrail will be left. There is a 7" difference in grade there, so the guardrail will help prevent tripping.
- A pressure treated wooden guardrail would be preferred. They are willing to paint it, or use alternative materials to make it more appealing.
- By moving the gas tanks to the back, they will need to enlarge the curb cut for the deliveries by the tankers. It's currently approx. 30 ft. It would be best to have an additional 10 ft. or so.
- Landscaping the side along Corning Pk. would be recommended. We'd like to have as much landscaping around there as possible.
- The landscaping bed will be stone or stone composite. The dumpster enclosure will be board on board with a chain link gate.
- Window displays of windshield washer fluid, etc. may not be allowed.
- The Code says any permanent displays blocking windows will be considered signs, and they may not obstruct any fire escape window, door or opening.
- They're looking at starting in June, and being on the agenda in May.
- They will have to work with the DEC about taking the tanks out of the ground, and replacing the tanks and lines over to the dispensing area.
- They may possibly close the store during the construction, as it's about a 90 day project.
- As for the addition, they're going to bump out the back wall to accommodate a large walk-in cooler. It will have access from the inside only.

Public Comments:

Matt Chatfield: Asked about having a "buffer" (guardrail) between the sidewalk and parking area along Corning Park to maintain a barrier between pedestrians and vehicles?

T. Boyle: There will be a curb and striping to differentiate the sidewalk. We can consider a low guardrail, possibly a wooden rail like we're planning on the east side.

Rick Walters: Asked if the site will extend back to the property the Village maintains now.

T. Boyle: Yes, the property NOCO leases to the Village. Also, by adding to the back of the store, you will lose 6 spots of common Village Parking, but there will be an increase in parking in the front of the store.

M. Chatfield: Could you move the tanks farther south, and move the curb cut farther south? Possibly make a green space on the corner?

W. Barham: With the current curb cut, there's only room for one car waiting to turn onto Main St. There's a concern about traffic when cars are trying to get in and out of NOCO, with other cars coming down Corning Pk. and waiting to turn onto Main St.

T. Boyle: We can look at moving it farther south, but we can't really narrow it because of the radius of the larger vehicles, tankers and delivery trucks, to come in and out.

Board Discussion:

P. Adams: So we have: 1) the possible wooden fence on the east side by Golden Boys, 2) possible wooden fence to delineate the pedestrian walkway along Corning Pk., 3) move the curb cuts further south for the Corning Pk. cue for cars, and 4) add as much landscaping as possible. We'll need updates on these things to make sure you won't need a variance. We shouldn't need an internal layout of the building for the site plan. Make sure we see the striping you're going to do for the walkways, and give us visuals of the plantings.

T. Boyle: These are all the issues we came to talk about. We'll take another look at the curb cuts, and provide more information about some sort of barrier on the Corning Pk. side, whether it's curbing, striping, wooden guardrail, landscaping, or other type of barrier. We'll use any possible empty space to add some landscaping.

M. Romanowski: We'll get you an updated site plan in about a week, and incorporate everything we discussed.

Special Guest:

K. Bills: Introduced her grandson, Brenden Bills, who is here working on the Boy Scout Communication badge. Brenden thanked the board for allowing him to come and observe.

Additional Business:

P. Adams: Asked David Mayer if he had anything written up on the topics discussed at our previous meeting.

D. Mayer: Indicated he has some notes, and will write things up for the next meeting.

P. Adams: Asked for a motion to adjourn.

Motion to Adjourn: Kathy Bills made a motion to adjourn the meeting.

Seconded by: Peter Bowers

All were in favor. Meeting adjourned at 8:30pm.

The next Planning Board Meeting is scheduled for 7:30pm on May 5, 2016.

Respectfully submitted,
Jo O'Neill
Deputy Clerk