

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on April 27, 2011. The full public record of this Meeting is the audio/video recording made of this meeting and kept in the Planning Board’s records.

PRESENT: Stewart Sterk, Chairman, Michael Ianniello
Lou Mendes, Ingemar Sjunneemark
Susan Favate, AICP, BFJ Planning
John Winter, Building Inspector

ABSENT: Lee Wexler

CALL TO ORDER

Mr. Sterk called to order the Regular Meeting at 7:03 p.m.

NEW BUSINESS

2. 417 EAST BOSTON POST RD- ELK’S LODGE – Dumpster Enclosure

Mr. Lucchese appeared for a dumpster enclosure permit. He said that the unit will be 10’6” x 7’ x 5’. There will be a double gate opening. The unit will be black. He noted that part of parking space #13 will be given up for the dumpster. Mr. Ianniello inquired about using space #14 for the dumpster. Mr. Lucchese said that the space is too far down, and will pose difficulty for a truck to back up.

On Motion of Mr. Ianniello and seconded by Mr. Sjunneemark, the dumpster enclosure permit is approved.

Vote:

Ayes: Ianniello, Sjunneemark, Sterk

Nays: None

3. 700 FENIMORE RD. MAJESTIC KITCHENS – Dumpster Enclosure

No appearance.

OLD BUSINESS

**2. 700 RUSHMORE AVE. – (MC-1 District) –Rushmore Property of NY LLC
(McMichael)-Wetland Permit, Dumpster Enclosure, and Site Plan Review of**

proposed construction of a new work building, rack storage, wash down power pad & power wash system shed, fencing, and drainage swale.

Discussions continued. Mr. Natchez said that the requested information has been provided. He submitted an updated drawing.

Mr. Mendes joined the meeting at 7:09 p.m.

Mr. Natchez said that the light in question was adjusted to the proper position. The parking plan is shown on the drawing. He said that there will be increased parking, due to boats, on the asphalt surface and a handicap space will be added on the asphalt surface too. He said that the parking plan is in compliance. The new building is 3400 square feet impervious surface.

Ms. Favate inquired about fencing. Mr. Natchez said that the chain link fence and a part of the wood fence may or may not be replaced. The fencing will be done in stages, with the west side being first. The composite fence will be on the Rushmore Avenue side.

Mr. Furey sent an e-mail on April 27 stating that the parking issue is unresolved. The amount of asphalt may change, and if so, it could affect storm water management. The existing parking is on a gravel surface.

Mr. Sterk said that the ZBA has to review and approve first, and he can not answer definitively how the zoning board will treat the parking issue.

Mr. Natchez said that a delay in getting an approval can alter his client's decision to continue.

Mr. Sterk said that any decision will be deferred until after the zoning board meeting.

NEW BUSINESS:

1. Approval of Minutes

On Motion of Mr. Mendes, and seconded by Mr. Ianniello, the revised Minutes of April 13, 2011 were approved.

Vote:

Ayes:	Ianniello, Mendes, Sterk
Nays:	None
Abstain:	Sjunnemark

OLD BUSINESS

1. 273 HALSTEAD AVE.-DANCE CAVISE (C-2District) - Site plan revision

Mr. Cavise appeared. The parking meters will remain as is. Mr. Sterk said that the lot will be striped making it more useful. A Sketch Plan was prepared.

Mr. Cavise said that upon reviewing the parking lot plan, he has a few comments. He said that a bike rack as suggested in the Sketch Plan is not necessary. Mr. Sterk said that three spaces will be lost as two spaces are obstructed spaces, and one is a parallel space. Mr. Cavise said that he does not want to lose parking spaces, but is agreeable to this change. Mr. Cavise said that after 5 p.m. the parking thins out. He has not met with the landscaping consultant to work out a plan for a tree. Discussions continued on finalizing a handicap space, employee parking, and landscaping.

Mr. Winter joined the meeting at 8:05 p.m.

Mr. Cavise said that the lot needs to be repaved. Also, hand railings need to be added, his architect told him. He said that water collected in the lot after storms, flows out to the river, and the lot drains quickly. He also said that he does not want plantings on the lot, as he believes they will be flooded out when there is another large storm.

On Motion of Mr. Ianniello and seconded by Mr. Sjunneemark, the Sketch Plan dated April 27, 2011, is approved subject to changing the two employee parking spaces to space #1 on the Sketch Plan. Space #4 will convert to a handicap space, and the replanting of a tree where previously removed will be finalized with the landscaping consultant.

Vote:

Ayes: Ianniello, Sjunneemark, Mendes, Sterk

Nays: None

ADJOURNMENT

There being no other business, and on Motion of Mr. Mendes, and seconded by Mr. Ianniello, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary