

PRESENT: David Stringfellow, Chairman
Paul Ziarnowski, Vice Chairman
Jennifer Lucachik, Secretary
Dave Bowen
James Liegl
Mitch Martin
Mary Ann Rood

ALSO Michael Kobiolka Town Attorney
PRESENT: Thelma Faulring Secretary to the Boards and Committees
Richard Brox Planning Consultant

Chairman Stringfellow called the meeting to order at 7:30 PM. and asked if there were any additions or corrections to the draft minutes of November 12, 2014.

Being none Mrs. Lucachik made a motion to accept the minutes, seconded by Dr. Ziarnowski and carried.

Mr. Stringfellow: Are there any corrections or additions to the draft minutes of November 25, 2014?

Mr. Kobiolka: I have one comment. It was obvious that I was not at the last Board meeting, does my name really have to be in the minutes so many times that I was absent.

Secretary Faulring: That's what was said. I can...

Mr. Kobiolka: That's up to the Board.

Mr. Stringfellow: You've explained to me why you were absent and I understand there was nothing you could do about it, but the applicant was here and we had left the Public Hearing with it tabled because you were going to check on whether we could or should revote on it; and you not being here we did not know whether we could or couldn't and I probably said something about without your advice I didn't know what to do. Thelma normally puts in the minutes what is said and that's what I said, I'm sorry. I didn't intend to embarrass you or anything of the sort. Would you like to state so that it goes into these minutes the reason why you were not able to be here?

Mr. Kobiolka: I got stuck in court down in the Southtowns; I had to turn my cell phone off, you called my home, I wasn't there, you called my office and I wasn't there, so you called my cell phone, I didn't get it until I got out of court and by then it was too late.

Mr. Stringfellow: Any other corrections or additions to the November 25th minutes?

Dr. Ziarnowski made a motion to approve the November 25th minutes, seconded by Mrs. Lucachik and carried.

CORRESPONDENCE

Secretary Faulring reported:

- Code Enforcement Officer Ferguson's November end of month report
- NYPF Conference / Training registration form April 12 – 14, 2015 at Bolton Landing, a Town voucher was included for reimbursement

Mr. Brox: Any new members or alternates really should try to go to that, it's a lot more comprehensive than the little local meetings around here

DISCUSSION - 'RAPHAEL'S RESTAURANT'

Mr. Stringfellow brought members up to date:

Basically the man who came requesting Certificate of Occupancy is leasing the front half of the building which has been used in the past but has not been used for more than a year so technically any grandfathering has ended. He apparently has had it for three months and has invested money and done alterations on the inside of the building and was ready to open when he went for a Certificate of Occupancy and was told it's been more than 12 months it needs to go through the Planning Board. He was pretty much at a loss and doesn't know what is required or how to do it. It is probably not his problem but the landowner's problem.

Mr. Kobiolka: He should address some of the issues with the landowner, in terms of who is going to pay for it.

Secretary Faulring reported the following correspondence:

- Town Board letter dated December 4, 2014 authorizing Code Enforcement Ferguson to issue a Temporary Certificate of Occupancy and setting a reasonable timeframe to meet site plan approval
- Copy of Temporary Certificate of Occupancy issued by Code Enforcement Ferguson with a deadline of May 1, 2015

Following a very lengthy discussion the following list of Planning Board recommendations and requests will be sent to Mr. Galluzzi; Paul Ziarnowski will be the contact person:

1. Submit proper drawings (site plan)
 - a. Show all of the building not just the restaurant portion
 - b. North arrow direction
 - c. Names of adjoining property owners
 - d. Show existing or proposed fences or hedges bordering residential neighboring properties
2. 10 foot buffer on north side of property
3. Move dumpster in 10 feet from neighboring property
 - a. Or apply for a variance if current location is preferred
4. Remove first four rows of parking spaces and replace with greenspace or planting
 - a. Install five foot or more planting area
 - b. Show entrance and exit
 - c. Removal of blacktop is preferred by the Planning Board
5. Submit proposed sign placement
 - a. Dimensions
 - b. Lighting
6. Building lighting
 - a. Model number and illumination pattern of the wall pack lights
7. Some issues may need to be addressed with building owner

LIAISON – COUNCILMAN BOARDWAY

Mr. Boardway was not in attendance this evening.

TOWN ATTORNEY KOBIOŁKA

Mr. Kobiolka reported from the December 3, 2014 Town Board meeting:

- Approved Temporary Certificate of Occupancy for Raphael’s Restaurant

Mr. Kobiolka: I contacted the Association of Towns and at this point I will approve the subdivision as it was done. And at some point I would like to go into Executive Session.

Mr. Stringfellow: Do we need to state the reason for going into Executive Session?

Mr. Kobiolka: Yes because of the possibility of litigation.

Dr. Ziarnowski: I make a motion to go into Executive Session as per the attorney’s desire.

Mrs. Rood: I second.

Mr. Stringfellow: Is there any discussion?

All were in favor of the motion to go into Executive Session.

Dr. Ziarnowski: I make a motion to return to Regular Session.

Mr. Martin: I’ll second.

Dr. Ziarnowski: I make a motion to adjourn (8:50 PM).

Mrs. Lucachik: I second.

All were in favor of the motion

Respectfully submitted,

Jennifer Lucachik
Secretary