

PRESENT: Paul Jusko, Chairman
Patricia Hacker
J. David Early
Kevin Maxwell
David Stringfellow
Zintars Zadins
Margaret Andrzejewski, Alternate
Michael Pohl

ABSENT: Thomas Edington

ALSO PRESENT: Councilman Dennis Mead
Richard Brox, Planning Consultant
Norman Dotzler (Security)
James Tilley, Evans National Bank
Jerry Ruhl, Architect – Evans National Bank

Chairman Jusko called the meeting to order at 7:31 P.M.

MINUTES

Chairman Jusko asked if there were any additions or corrections to the minutes of October 24, 2000. Being none, Mrs. Hacker made a motion to accept the minutes, second by Mr. Stringfellow. All were in favor.

Chairman Jusko noted that Charlap's site plans had been received, and distributed to the Planning Board members, but as of this evening has not officially been referred to the Planning Board by the Town Board. Chairman Jusko asked that the Charlap's discussion be added to the agenda after this referral is received.

CORRESPONDENCE

Secretary Zadins read a letter from Gary Eckis of Boston Hills LLC dated October 25, 2000 which stated that he was withdrawing his request for the rezoning of the Rice Road exit on the 219 Expressway.

Chairman Jusko received an invoice from the NYS Planning Federation, which he gave to Councilman Mead for payment of dues and the updating of names of members of the present Planning Board.

LIAISON – COUNCILMAN MEAD

Councilman Mead reported from the Town Board meeting of November 1, 2000:

- Received letter from Gary Eckis, Boston Hills LLC stating withdrawal of rezoning request
- Charlap's permit for temporary trailer was not re-issued

DOTZLER SECURITY

Chairman Jusko told Mr. Dotzler that this Board was not aware, at the meeting of October 24, that Mr. Dotzler had received a variance to the 30 foot set back requirement.

Dotzler Security, con't.

Chairman Jusko told Mr. Dotzler that the site plan review needed to meet certain criteria from the Town Codes. Mr. Dotzler said that the addition will be to the rear of the existing building and will be used for storage of equipment only. There will be no addition of retail business; no windows; no additional lighting. The metal building will have an 18 foot overhead door.

Mr. Brox stated that an additional variance should have been secured for the 24-foot driveway, Town Code requires 25 feet for a driveway. Mr. Dotzler stated that Code Enforcement Officer Kramer did not have a problem with the existing 24 foot driveway, and it was not mentioned at the Zoning Board of Appeals at the time of the Public Hearing for the rear yard set back variance. Mr. Brox also asked Mr. Dotzler to submit a site plan indicating the parking area and greenspace.

Mr. Dotzler stated that he was not making any changes to the parking area, which is indicated on the survey he had already submitted. Mr. Brox stated that what this Board has in hand is sufficient as a preliminary site plan, but all of these requests and concerns need to be on paper in the form of a site plan.

Chairman Jusko asked if any landscaping was going to be added to the property. Mr. Dotzler said, yes a fence and bushes to the south. Mr. Brox asked that this be indicated on the plan also.

Chairman Jusko asked how much traffic would occur with this addition. Mr. Dotzler said that employee arrival in the morning; company truck departure in the morning; approximately 6 arrivals/departures of UPS customers/trucks. Chairman Jusko told Mr. Dotzler that he should follow Town Code Section 97.4 – 97.7.

Mr. Maxwell asked if gutters would be added. Mr. Dotzler said the gutters would run into a 6 inch drain tile to the storm sewer and a receiver would be placed outside the addition to collect any ground water.

Mr. Maxwell asked if there was any change being made to the egress. Mr. Dotzler said it would remain as is, as there is no room to make any changes to the ingress/egress area.

Chairman Jusko said this Board would go through the entire site plan review process, but would in its recommendation to the Town Board make mention of the one foot difference in the driveway.

Mr. Maxwell made a motion to table further discussion pending receipt of the site plan, which should include drainage, green space, and parking. Second by Mrs. Hacker. All were in favor.

EVANS NATIONAL BANK

Chairman Jusko stated that there were two items specifically to be re-addressed: first, snow storage. Mr. Ruhl said snow storage is indicated on the site plan. Mr. Ruhl added, that there is a natural flow around the back of the building to Herman Hill Road.

Secondly, ingress from the northbound lane of Boston State Road only.

Mr. Ruhl said if that is what this Board desires, then that is what they will do. Chairman Jusko said it is a concern of traffic safety.

Mr. Zadins suggested that the ingress from Boston State Road be angled so that it only accessible to traffic heading northbound in the east lane.

Mr. Brox suggested angling the entrance to encourage right turn only, and add a 6 foot median that will prevent traffic from entering from the southerly direction, and angle the egress to encourage a right turn only.

Mr. Stringfellow asked if it would be possible to have drive-in windows, one in each direction. Mr. Tilley said that customers expect one way flow of traffic, and, that having one way flow allows the employees to see the customer at the windows.

Secretary Zadins read the letter of November 14, 2000 from Mr. Brox with his comments on the site plan that was last reviewed.

Evans National Bank, con't.

Chairman Jusko stated that this Board has to do whatever they can to control traffic on Boston State Road.

Discussion continued addressing the concerns of traffic issues/congestion at the intersection of Boston State Road and Herman Hill Road.

Mr. Maxwell asked Mr. Brox if the drainage issues had been adequately addressed. Mr. Brox said that, yes, they had been.

Chairman Jusko asked if Town Engineer Harris had received all plans. Mr. Ruhl said that he had not yet sent a drainage plan, but will intend to do so.

Discussion turned to the fence toward the neighboring residence. Mr. Ruhl said that he had initially planned on an eight foot fence, but the neighbors requested that it be lowered, so it was lowered to 7 feet, but the Town Code allows only six feet.

Mr. Ruhl and Mr. Tilley agreed to a directional median. Mr. Brox suggested widening the area to 30 feet to include two 12 foot lanes and a 6 foot median.

Chairman Jusko asked for a motion.

Mr. Maxwell made a motion to recommend approval of site plans submitted by Evans National Bank with the following additional requirements:

- A favorable recommendation is received from the Town Engineer or the Engineer's added conditions, if any, are met.
- The site plan is amended to meet the criteria set out in the Richard Brox letter of November 14, 2000
- The plan is amended showing the addition of a directional median in the ingress/egress area along Boston State Road, with this redesign to be this Board's best attempt to control traffic concerns in this area.

Mr. Early seconded this motion. All were in favor.

Chairman Jusko asked if there was any other business to be brought before this Board.

Being none, Mr. Stringfellow made a motion to adjourn the meeting at 8:31 P.M.. Second by Mr. Maxwell. All were in favor.

Respectfully submitted,


Zintars Zadins
Secretary

ZZ:tf