

Town of Constantia
Planning Board Meeting
July 24, 2007

Members Present: Chairman Chuck Gilkey, Bob McNamara, Ken Macari, and Pat Schlueter, and alternate Jason Greene

Present: Code Enforcement John Dunham, Andy Kelsey, Raleigh Harynak, and others

OPENING The meeting was called to order by Chairman Gilkey at 7pm with the pledge of allegiance.

MAY 8, 2007 MEETING MINUTES were read by Kay Foster. Pat Schlueter made a motion to accept the minutes with changes, seconded by Ken Macari, motion carried unanimously

NEW BUSINESS

ELLIS AGENCY SKETCH PLAN CONFERENCE, site plan review for a new office

The property location: 1672 State Rte. 49, Constantia (across from AA Cole Elementary School). Jennie Wafer represented the Ellis Agency. Their contractor was also present to help answer questions of the Board. She said they were willing to make any accommodations necessary, i.e. lighting, parking, barriers. The Board reviewed the driveway width, which is planned to be widened; the signage and lighting; the parking area, number of spaces, including handicap spaces; property drainage; plans to inspect the septic and clear the leach field.

Letters were presented from neighbors bordering the property. They have no objections to the plan and do not want a barrier put up at this time. The Ellis Agency is willing to add it later if desired by the neighbors.

Before a public hearing takes place, the neighbors and the school will be notified.

The Board requested the following to be added or improved on the map:

- adequate driveway radius, the school driveway is across the road therefor the traffic flow may be a concern.
- show driveway width at entrance and egress
- handicap ramp
- two handicap spaces

Mike Marr made a motion to conditionally accept this application as complete, conditionally approved upon receipt of noted changes above. Seconded by Ken Macari, All vote "aye", motion carried unanimously.

A public hearing is tentatively planned for the August 28th meeting at 6:30 pm. Jennie Wafer will submit the changes by the end of the week. The neighbors will be notified by the Board.

The SEQRA with a negative declaration was submitted and will be sent to the County.

A building permit and inspections by the code officer will be required for any alterations to the inside of the building.

OLD BUSINESS

BERNHARDS BAY COUNTRY STORE

Joe Mastroinanni, the Engineer representing Anthony and Mary Lou Ciesla, presented an improved site plan map. He also stated that the septic system has been reviewed. Four perk tests will be performed and the results submitted. A conventional septic system will be installed. A deep hole perk test will be submitted to the County. Erosion and sediment will be controlled by silt fences and check dams.

The Board asked that a landscape plan be submitted in writing.

A state highway permit will be required before acquiring a Town driveway permit.

No additional lighting is proposed.

Two handicap spaces need to be marked on the map.

A handicap ramp is planned for the side of the building.

There will be no parking at the front of the building.

Chuck Gilkey asked for the neighbors' written letters to be submitted.

Joe Mastroinanni agreed that All parking is to be in the designated side parking area and no parking will be in front of the building.

Ken Macari made a motion to accept the application as complete, contingent upon requested items being submitted, seconded by Mike Marr, all vote "aye", motion carried unanimously. Requested items: hours of operation for both businesses, signed letters from the neighbors, septic permit from the County, and written plans to correct water and drainage problems.

The public hearing will be scheduled for 6:45 pm on August 28, 2007 if all items are submitted.

OLD BUSINESS

SUBDIVISION LAW

Chuck Gilkey requested that each Board member review their copy of the proposed new subdivision law prepared by Matt Johnson and prepare any questions for Matt.

The Board hopes to hold a work meeting in September with the Town Board to review the proposed new subdivision law.

ADJOURN

Ken Macari made a motion to adjourn the meeting at 9:20 pm, seconded by Chuck Gilkey, all voted "aye", motion carried unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.

Next regularly scheduled meeting: Tuesday, 7pm, August 28, 2007.