

## Planning Board Meeting Minutes

May 1, 2023 at 7:00 PM, McAuslan Hall

Present: Nancy Weber, Chairwoman  
Karen Davies-Buckley  
Bonnie Loforte, Counselor  
Gary Toth, Counselor  
Allison Trudell, Counselor  
Graham Seiter, Town Attorney  
Absent: Ron Marsden, Code Enforcement Officer

And 4 in the audience. (Ned Waterbury, Mr. & Mrs. Cartier, Mr. Lacelle)

Chairman Weber opened the meeting with the Pledge of Allegiance at 7:00 pm.

A motion was made by Loforte and seconded by Davies-Buckley to approve the April 2022 regular meeting minutes. The motion was adopted by a vote of 4 ayes: Weber, Davies-Buckley, Toth, and Trudell, and 0 nays.

### Old Business

### New Business

#### Mini-Storage Unit- Cartier

Lacelle submitted the most recent drawings for the site plan to the board members. Lacelle presented a drawing to the board: DOT permitting has been submitted; entrance from ST RT 104, 468' from intersection at Rt 11; DEC wetland is in the rear of the property and construction is well over 100' away; under an acre of disturbance; keeping visibility off the road; one non-illuminated 3x4' double sided sign by road outside of ROW; roof and overhead doors are black, charcoal siding with white trim; 26 units of different sizes per building, both ends and sides of buildings will have access doors.

Weber noted p2 of application, question 13 regarding wetlands and water bodies and would like clarification. Lacelle said he answered 13a "yes" because wetlands exist on the parcel but 13b "no" because they're not encroaching on them; the project is over 100' away. Weber asked if we need to wait to hear back from the DEC. Cartier said they added another 50' to the wetland buffer. Weber said there is an aquifer just northeast of the site and they want to be sure that the project is in step with the safety of the aquifer. Weber asked for question 20 clarification. Lacelle explained that he printed a report about the property to keep with the file. Weber said there was migration of fuel concern. Cartier said he has the letter from the DEC to show that the file is closed after testing was completed at the adjoining property.

Weber asked if the Cartiers own all the wetland area. Lacell said no, that the wetland goes beyond the property line. Trudell asked about proposed lighting. Lacell said the plan has 8 lights per building on the building perimeter; non-lighted sign; no light poles. Weber asked if there was a plan for landscaping; Cartier said no. Cartier said people will have access any time they want to access the unit 24/7. Seiter said section 355 is site plan review considerations.

Seiter said this board should consider the aesthetics and the ZBA will hear the public to consider a harmonious relationship with the public. Weber considered neighbors across the street being bothered by lighting. Lacell said receipt has been acknowledged by state DOT regarding permitting. Lacell said a small site combined with lots of green space means a drainage plan is not needed. Lacell said the lighting is shielded so light will be seen but it won't be aimed at traffic or outward away from the buildings. Weber asked about leveling the site and having to fill in wet areas where water doesn't drain. Cartier said the land drains very well. Cartier said there will be a culvert but regular field tile is not going to be installed because it isn't needed.

Cartier said the buildings are pre-fabricated upon concrete; not a traditional construction site. Weber said the planning board members should be in attendance at the public hearing before the board gives their approval. Weber said the planning board's decision should be rendered after the public hearing. Seiter said the ZBA makes the final decision so the public hearing should take place before the ZBA. Loforte said that assuming no concerns are raised at the public hearing, the planning board should give its blessing. Weber said if a change to the site plan occurs as a result of the public hearing held by the ZBA, then the matter would have to come back to the planning board.

A motion was made by Toth and seconded by Loforte to approve the site plan as presented this evening. The motion was adopted by a vote of 5 ayes: Weber, Davies-Buckely, Loforte, Toth, and Trudell; and 0 nays.

Seiter said that trying to keep the applications moving but a public hearing regarding the site plan, only the site plan is discussed. Seiter said the special use permits in other towns never goes to the ZBA. Seiter said there may be no need for the ZBA to even hear a special use permit application. Seiter said the local law could be revised to simplify the process.

### Other Business

Toth suggested the planning and zoning chairs ask the town board to review the protocol for variance applications in order to streamline the process.

A motion was made by Loforte and seconded by Trudell to adjourn at 8:41 pm. The motion was adopted by a vote of 4 ayes: Weber, Davies-Buckley, Loforte, Toth and Trudell, and 0 nays.

Respectfully submitted,

Nicole Wild  
Town Clerk