



Present: Chairman Herrmann, Chairman  
James Dixon, Planning Board Member  
Jerry Grant, Planning Board Member  
Matt Murnane, Planning Board Member  
Trina Porte, Planning Board Member  
Mark Sheline, Planning Board Member

Absent: Craig Trombley, Planning Board Member

Others Present: Paul McCreary, Fred Haley, Kent Pratt, Joe Iuviene, J.M. Lord, William Hoffman

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**I. Call to Order:**

Chairman Herrmann called the regular meeting of the Planning Board to order at 7:35 pm.

**II. Public Hearing(s):**

**1. Hicks, Harry. TM# 8.-2-54**

Request for two lot subdivision located on Rt. 20  
Plan Title: Lands of Harry R. Hicks Irrevocable Trust  
Plan Date: October 2, 1010; rev. 1 date: 11/2/2010  
Agent: Fred Haley

Proof of publication having been furnished, Chairman Herrmann opened the public hearing at 7:35 pm.

With no public comments offered and no written communication received, Chairman Herrmann closed the public hearing at 7:37 pm.

**2. Brauser Group #4, Inc. 19.2-1-60, 59, 58.11, 58.12, 58.2**

Request for two lot sub division  
Plan Title: Lands of the Brauser Group #4, Inc.  
Plans dated: September 27, 2010; rev. 1 dated 10/21/10  
Agent: Joe Iuviene

Proof of publication having been furnished, Chairman Herrmann opened the public hearing at 7:47 pm.

With no public comment offered re the subdivision of land and no written communication received, Chairman Herrmann closed the public hearing at 7:53 pm

**IV: Regular Meeting:**

**1. Hicks, Harry. TM# 8.-2-54**

Request for two lot subdivision located on Rt. 20  
Plan Title: Lands of Harry R. Hicks Irrevocable Trust  
Plan Date: October 2, 1010; rev. 1 date: 11/2/2010  
Agent: Fred Haley

Upon SEQR review a motion was made by Jim Dixon, seconded by Matthew Murnane to classify the two lot subdivision as a type II action with no further action required. The motion carried on the following vote:

Chairman Herrmann	Aye
James Dixon	Aye
Jerry Grant	Aye
Matt Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Absent

Upon review of the above noted request a motion was made by Mark Sheline, seconded by Jim Dixon to approve the two lot subdivision per plan [dated October 2, 1010; rev. 1 date: 11/2/2010] noting that lot 1 has not been percolated. The motion carried on the following vote:

Chairman Herrmann	Aye
James Dixon	Aye
Jerry Grant	Aye
Matt Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Absent

**2. Brauser Group #4, Inc. 19.2-1-60, 59, 58.11, 58.12, 58.2**

Request for two lot sub division  
Plan Title: Lands of the Brauser Group #4, Inc.  
Plans dated: September 27, 2010; rev. 1 dated 10/21/10  
Agent: Joe Iuviene

Trina Porte questioned whether a short form should be reviewed at this stage of the application or if the Board should wait until the long form SEQR review is conducted during the upcoming site plan review. Jerry Grant stated that he felt that the minor subdivision request is under separate application and should be handled as all other minor subdivision requests.

Short SEQR review: The Planning Board noted that this short SEQR review is based solely on the minor subdivision presented in this application without consideration of future development. It is understood that full SEQR will be conducted during the site plan review phase. A motion was made by Jerry Grant, seconded by Jim Dixon that the minor subdivision application only is to be classified as a type II action with no further review required and that a Full SEQR review will be conducted under Site Plan review. The motion carried on the following vote:

Chairman Herrmann	Aye
James Dixon	Aye
Jerry Grant	Aye
Matt Murnane	Aye
Trina Porte	Abstained
Mark Sheline	Aye
Craig Trombley	Absent

Upon review of the above noted request a motion was made by Jerry Grant, seconded by Trina Porte to approve the two lot subdivision per plan dated: September 27, 2010; rev. 1 dated 10/21/10. The motion carried on the following vote:

Chairman Herrmann	Aye
James Dixon	Aye
Jerry Grant	Aye
Matt Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Absent

**3. Case No: PB-2010-049: Hannaford Grocery Store/Pharmacy Project**  
**TM# 19.2-1-60, 59, 58.11, 58.12, 58.2**

Con't Site Plan Review of Approved Sketch Plan for New Venture

Project Title: SUPERMARKET PHARMACY

Plans Dated: July 2010, **Rev. 2: date 11.02.10**

Agent 1: William G. Hoffman, PE of DeLuca-Hoffman Associates, Inc.

Agent 2: Joe Iuviene for the relocation of the OTB and Gallop Inn

DeLuca-Hoffman Associates, Inc. has reviewed and prepared final responses to Paul McCreary's comments of November 16, 2010. This letter is in final form and replaces the draft response that was provided for the last Planning Board meeting. [Refer to letter dated "November 17, 2010 revised December 13, 2010 (Final Response)"]

Trina Porte asked Paul McCreary if the Board should be concerned with the response to comment 10b. Mr. McCreary said "No", because it doesn't amount to much.

Trina Porte asked if the Board should be concerned with compaction issues pertaining to comment/response No. 13. Mr. Hoffman stated that he doesn't see compaction to be an issue.

Mr. Hoffman updated the board on the comments from the December ZBA meeting: (1) They have requested a rendering of the 150 ft. sign to be scaled back to see what it would look like; (2) They have asked to have less parking spaces at the NW corner of the lot in order to obtain more green space in that corner; (3) They were also concerned of the amount of continually asphalt and asked for alternatives. One alternative will be to submit a rendering with the addition of brick or cobble to break it up. They also had inquired about the maples along Route 20. They noted that those maples were planted to disguise the power lines and if the maples are to be removed they wondered if burying the lines underground would be an option. However, this option is too costly for Hannaford to consider.

Mr. Hoffman also pointed out that on the map that is being submitted tonight they have made a modification to include the abutting parcel, where the Valley Plaza is located.

Jerry Grant asked if they would consider closing off the access that currently is situated between the Valley Plaza and the EZ Mart gas station next door.

Mr. Hoffman asked if the Board would consider scheduling the Public Hearing. Chairman Herrmann stated that there are outstanding issues with the ZBA and the reports from the Archeological Study have not been received yet, therefore, he feels that the application is not quite ready to be deemed complete.

In light of the fact that the SEQR review and the Archeological study will encompass both parcels (The Hannaford site as well as the Valley Plaza site), a motion was made by Jim Dixon to accept the modified Site Plan Review dated December 15, 2010, incorporating the Valley Plaza lot into the Site Plan Review and that it will all be reviewed as one project. The motion was seconded by Matthew Murnane. The Motion carried on the following vote:

Chairman Herrmann	Aye
James Dixon	Aye
Jerry Grant	Aye
Matt Murnane	Aye
Trina Porte	Abstained
Mark Sheline	Aye
Craig Trombley	Absent

Paul McCreary asked how the Board will handle the ZBA's recommendation for changes to the Site Plan Review and recommended that a Planning Board member attend the ZBA meetings to act as a liaison for the project and Jerry Grant volunteered to do so.

Mr. Hoffman wanted to be sure that the applicant name has been changed from DeLuca Hoffman to Hannaford Bros.

Chairman Herrmann asked for the status of the outside agency submissions. Mr. Hoffman stated that they have submitted to the DOT for a traffic study and should have the results within the first week of January or so. Before contacting the DEC they wanted to see what the ZBA outcome was. The waste water disposal system is undergoing monthly analysis, after which they will submit. The Results of the archeological study should be available by Monday or Tuesday.

Mr. McCreary stated that DOT & DEC may not weigh in until SEQR review is complete.

#### **IV. Other/New Business:**

##### **►Confirmation of Professional Services outlined on Morris Associates, PLLC invoice no. 0059571**

Upon review of the above noted invoice, a motion was made by Mark Sheline, seconded by Trina Porte to confirm services rendered. The motion carried on the following vote:

Chairman Herrmann	Aye
James Dixon	Aye
Jerry Grant	Aye
Matt Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Absent

**V. Adjournment**

The meeting adjourned at 8:58 pm.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk