



Present: Ray Herrmann, Planning Board Chairman
Jerry Grant, Planning Board Member
Trina Porte, Planning Board Member
Mark Sheline, Planning Board Member
Bob Smith, Planning Board Member

Absent: Matt Murnane, Planning Board Member
Craig Trombley, Planning Board Member

Others Present: Kent Pratt, J.J. Johnson-Smith, Robert Tittlemore, Lori Boshour, Chris Lee, Gail Heinsohn, Paul McCreary-Engineer for the Town [Morris Associates]

I. Call to Order:

Chairman Herrmann called the regular meeting of the Planning Board to order at 7:34 pm.

I. APPROVAL OF MINUTES

Review of the August 17, 2011 minutes

Upon review of the August 17, 2011 minutes, Mr. Tittlemore requested that the discussion regarding deadlines of a conditional subdivision approval be added.

A motion was made by Bob Smith, seconded by Mark Sheline to approve the minutes as amended.

II. REGULAR MEETING:

Shaker Mill Properties – Lori Bashour [TM# 19.2-1-51]

Request for Sketch Plan Conference for proposed indoor free standing self storage units located at the Midtown Mall

Chairman Herrmann asked how many units are proposed. Ms. Boshour said they are flexible systems manufactured by “Secure Space” and can be different sizes. There are a total of 15-22 units and the space to be used is on the second floor.

Chairman Herrmann asked if people will access the storage area through their own entrance. Chris Lee stated that there are two entrances leading to the area that will be used for the self storage units at the rear of the building. They will load in the back. The doors have a security lock. Chairman Herrmann asked if there was a loading dock. Lori Bashour stated that while the storage units are on the second floor, the grading of the property is such that the rear entrances

are at ground level, although, one of the two doors has a step up. She added that she is aware that she must comply with NYS Building Codes for loading requirements.

Paul McCreary noted that the total dead weight on the second floor will need to be addressed because a weight limited will have to be posted. He further added that the CEO will need to approve the materials being stored inside.

Kent Pratt, Code Enforcement Officer asked what the width of the roadway is that leads around to the building that people will use for loading and unloading. Lori Bashour stated that in some areas it is 30 ft. wide and in others it is 40 ft. wide. Trina Porte asked if there was a place for people to pull up to the loading area. Lori Bashour said 'yes'.

Trina Porte asked if the units have ceilings. Lori Bashour said 'no'.

Mark Sheline asked if a ramp was being considered. Lori Bashour stated that one of the doors to this area is at ground level, the other has a step up. She furthered that they could install a ramp at the entrance with the step up.

Chairman Herrmann asked the range in size of the storage units. Chris Lee stated that they range from 5x5 to 10x15.

Trina Porte asked about the safety of what will be stored in the units. Kent Pratt, CEO stated that in order for a Building/Zoning permit to be issued by him, among other things a two hour fire separation will be required and that the applicants will need to submit engineered drawings that will meet NYS Building/Fire Code.

Paul McCreary stated that usually there is a rent/lease agreement that is signed by the customer what will clearly state what can and can not be stored in the units. Lori Bashour stated that they will have such a lease agreement and will submit a copy of it with the official application.

Trina Porte asked if there were any issues with the fact that the walls of the units are moveable. Kent Pratt stated he is waiting for the engineer's plans. Lori Bashour stated that the NYS code states that when there is no municipal water supply, as such is the case, there is no need for a sprinkler system. She further added that a sprinkler system is also not needed for spaces under 3,000 Sq. ft.

Mark Sheline noted that the lighting didn't appear to be adequate. Chris Lee stated that there are 8 fluorescent lights around the perimeter of the storage units but none in the center. Jerry Grant stated that there is more lighting being offered in this plan than most other self storage units.

Bob Smith asked about bearing walls. Chris Lee stated that the building itself has manufactured steel trusses and that the floor is 5 inches of concrete.

Kent Pratt asked about the ceiling above the units. Chris Lee stated that the ceiling of the building is a wood frame construction with sheet rock on the ceiling.

Paul McCreary asked if there would be any changes to the exterior of the building. Lori Bashour stated 'no'. Paul McCreary added that self storage units are generally not big traffic generators.

Mark Sheline asked if there was a hallway on the second floor of the building. Lori Bashour stated 'yes'.

Chairman Herrmann asked the Board if they saw any issues with the concept. Jerry Grant stated that so long as the final plans meet building and fire code he feels it is a great use of space.

Lori Bashour asked the Board what they would like to see depicted on the official plans as the zoning ordinance appears to be asking mostly for the depiction of what typically would be located outside for new structures. Chairman Herrmann stated that he recommends engineer's drawings depicting exits, lighting, and weight bearing issues and whatever else needed satisfy the NYS Building/Fire Codes. Trina Porte asked about signage. Lori Bashour stated that they have not decided whether they will even advertise with signage at this point but if they do they will use existing frames. Trina Porte stated that she would like to see the entire site depicted on the officially submitted plans depicting the width of the road leading around the building and traffic flow.

III. OTHER BUSINESS

LVS Campground

Paul McCreary stated that he received notice that the plans he received from the Town Board for review for LVS Campground License have since changed therefore, he has not conducted his review yet. Chairman Herrmann stated that the applicant is required to appear before this Board as well for Site Plan Review but the planning board has not received an application yet and the Town Attorney has suggested that the Planning Board obtain engineer review as well.

Kent Pratt stated that the county is asking for input from the Town.

Paul McCreary stated that he believes the applicant is making changes to the plan to address comments received from outside agencies. Chairman Herrmann asked if Mr. McCreary was reporting to the Town Board. Paul McCreary stated 'yes'.

Kent Pratt stated that the Town Attorney suggested that the Engineer's review be completed for the Planning Board first.

Chairman Herrmann stated that the Town Board has final say for the issuance of the license the Planning Board's function is to conduct the Site Plan Review.

Trina Porte stated that this application is jurisdictionally complicated and asked who the lead agency would be for SEQR review. Chairman Herrmann stated the Town Board should be lead agent on SEQR review.

Chairman Herrmann stated that he thought that the contention was whether or not it is an actual campground or overnight parking. Paul McCreary stated that there has never been a fee assessed for parking. Bob Smith stated that he feels it is not a campground. He feels it is event parking/overnight parking. People come for the weekend and sometimes leave the campers there and there is signage on the property stating 'no pop ups'. Chairman Herrmann stated nevertheless he has seen 'pop ups' there. Mark Sheline stated that some are staying weekly. Bob Smith said but there are no occupants. Mark Sheline stated that he sees campfires there and that it doesn't appear that it is only overnight/event parking. Trina Porte stated that it is difficult to regulate safety issues if people are there all the time. Paul McCreary stated that he feels that it behaves like a campground. Bob Smith stated that a local company pumps out the effluent there is no sewage dumped on the ground. Kent Pratt stated that any provisions for which the applicant can not meet sanitary code may apply to the County/State for a variance. Jerry Grant stated that crossing Route 20 is dangerous and that portable toilets could have been

installed years ago on the south side of Route 20 for safety so that people wouldn't have to cross Route 20 to use the bathrooms at the speedway. Bob Smith asked how many people cross Route 20 to use the bathrooms? Chairman Herrmann stated that this is the problem. People are most likely using the woods. Jerry Grant noted that drivers requiring to come to a complete stop from 55 MPH at the pedestrian crosswalk across Route 20 is very dangerous.

Hanson Subdivision

Mr. Tittlemore stated that at the last meeting it was noted that a conditional subdivision approval has a 180 day expiration limit and wondered if there was a formal process that the Board has for notifying the applicants that the application has expired. He furthered that the Hanson conditional approval was granted on April 15, 2011 which means that the application will expire prior to the next Planning Board meeting.

Chairman Herrmann stated that the application will simply expire, there is no notification process. The unused portion of the escrow will be returned and if the applicant wishes to pursue the application in the future they would have to re-apply as a new application. Mr. Tittlemore stated that if this should occur and a new application is made he, as an abutter, would like his public hearing notification to be mailed to his Florida mailing address and that he will give this contact information to the planning/zoning office for such purpose. Mr. Tittlemore also stated that Mr. Hanson has performed major re-grading on the old footprint. He has widened it out but it still does not meet the requirements. He thinks Mr. Hanson did this because of storm water and drainage issues. Mr. Tittlemore further noted that the sizes of the drains are extremely important for storm damage.

IV. Adjournment:

The meeting adjourned at 8:50 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk