

Minutes
Planning Board Meeting
November 8, 2017

Members Present: David Beals, Chris McDonough, Patricia Bowers

Village Attorney Present: Jim Fauci

The meeting was called to order at 6:57 by Chairman Beals

Old Business:

There were no applicants for the meeting.

New Business:

Chairman Beals asked board members if they had suggestions about clarifications in the zoning book.

Member McDonough asked about the definition of the zoning that was previously for Angelica allowing a greenhouse/nursery. She said commercial use was not defined.

Chairman Beals said the zoning for Angelica was changed to CBD. This means retail business would be on the first floor, and could be potentially be a floral shop.

Code Enforcer Randy Lloyd said CBD allows other uses.

Attorney Fauci stated these matters are not for the Planning Board to determine.

Chairman Beals told the board that after January 1st, the Mayor plans to have shared meetings with the Zoning and Planning Boards as well as members of the public about potentially tightening up zoning regulations.

The discussion turned to a large sign that was near the library on the back of a trailer several weeks ago. It was a sample of a sign that could be used for the library with LED lighting. There were complaints about the sign, but it was just a sample. A sign for the library could also be used for community updates, which would help both the library and the community.

Chairman Beals asked if the board could require a new sign to be community-minded.

Attorney Fauci asked who would determine whether or not it was for the community.

Chairman Beals said the fire department sign on a state road might have been banned because it distracts people when driving.

Attorney Fauci said pure signage is allowed.

Member Bowers said most fire departments have signs out on NYS roads.

Chairman Beals said he did not want it to look like Vegas in the village.

Member McDonough said she thought PB member Rory O'Connor had items to discuss.

Chairman Beals said the next PB meeting would be after January 1st, when Mayor Romano integrates the Zoning and Planning boards, or earlier if any applications come in.

The discussion turned to sandwich signs in the village. Member Bowers said she remembered there was an alternating schedule for the signs, up one month then down the next.

Attorney Fauci said no one even sees sandwich board signs.

Member McDonough asked about plans for the Angelica site. She stated the PB could determine its vision for the property, then ask developers to meet those requirements.

Chairman Beals said it could include a restaurant along with a series of smaller shops rather than one large retail business.

Member McDonough stated she would like to see parking on the site. However, this could still be a hazardous property and may not be safe to grow something out of the ground.

Attorney Fauci said the soil has been tested and there is still work going on, but at the end it will be capped with blacktop.

Chairman Beals said regarding Tacy's property on Science St., the soil there has been tested over the years for pesticides in the Agway building and they are gone now, over the span of 40 years.

Beals said KKR Holding Co. now owns the Angelica property, is actively seeking a buyer, and will parcel the property out. He said discussions could be made with the Village Board to build symbiosis for municipal and business parking.

Member McDonough said that since apartments are being built everywhere around the area, the Angelica site could become condos within walking distance of downtown.

Chairman Beals said in the CBD the peak is 52' which is the equivalent of a four-story building. He said the Angelica site is on 6 acres.

Member McDonough commented that it is quite a bit of land and she would still like to see the whole municipal structure be there, including a community center with room for all the village departments. She said the property could go on the tax rolls. It could be a planned governmental area, and there may be funding out there for such a project.

Motion to adjourn the meeting made by Member Bowers, seconded by Member McDonough.

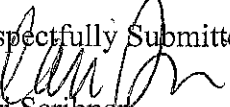
On the motion:

Chairman Beals: yes

Member Bowers: yes

Member McDonough: yes

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Carl Scribner
Deputy Village Clerk