

**Town of Greenwich
Planning Board Workshop Meeting Minutes
1/13/2011**

Call to Order: Chairman Tomkins called the meeting to order at 7:00 pm.

Members Present: William Tomkins, Jeff Duxbury (7:02), Kyle Vandewater (7:02), John Mattison and Michelle Wright.

Members Absent: Dan Spigner.

Also Present: Clerk Kellie Blake, Supervisor Sara Idleman and Planning Board Engineer John Hartnett.

Members of the public who signed the attendance sheet: Steven Johnson, Daniel Clarey, Michael Parker, Eric Lerner, Tom McGuire and Leon Barkley.

Correspondence:

- Thank you note received from Rita & Kyle Thygesen and the Cossayuna Fire Department for the donation in memory of Carl Thygesen.
- December 2010 Monthly Budget Report received from Budget Officer, Kellie Blake.

For the benefit of the public Chairman Tomkins stated that this was a workshop meeting and that no decisions would be made. This meeting is held to allow the Board to review applications and answer any questions prior to the regular meeting. Chairman Tomkins further explained that even though there is an agenda that the Board usually started with whoever had signed in first. Mr. Johnson was not on the agenda but signed in first, therefore Chairman Tomkins asked if he wanted to go first or wait until the people on the agenda were finished. Mr. Johnson stated that he would like to wait as he had some questions regarding a minor subdivision application.

New Business:

01/13/2011

Site Plan Review # 2011-01 – Greenwich Partners, LLP & Neil G. Trachtman (designated agent: Bohler Engineering, LLC). Proposal for the construction of a one-story 19,100 sq. ft. retail building with 14, 500 sq. ft. outdoor storage area. Building will be located adjacent to the existing CVS Plaza on State Route 29. The proposed retail building will replace an existing 3,200 sq. ft. office building. Tax Map ID #'s 228.-3-9.12 & 9.10.

An application was presented for review with a sketch plan of the proposed building. Mr. Lerner stated that after the informal meeting the proposal was revised to include a sidewalk beginning at the Route 29 sidewalk and continuing to the existing entrance to the CVS Plaza as well as a site for possible connection to the Advance Auto parcel, both of these items are conceptual at this point. Mr. Clarey stated that there is a green area in front of the outdoor display area, which is in the NYS DOT right of way. When they request permission from DOT for the sidewalk they will request permission for some landscaping on that slope as well. Mr. Lerner stated that their architect had put together an elevation of the building for the Board to review. This demonstrated what the building would look like, the colors, an awning and column at the entrance, etc. Chairman Tomkins asked if the SWPP Plan had been completed. Mr. Clarey stated that it would be done and submitted with the complete application.

Chairman Tomkins explained that this application would have to be submitted to the Washington County Planning Board for review and the full application, including the SWPP plan would have to be submitted. He asked if they could possibly have the full application ready by January 28th, which would ensure that the County's deadline was met. Mr. Clarey stated that they could try to have it completed. Mr. Lerner stated that they would try, but if it was not possible they would submit it in time for the March meeting.

Kyle Vandewater stated that the sign on the building looked to be larger than 40 square feet, which is the limit in the Zoning Ordinance. Mr. Clarey stated that he did not have the dimensions with him that evening. Mr.

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Larner stated that he would be speaking with Tractor Supply and let them know of the sign regulations, if needed they could go to the ZBA for a variance.

Chairman Tomkins asked what the side of the building which faces State Route 29 would look like.

Mr. Clarey stated that the same design as the front of the building would be continued around the side of the building.

Supervisor Idleman stated that the Economic Development Committee is looking at that whole area to provide greenery. Mr. Larner stated that he would work with them in that regard.

At this point, Planning Board Engineer John Hartnett arrived. Chairman Tomkins brought him up to date with the application and asked if he could submit a proposal of estimated costs associated with reviewing the application which the Board would then require as escrow from the applicant.

Mr. Hartnett asked what they had thought about as far as the storm water management was concerned.

Mr. Clarey stated that the retention would be underground. He stated that someone else in the office does the SWPP and he would be the one John would need to speak with.

Mr. Hartnett asked when the information would be delivered to him. Mr. Clarey stated they were going to try to have it done by the 28th.

The application was reviewed and the following items are needed:

- **Copy of Contract of Sale or designated agent form from Dr. Trachtman.**
- **Complete 911 addresses of adjoining property owners and owners within 500 ft. of the parcel.**
- **SWPP – grading & drainage plan.**
- **Location and construction material of all proposed site improvements including drains, culverts, berms, retaining walls, fences, patios, paved areas and decks.**
- **Description of the method of sewage disposal and location of such facilities.**
- **Location of snow removal.**
- **Location and design of all outdoor lighting.**
- **Proposed planting plan.**
- **Planning Board approval box – on all pages.**
- **Pages labeled 1 of xx, 2 of xx, etc.**

Fees Received: \$300 Application Fee (check # 1063)

New Business:

01/13/2011

Special Use Permit # 2011-01 – Steve Coffin (designated agent: Michael Parker) 379 Anthony Road. The proposal is for a closed course motocross recreational facility. No new buildings will be erected. Tax Map ID # 212.-1-4.

Chairman Tomkins stated that the ZBA had determined that this was a Recreational Use – Outdoor which requires a Special Use Permit. Chairman Tomkins explained the difference between a Site Plan Review and a Special Use Permit. He stated that with a Site Plan Review there is a presumption that the use is allowed in the Zoning District, the Board has to review to make sure all the requirements are met. With a Special Use Permit, a use may be accommodated in a Zoning District, but not necessarily everywhere in the District.

Mr. Parker supplied a sketch of the proposed location of the motocross. Soil at the site will be used, some tilling will be done. This is a 125 acre parcel and the track is approximately 10 acres.

Chairman Tomkins asked what the hours would be. Mr. Parker was not sure what the hours would be yet or how many days per week. Chairman Tomkins stated that the Board needed to be concerned with hours which would be put into the approval of the application.

Jeff Duxbury stated that the hours could be different with Mr. Parker than another establishment because of the surrounding properties. Mr. Parker stated that at this track the sound doesn't seem to travel. He has spoken to

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most of his neighbors. Don Wilbur, who lives on Anthony Road, didn't even know there was a track here, that he never heard them from his house. Sound carries differently in different terrain.

John Mattison asked who the closest house was. Mr. Parker stated that Evelyn Larmon was the closest but was over 500 feet away. Mr. Parker further stated that he had been riding there on the farm for a long time.

Michelle Wright asked how many people would be there at one time. Mr. Parker stated that he wasn't sure. He is looking to make this a commercial enterprise. There can only be so many people on the track at one time and be safe. There is a track in Granville and he has 30 – 150 machines at one time, but they aren't all on the track or running at the same time.

Jeff Duxbury stated that he didn't know much about the sport and wondered if the machines would be idling before a race. Mr. Parker stated that the bikes were not made to idle; they overheat too quickly unless they are in motion.

Michelle Wright asked about dust control. Mr. Parker stated that one of his friends has a sprinkler business and they plan on installing sprinklers to keep the dust down.

Chairman Tomkins asked where people would park when they came. Mr. Parker stated that there is land just above the track that they can use. Chairman Tomkins stated that there has to be a designated entrance/exit and the parking has to be safely off the road. This entrance/exit should be approved by the Highway Superintendent.

Chairman Tomkins stated that the map that was supplied was a good start, but a more detailed map would be required showing the entrance, parking, bathroom facilities (Mr. Parker mentioned Porta-potties), etc. Mr. Parker was instructed to take a look at the check list and if there was something on it that he didn't think was applicable then he could ask the Board to take a look at it. He was also instructed to give his expected hours of use, if this would be a seasonal business, what days per week they would operate, etc.

Jeff Duxbury stated that it would be good for the Site Committee to go take a look at the property. (Kyle Vandewater and Dan Spigner)

Jeff Duxbury stated that a Special Use Permit can be approved on a yearly basis which would allow the Board to review it; if there was an issue it could be reviewed again.

New Business:

01/13/2011

Informal Review: Mr. Johnson, Christie Road.

Mr. Johnson had one map of a parcel that he would like to subdivide. He was at a meeting in December and had not decided if he was going to do a Major or Minor Subdivision. The Board reviewed the plat map.

Chairman Tomkins made comment about the "zig zagged" shaped lot and wondered why Mr. Johnson had planned it that way.

Mr. Johnson stated that one reason was in order to keep this a minor subdivision; the second reason was that the lot contains a cemetery and many people would not like to have a house so close to a cemetery. This configuration would allow a house to be built on either side of the stream or if someone wanted to they could subdivide it into two parcels.

Kyle Vandewater stated that if the parcel was smaller the shape would concern him but it is a large lot.

Jeff Duxbury stated that on the plat map the flood plain is identified as Federal Wetlands and should be corrected.

The Site Committee will go look at the property as part of it is steep.

New Business:

01/13/2011

Minor Subdivision # 490 – Samuel Sloan, Brian & JoAnn Haynes, Ruth & Kyle Towne, Arthur & Michelle Robbins. (designated agent: Agard & LaPan). Proposal for a two lot subdivision of a 2.04 +/- acre parcel located on Spraguetown Road. Tax Map ID #'s 212.-2-2.4, 2.5 & 2.6. History of parcel: This lot was created by

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an approved Subdivision in 1993. A few years ago Mr. Sloan divided the lot into three pieces and filed new deeds with Washington County. The County created three separate tax map parcels. This was an illegal subdivision. The owners would now like to subdivide the parcel into two lots. As there are three deeds with three separate owners each owner needs to be listed as an applicant. The Clerk was instructed to contact Attorney Tony Izzo with this information and to request he be at the meeting next week to advise how the Board should proceed with this application.

Discussion:

- H & R Block has moved into the Clearwater Pool space. Is this a change in use? The approved application was for a retail use. The Board discussed this and stated that they are not enforcers of the ordinance there is a Code Enforcement Officer for this and he needs to decide if this is a change in use or not and go from there. If he needs guidance he can go to the ZBA for an interpretation.
- Chairman Tomkins stated that there was a trailer on the McKernon property and he wondered if they had gotten a building permit from Dan.
- 338 River Road – “The Barn at Bassett House” flyer was received stating that they are having a night of music and admission is a \$10 donation. There is also workshop and meeting space available for rent. Supervisor Idleman stated that they renovated their barn and have music fests occasionally. Supervisor Idleman stated that she would talk to the owner and let her know she should come to the Planning Board for an application.

A motion to adjourn the meeting at 8:50 pm was made by Kyle Vandewater, seconded by Jeff Duxbury.

Respectfully Submitted,

Kellie Blake
Planning Board Clerk