

**Village of Penn Yan Planning Board
Meeting Minutes November 5, 2018
111 Elm Street ROOM 202
7:00PM**

Present: Stan Olevnik- Vice Chairman, Brent Bodine, Jean D'Abbracci, Sarah Vestal, Ray Spencer – VB Liaison, Bruce Lyon - Code Officer, Lynn Duryea- Secy.

ABSENT: No one.

PUBLIC PRESENT: Steve Cleason, Teresa & John Vivier, Michael Clancy, Susan & Donald Eisenhart, Calvin Smith.

NEWS MEDIA PRESENT: None.

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A MOTION by Jean D'Abbracci and a **SECOND** from Sarah Vestal to approve the September 10, 2018 minutes. Sarah Vestal–aye. Jean D'Abbracci–aye. Stan Olevnik – aye. **Motion carried.**

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FIRST ITEM:

Site Plan application from Aldi, Inc. for expansion at 204 Liberty Street.

The architect for Aldi's, Steve Cleason, was present. He said the drawings were not 100% completed but he would use the ones submitted for the review. He explained Aldi's grocery across the nation was expanding to accommodate customer interest in additional product lines. This one, he said would be adding 19' across the entire front of the building. He said he had gone before the ZBA for a parking variance and was permitted to reduce the spaces to 69. He added they could add greenspace in the south east corner of the lot if the planning board wanted that. He mentioned another change from the submitted plans would be the water configuration due to recent requirements from the water department. Mr. Cleason said all lighting would change to LED so the additional lighting would not increase the load on the transformer. Vice Chairman Olevnik opened the floor for comments from the public and from the board. Susan Eisenhart indicated she was the residential next door neighbor and wanted to know if the existing fencing would be removed. Mr. Cleason said it would be down temporarily then re-set and re-built but there were no plans to encroach on the existing driveway easement. Ms. Eisenhart asked how they would prevent people from using her driveway if the fence was down and Mr. Cleason said the store would be closed and there would be signs so construction vehicles did not use that driveway. He said the new fence would have two finished sides facing both properties. There was brief discussion between the neighbors and Mr. Cleason about overgrown plants to be cleaned up. Ms. Eisenhart asked when the work would begin and how long the project would take to complete. Mr. Cleason said it would begin in the spring of 2019 and completed in about 4-6 months, but was weather-dependent. Board member Bodine asked about the lack of lighting for the parking near the loading dock. Mr. Cleason said those spaces were always there for the employees, never had lighting and none was planned. Mr. Cleason said they had reduced the greenspace by 6" in one area for parking but would not do that if the board objected. The board requested no reduction in that greenspace and agreed the SE corner previously discussed should be added greenspace resulting in 69 parking spaces after construction.

The Board then compared the plans to the checklist of requirements with the following results;

The construction materials would match the existing building and there would be no change in the number of employees.

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The Vice chairman introduced, and read, comment pages submitted by municipal department heads.

Code Enforcement Officer, Bruce Lyon – Did not provide comments

Street Superintendent, Erik Decker – *'No requirements need to be met'*

Electrical, Charlie Bush – *'Need to know if any added load to make sure transformer is sized correctly.'*

Previously addressed; to be LED. No additional load.

Water/Sewer Maintenance Supervisor, Ron Keech – *'Is the new 6" water line for fire only? If the domestic water is going to be serviced from this line, the existing service needs to be abandoned at the water main.'*

'I believe where you're showing the existing water lateral on this map is incorrect. We found a curb-stop for this building closer to where you want to do your new tap.'

Mr. Cleason would be revising plans as required.

Police Chief, Tom Dunham – *'N/A'*

Fire Chief, Bill LaRock – Did not provide comments.

The Board then proceeded to the Environmental Assessment Form for an evaluation of impacts.

A MOTION by Jean D'abbracci and a **SECOND** from Brent Bodine to designate the Village of Penn Yan Planning Board as Lead Agency in the action.

Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

The following were listed as potential impacts; None.

The Planning Board's final determination was that the action would not have a significant negative impact therefore a negative declaration statement would be prepared.

A MOTION by Sarah Vestal and a **SECOND** from Jean D'Abbracci to approve the site plan pending the following;

3 copies of revised plans showing;

- 1.) Location of temporary construction fence.
- 2.) Updated water/sewer plan as required by department supervisor, Ron Keech.
- 3.) Addition of shrubbery planned for SE area of parking.

Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

NEXT ITEM:

Sketch plan review with John Vivier for use of 108 Kimball Avenue.

John & Teresa Vivier were present. Board member Bodine wanted to know if they were asking for a simple sketch plan review and Mr. Vivier said they were. Vice Chairman Olevnik said he had met with them and learned they wanted to use the former professional office space at 108 Kimball they now own for an office. He asked Bruce Lyon for the distinction between the two and was told only as code book definitions. Mr. Lyon said there were no exterior changes so the Planning Board had the authority to waive the site plan review requirement. The board asked Mr. and Mrs. Vivier for a complete explanation of their proposed operations at the site. Mrs. Vivier stated there would be no exterior changes and they would operate just an office there with

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A **MOTION** by Brent Bodine and a **SECOND** from Jean D'Abbracci to begin executive session at 8:00 PM. Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

A **MOTION** by Brent Bodine and a **SECOND** from Jean D'Abbracci to return to regular session at 8:14 PM. Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

A **MOTION** by Jean D'Abbracci and a **SECOND** from Sarah Vestal to appoint Stan Olevnik as the new Planning Board Chairman. Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

A **MOTION** by Stan Olevnik and a **SECOND** from Jean D'Abbracci to appoint Sarah Vestal the new Planning Board Vice Chairman. Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

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A **MOTION** by Brent Bodine and a **SECOND** from Jean D'Abbracci to adjourn the meeting at 8:20PM. Brent Bodine–aye. Sarah Vestal–aye. Jean D'Abbracci–aye. **Motion carried.**

Submitted by Secretary:

Lynn Duryea