

WASHINGTON COUNTY PLANNING BOARD
Meeting Minutes
Tuesday, February 8, 2011

A workshop ensued from 6:30 p.m. until 7:00 p.m.

Chairman, Tom Jarrett called the meeting to order at 7:01 p.m.

The following Board members were present:

Tom Jarrett- Chairman, Ted Bigelow- Vice Chairman, Lee Comar- Secretary, Tom Kearney,
Bob Liebig, Rick Percoco,

The following Board members were not present:

William Lawrence, Louis Marchaland, Mason Ormsby, John Pedersen, Bob Rozell

The following staff members from the Washington County LDC were present:

Tori Riley- President, Karlie Bolen- Planning Coordinator

The following member from The Chazen Companies was present:

Chris Round, AICP- Vice President

The following members of the public were present:

Mike Tucker- Engineer for Infinigy Engineering, Eric Lerner- President of Schuyler Companies, Denise
Davies- Village of Granville Planning Board Secretary, Jay Niles- Mayor of Granville

Chairman, Tom Jarrett deferred discussions and prior meeting minute approval for after referral reviews.

GML §239-M Review for the Village of Granville

Mike Tucker presented the plans for Tractor Supply and demonstrated how this project relates to the three referrals submitted to the Washington County Planning Board (i.e. Area Variance, Amendment of Zoning Law, Site Plan). Mr. Tucker discussed the diversion of an existing unclassified stream that will be directed through an expanded culvert underneath the building. As well as effects on the existing wetlands and the mitigation plans they will be pursuing based on the recommendations of the Army Corps of Engineers. Discussion from the Board, regarding the environmental impacts ensued. Tom Kearney wanted to note the importance of the Army Corps of Engineers recommendations to the developer and be sure that they fully understood the mitigation requests. Mr. Lerner brought up that they are impacting less than 1/10th of an acre and that Tractor Supply has made changes in their plans and special considerations to fit with the property and to protect the existing wetlands, such that the plan has limited access around the building. Mr. Tucker added that the land at the rear of the property will be written in the deed to be "forever wild." The Mayor of Granville, Jay Niles provided his comments that he feels this project will make the Village of Granville a HUB and he feels that this development will bring more development; therefore he fully supports this project.

The topic of "spot zoning" was brought up by Ted Bigelow, as he wanted to ensure that this rezoning was legal. The Mayor stated that they would only be expanding the commercial zone, therefore it would be legal. Tom Kearney asked where the boundaries of the existing commercial zone were. The Mayor spoke that the zone goes North to another shopping center, as well as up Quaker Street and directly across the street. Discussions regarding the Dufour's lot being reduced and the proximity from their Dufour's home to the proposed structure then took place. It was stated from the developer that the structure would be 7' from the property line and approximately 100' from the Dufours. Mr. Lerner discussed that

economically it made sense to purchase a portion of the property and create these reduced setbacks than to purchase the entire property from the Dufours.

Mr. Jarrett noticed that the amendment of the zoning law only affected one zone, he stated his concerns for changing the remaining zones to the Mayor. Mr. Niles replied that the Village will be changing their zoning in pieces, and that this will be the first step. The Mayor also said that a portion of changes are set to be reviewed in March. Tom Jarrett mentioned that if changes like this occur in the future where a series of changes will be done, that the Board is informed of this with the referral to avoid confusion. Concerns regarding the exterior façade of the building as well as pedestrian traffic and landscaping were brought up by the Board. The pedestrian issues were dissolved when the Mayor discussed that the Village will be undergoing a revitalization project in the near future which will include sidewalks, street trees, lighting and bikeways. Mr. Larner addressed the concerns regarding the façade and landscaping. He stated that he is upgrading the exterior of the building to make it more presentable but only planning on doing small plantings in the parking lot. He is currently under the required amount of parking based on the low traffic type of store, so he is not planning to change the existing lot coverage. Stormwater management was questioned by Tom Jarrett. Mr. Tucker explained that they have an impervious pond on the property and that there is an existing drainage swale. Mr. Larner added that with the addition of a small portion of blacktop they will be re-grading that portion of the site to make the drainage better. Tom Jarrett asked if the runoff runs straight into the river, from which the engineer stated that it did.

Ted Bigelow stated that he commends the Village for incorporating this project into their community. A motion was then made by Mr. Bigelow to ‘Approve’ the site plan as it is presented with the conditions that the developer conforms to the Army Corps of Engineers permit and recommendations as well as any other federal permits. Lee Comar stated he would like to add the comment that the developer is to work with the Village and to not impede the revitalization efforts to make the area more pedestrian friendly. Mr. Larner stated that he would be happy to work with the Village on their plan, however would not be able to help monetarily. Mr. Larner also stated he would be willing to expand the easement onto his property to allow for sidewalks, so long that it does not affect the parking ratios. Tom Jarrett stated that after this action goes to the Village he would like to see a stormwater management plan, landscaping plan for the property. The Mayor responded that he wanted to be careful relating to stormwater and that they will be working with the current stormwater management on site. The Mayor is happy to have the opportunity for Tractor Supply to be erected in the Village and wants to work with the conversion of the existing property, and not to create new issues with the creation of a site.

A motion was made by Ted Bigelow to ‘Approve’ the zoning amendment, this was seconded by Lee Comar and approved by the Board. A motion was made to ‘Approve’ the area variance, this motion was seconded by Lee Comar and collectively approved. A motion made by Ted Bigelow along with the comment by Lee Comar, was seconded by Tom Kearney and unanimously agreed upon by the remaining Board members.

Referral: Amendment to Zoning – Village of Granville

Motion: Approved

Moved by: Ted Bigelow Second: Lee Comar

Nays: 0 Abstain: 0 Ayes: 6

Referral: Area Variance – Herbert and Tamara Dufour

Motion: Approved

Moved by: Ted Bigelow Second: Lee Comar

Nays: 0 Abstain: 0 Ayes: 6

Referral: Site Plan – 87 Quaker Street, L.P.

Motion: Approved with Conditions and Comments

Condition: That the developer conforms to the Army Corps of Engineers permit and recommendations as well as any other federal permits required.

Comment: The developer should work with the Village and not impede the revitalization efforts to make the area more pedestrian friendly.

Moved by: Ted Bigelow Second: Tom Kearney
Nays: 0 Abstain: 0 Ayes: 6

GML §239-M Review for the Village of Cambridge

Interpretation of the Zoning Ordinance for the Village of Cambridge was discussed by the Board. It is the opinion of Tom Jarrett that internally lit signs do not fit the character of Washington County. The Board noted that Village should clarify their ordinance, however it is a free standing sign and the ordinance does state that internally lit signs are not allowed. A motion was made by Ted Bigelow to make this referral 'A Matter of Local Concern' with the comment that the Village should clarify their ordinance to clearly depict what they want. The motion was seconded by Lee Comar and agreed upon by the Board.

Motion: A Matter of Essentially Local Concern with Comments

Comment: That the Village clarify their sign ordinance.

Moved by: Ted Bigelow Second: Lee Comar
Nays: 0 Abstain: 0 Ayes: 6

Communications were distributed, from which there was no discussion.

A motion to 'Approve' minutes from November 9, 2010 was made by Rick Percoco and seconded by Ted Bigelow.

Motion: Approve
Moved by: Rick Percoco Second: Ted Bigelow
Nays: 0 Abstain: 0 Ayes: 6

A motion to 'Approve' minutes from January 11, 2011 was made by Rick Percoco with the a change in the text from "adjacent" to "opposite (North)" relating to sidewalks for the Senior Citizen Complex in the Village of Hudson Falls (page 2, last paragraph), this motion was seconded by Bob Rozell.

Motion: 'Approve' with Edit
Moved by: Rick Percoco Second: Bob Rozell
Nays: 0 Abstain: 0 Ayes: 6

Ted Bigelow moved to 'Adjourn' the meeting at 8:24 p.m. The motion was seconded by Tom Kearney and unanimously approved.

*Meeting minutes are subject change and review by the Washington County Planning Board.
The WCPB meetings are tape recorded and the tapes are retained for 1-year from the date of the meeting.
Project discussions may be reviewed on tape in the planning office by appointment.
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