

Planning Board
Village of Dexter
Special Meeting
Monday, April 6, 2015
6:30 PM

The reason for the special meeting is to review and discuss the application submitted by Cullen Countryman for a grocery store and gas station to be located 104 East Kirby Street.

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Jean Simoneau.

Members present: 4: Jean Simoneau, Maureen Heise, Heidi Bernier, Deborah Harmann

Members Absent: 2: Stephanie Ferguson {called in}

Todd Reinhardt {called in}

James Millington, building code/zoning officer, is unable to attend meeting due to illness. {called in}

Also present: James Eves, Mayor

Gerry Kostyk {left at 6:40 PM}, Resident

Michael Bourcy: Senior Planner/Jefferson County Planner

Cullen and Jody Countryman, Applicant

Mike Lasell: Engineer/MSL Engineering

Ken Lowe: Contractor

Craig Tucker: Resident

Gabriel Bernier, Resident

Chairman Simoneau informed the Board of Michael Lane's letter of resignation from the Board. Mr. Lane is and will continue to be out of town for his job and is unable to attend meetings or workshops.

Privilege of Floor: None

New Business: Chairman Simoneau welcomed Mr. & Mrs. Countryman, Mr. Lasell, and Mr. Lowe.

Discussion on site plan:

~Project will be a "new build" business, not an addition to existing business.

~The land in question is all one parcel of land with a present address of 104 East Kirby Street. New business will be located on Brown Street. Mr. Countryman will check to see if he needs a 911 address.

~Engineer handed copies of the elevation chart & lighting chart to members of the Planning Board.

~New building will stand 23 ft high.

~Circulation plan not available at this time, pending a meeting between the engineer and the Department of Transportation. Engineer will develop plan to Planning Board when it becomes available. Engineer will obtain baseline and national figures for traffic and make comparison to Dexter traffic.

~Scheduling plan not yet available.

Because the application and materials for the site plan review was not complete, members decided to do a courtesy review of the plan. A final review will be held at a later date when all information is in.

~Changes in SEQR to consider: Part 1: Project Information should read Dexter Market "New Build" and not expansion.

~No SPDES Permit required because project under 1 acre.

~Part 2 of SEQR form will be filled out by Planning Board Members as part of final review.

~Site Plan shows existing DOT catch basin will remain and be sufficient to project.

~No drainage water issues to neighbors.

~18 inch existing pipe in good condition and will remain and drains directly into catch basin. 7 ft into manhole.

~Entrance/Exit entrance will be 30 ft. {24 ft minimum. 30 ft for truck entrance/exit}

~Two sided sign with light in between. Sign shown is 4' x 7', digital display advertising gas prices. Because of sign size and village code, the sign is too large and becomes an accessory structure. The sign could be separated out from the present site plan review and be reviewed at a later time.

~Concern of visual appearances of the sign.

~Mr. Countryman will be in touch with the gas company to find out the standard sizes for gas station signage.

~Mr. Countryman stated he has received a letter from the Library. He will modify the property between the library and his business with grading and landscaping.

~5' between existing business and proposed new business is ok.

~Existing fire hydrants are sufficient. No new ones will be added.

~Fire trucks will be able to access the property with ease.

~A fence will be constructed between proposed business and neighbor. A small buffer area may also be added if necessary.

Lighting in parking area:

~Two wall packs on building.

~Canopy lighting will be used and meet requirements. More information forthcoming.

~Foot candles will be shielded toward the Martinez property. Black outs will be used on the Martinez side.

~Mulch and stone will be brought in during construction to keep the area clean.

~Gas delivery trucks will pull into parking lot in front of pumps, make the delivery then back up and around the pumps and then pull out onto Route 180.

Reports to be given to Planning Board before final Site Plan Review is as follows:

Traffic Count Report

Duration schedule

Canopy Lighting

Information must be in to Jefferson County Planning by April 16, 2015 to be reviewed at the April 28, 2015 meeting of County Planning. {only part 1 of SEQR}

Final Site Plan Review will be Tuesday, April 14, 2015 at 1:00 PM if all information has been handed in. Members have requested James Millington be at the meeting.

Motion Jean Simoneau 2nd Maureen Heise to accept resignation from Michael Lane and write him a letter of thanks.

Ayes: 4; Jean Simoneau, Maureen Heise, Heidi Bernier, Deborah Harmann

Nays: 0

Clerk will write letter.

Motion Deborah Harmann, 2nd Maureen Heise for adjournment.

Ayes: 4; Jean Simoneau, Maureen Heise, Heidi Bernier, Deborah Harmann

Nays: 0

Meeting adjourned at 7:50 PM.

Respectfully submitted,
Charlene Mannigan
PB Clerk