

Planning Board  
Special Meeting  
April 14, 2015/1:00 PM  
Minutes

The reason for the special meeting is to review and discuss the application and site plan submitted by Cullen Countryman for a grocery store and gas station to be located at the present location at 104 East Kirby Street {parcel # 72.67-3-63}.

Quorum: Yes

Meeting called to order at 1:00 PM by Jean Simoneau.

Members present: Jean Simoneau, Maureen Heise, Stephanie Ferguson, Deborah Harmann.

Members absent: Heidi Bernier {called in/illness}  
Todd Reinhardt {working}

Also present: James Eves, Mayor  
Michael Bourcy, Senior Planner/Jefferson County Planning  
Michael Lasell, Engineer for Project

Privilege of the Floor: None

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann to approve minutes from the meetings held on February 23, 2015 and April 6, 2015. No corrections or additions.

Ayes: 4 Jean Simoneau, Heidi Bernier, Stephanie Ferguson, Deborah Harmann

Nays: 0

Correspondence: none

Report of Committees: none

Unfinished Business: Michael Lasell, Engineer for the proposed project, presented the following reports to Chairman Simoneau:

- 1} The updated Site Plan
- 2} Traffic Counts Report
- 3} Canopy Lighting Report
- 4} Stormwater Management Memo

Engineer stated:

~The Planning Board must approve the application/site plan before the Department of Transportation will approve.

~Engineer states he does not feel traffic flow will increase a significant amount.

Report from DOT: Average counts {based on survey done on October 2011}

Average Daily Traffic: 2479

AM Peak: 171

PM Peak: 234

Current Daily Customer Count for Dexter Market: 550: AM Peak-120: PM Peak: 190

~Site distance more than efficient.

~Gas delivery will probably be once a week/possibly twice a week during summer months.

Jean Simoneau will fill out Part Two of the SEQR Impact Statement. Discussion on question 5. {Adverse change in existing level of traffic}

~Present store traffic is congested and vehicles are backing out into traffic. New store location, vehicles will not be backing into traffic.

~Majority of traffic for new market will be on Route 180, alleviating traffic on East Kirby Street. Route 180 is more capable of handling the traffic.

~More parking spaces will be available at new location.

~Parallel parking allowed on Route 180.

~Traffic flow will be improved.

~No way to align entrance/exit driveway with Lakeview Drive.

~Question of traffic causing a bottleneck if vehicles are turning left into market/gas station.

Members feel there is a possibility for a moderate to large impact on the existing level of traffic.

Proposed sign falls within our law. Sign on building will be a maximum of 2 foot x 6 foot. Free standing sign will be double sided and a maximum of 5 ft. x 7 ft. and 24 ft high.

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann to include the free standing sign in with the present application/site plan.

Ayes: 4 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Deborah Harmann

Nays: 0

A fence will be installed as a barrier between business and residential property located at 101 Canal Street. The fence will meet setbacks and all other codes as stated in the Zoning Law.

An agreement has been signed between the library and Mr. Countryman, granting permission to Mr. Countryman to fill in and modify library property along the property line as needed to comply with the site plan for new construction.

Motion Deborah Harmann 2<sup>nd</sup> Stephanie Ferguson to accept the application/site plan submitted by Cullen Countryman as a completed full statement.

Ayes: 4 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Deborah Harman

Nays: 0

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann to hold Public Hearing for Monday, April 27, 2015 at 6:30 PM to hear comments on application/site plan submitted by Cullen Countryman.

Ayes: 4 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Deborah Harmann

Nays: 0

Motion Stephanie Ferguson 2<sup>nd</sup> Maureen Heise to send the application/site plan to Jefferson County Department of Planning for 239M Review. Information will be delivered to Jefferson County Planning by April 16, 2015 for their April 28, 2015 meeting.

Ayes: 4 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Deborah Harmann

Nays: 0

The next meeting will be held Monday, April 27, 2015 at 6:30 PM.

Motion Maureen Heise 2<sup>nd</sup> Jean Simoneau for adjournment.

Ayes: 4 Jean Simoneau, Maureen Heise, Stephanie Ferguson, Deborah Harmann

Nays: 0

Meeting adjourned at 2:06 PM.

Respectfully submitted,  
Charlene C. Mannigan  
PB Clerk