**PLANNING BOARD**

**TOWN OF COLTON, NY**

**REGULAR MONTHLY MEETING**

**JANUARY 24, 2017**

**Members Present:** Chair Ed Fuhr, Laurie Thornton, Harold Granger, Anne Townsend, Kirke Perry, Martin Avery

**Members Absent:** Connie Hatch

**Public Present:** CEO Darren Richards, Kevin Beary, Don Shoen, Patricia Larock, James Durham,

Brad Bourber, Bill Smith, Christopher Shea, Cathy Tedford, Ruth McWilliams, Grace Hawley, Mary J Watson, Peter Edwards, Danielle Edwards, Joseph Kardash, Sue Bosjolie, Thomas Bartmess, Stephanie Bartmess, Julia Rapsczynski, Tim Rapsczynski, Don Bosjolie, Shelly Connelly, Ronald Roberts, Judy Fuhr, Shelly Dominey, Caryn Mlodzianowski, Rob Neill

**Call to Order:** 6:45pm with quorum present. Pledge of Allegiance was recited. 6:47 close of meeting to open hearings.

**Public Hearing:** SEQR, short environmental assessment form review and discussion on CUP-90-2016, Primax Properties LLC c/o Bohler Engineering MA, LLC. CEO Darren Richards explained to all present what a SEQR is and the various kinds. C. Tedford questioned the answer for question 6 on the short environmental assessment form, is the proposed action consistent with the predominate character and the existing built or natural landscaping? The answer provided was yes. Ms. Tedford disagreed, stating that the building proposed is very commercial looking and isn’t in character with the rural hamlet of Colton. Much discussion from all attending in regards to the environmental impact, drain off, garbage, etc. This SEQR for Dollar General/Primax Properties provides less than an acre of disturbance, therefore there isn’t a significant environmental impact. Discussion on CUP-91-2016home occupation at 25 Riverside Dr. for S. Bartmess. S. Bartmess gave a summary of her business plan. No further questions or discussion on either subject. Public meeting closed at 6:59pm.

-At this point Chair Ed Fuhr went over the timeline and also did a review of the recommendations applied to the Dollar General/Primax Properties. Much discussion from all present in regards to zoning, safety, parking, signs and cautions for pedestrians, sidewalks and crosswalks, lighting, and the overall look of the building.

**Regular Meeting:** L. Thornton made the motion to adopt the minutes from the November 2016 meeting, H. Granger seconded. All were in favor. M. Avery motioned to adopt the agenda, K. Perry seconded. All were in favor. Conditions discussed for CUP-91-2016,home occupancy forS. Bartmess. M. Avery motioned to approve CUP-91-2016 with the conditions that the appropriate licenses need to be in place and a successful home inspection done, seconded by A. Townsend. All were in favor.

-Bohler Engineering presented an informational power point presentation.

Review of conditions for CUP-90-2016 DG/Primax Properties. 15 conditions listed below:

1. The crosswalk must be our first consideration as it pertains to safety. The crosswalk must meet NYS DOT handicap requirements and go from the sidewalk on the school side directly to the sidewalk at the store entrance. The sidewalk must have features to make it highly visible for drivers and pedestrians. Several options were discussed at the meeting with the DOT engineering group: two of these were a portable yield to pedestrian sign set out by school employees during school hours or a blinking light bar on both sides of the road with an on demand button to flash the lights.
2. Dollar General continuing the sidewalk on the proposed developed property to meet the extended sidewalk by the Town if the Town and neighbors are in agreement to extend the sidewalk on the east side of State Highway 56 towards Garrett St. This also includes a culvert extension on the DOT water right of way by DOT to widen the property to fit said sidewalk, as per DOT regulations.
3. The snow storage plan as depicted in parking lot drawings will run off from catch basins go into DOT water right of way?
4. Written documentation detailing a 20 year property upkeep plan to the Town by the owners of the property including its lessees.
5. Downward lighting schematic on the parking lot and outside building lighting for light pollution purposes as required by County Planning Board.
6. Fenced in dumpster area.
7. Evergreen 6ft fence/hedge in place of wooden fence separating business from residential neighbors.
8. Signage to be less commercial looking. Ideas included smaller roadside sign, earth tone yellow, like a dark honey color, stone framed sign, external lit vs. interior lit. Signage must comply with Town signage requirements.
9. Building stipulations: Open beam apex, as depicted on drawings, 4 feet of river rock on first 4 feet of building on visible sides including the center entryway, cedar color cement board siding on visible sides, multiple awnings and faux windows on street side of the building which fits into our Adirondack heritage.
10. 35 feet of vegetative easement from parking lot to road on the entire road side minus the parking area and sidewalk area.
11. Recommended hours of delivery and operation not to exceed 6:00am – 10:00pm.
12. Construction of Dollar General’s sidewalk section to the new crosswalk will be first in development if project is approved.
13. Discussion on cigarette, alcohol and tobacco sales/marketing.
14. Deliveries shall be made on the north side of the parking lot, with possible reduction in parking lot spaces from 29-25.
15. Dollar General is to provide a bike rack for pedestrians.

Superintendant of Colton-Pierrepont Central School, Joe Kardash highly recommended a blinking light bar with an on demand push button for the crosswalk going from the school to DG. Once the Town of Colton Notice of Action for CUP-90-2016 with conditions have been approved, DG/Primax Properties enter into a contract and the recommendations must be met. Discussion on CUP-90-2016,Primax Properties LLC c/o Bohler Engineering MA, LLC. Review of SEQR, Short Environmental Assessment Form Part 2 – Impact Assessment. Question 3) Will the proposed action impair the character or quality of the existing community? Answer came down to a vote from the board, 4-no 1-yes. 5) Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? Answer came down to a vote from the board, 1-no 4-yes. NYS states that 100 cars per hour constitutes a moderate to large impact. 35 cars per hour is the proposed peak during operating hours. No walking mitigated by implementing sidewalk and crosswalk at east side of school. Remaining 9 questions were answered no unanimously. M. Avery proposed to accept SEQR for CUP-90-2016, seconded by H. Granger. All were in favor. M. Avery motioned to table CUP-90-2016 until a document with a complete and concise list of the conditions be approved by all board members, seconded by L. Thornton. All were in favor. Regular meeting closed at 9:48pm.

**Courtesy of the floor:** S. Bosjolie stated that something more needs to be done towards the advertising of local board meetings so the public/community can be more aware.

**CEO Report:** 2 permits to date. There is a codes class in the first week of March.

**Correspondence:** Chair E. Fuhr read aloud to all in attendance a letter from Warren Goodnow. Letter was written in regards to CUP-90-2016, Dollar General/ Primax Properties.

**Next Planning Board meeting to be held:**  February 28, 2017 at 6:45pm.

**Adjournment:** With no further issues for discussion K. Perry motioned for adjournment seconded by A. Townsend. Meeting adjourned at 10:04pm.

Respectfully submitted

Jennifer Cole

Secretary