

Present: Chris Krawiec, Peter Bowers, Judy Gurnett, Sherri Licata, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill
Absent: Kathy Bills

Meeting came to order at 7:33pm.

Reappointed Planning Board Members signed the Oath of Office Book.

Chris Krawiec asked the board to review the minutes from July 6, 2017.

Motion: Sherri Licata made a motion to accept the July 6, 2017 meeting minutes as written. Seconded by Peter Bowers. All were in favor. Motion passed.

1) **Application:** Michael Mammano of Clinton Signs, INC., representing 40 North Avenue, tax ID # 080.09-1-44. Application to install a 28 square foot free standing business directory sign. Applicant seeks relief from current zoning regarding required distance from street line pursuant to section 175-D(3); D(3)a. Property zoned Central Business.

C. Krawiec noted that the applicant was not present, and continued with the second application.

2) **Application:** Mark Van Epps, developer of Brittany Woods Townhomes, Tax ID# 080.11-1-12 and 080.15-1-49.1, located at the southeast corner of Ridge Rd. and Phillips Rd. Modification to approved site plan. Applicant seeks to remove Phillips Rd. roadway entrance. Property zoned: R-M, Residential. Pursuant to Village Code 175-17 and 175-41.

Presentation: Jack Buholtz, engineer from TY Lin, presented for Brittany Woods. He indicated that the MCDOT has asked them to eliminate the entrance on Phillips Rd. opposite McKay Dr. Consequently, they will be widening the entrance off Foster Dr. to be 26ft wide to allow for emergency vehicles. The Fire Marshall has approved the change. They are also proposing additional parking spaces per the revised site plan, and one more additional unit to the building on the NW corner where the original entrance was eliminated.

Dave Mayer brought up the issue of a Letter of Credit, and encouraged the board to require one for the infrastructure of the development, pursuant to Village code 137-5I(1).

Jack Buholtz agreed that they will need to issue a Letter of Credit, and expressed that they will provide a quote to be approved by the board.

C. Krawiec said he had no issues with the modifications to the site plan, and pointed out that the change to eliminate the entrance on Phillips Rd. was better, as there is already a 4-way intersection at Foster Dr. and Champion Ave. which has been under-utilized to this point.

Open to the Public:

Peter Elder, 59 Dunning Ave., mentioned that the Village Band holds concerts in the band shell on Foster Dr. during the summer. He suggested that a caution or slow traffic sign be installed there, as cars are often parked on both sides of Foster Dr. during the concert. He also clarified that the park, "Harmony Park", where the band shell is located is a Village park.

Will Barham noted that the Village Board would need to pass a law for a sign to be put there.

P. Elder inquired as to whether the developer would pay to have a sign installed.

J. Buholtz replied that it could be a consideration.

Closed to the Public:

C. Krawiec asked the board if anyone would make a motion on the proposed changes to the Brittany Wood's site plan. We will have a contingency attached to the final site plan signature approval, for a satisfactory Letter of Credit. In addition, we will discuss the legalities of having a sign(s) installed on Foster Dr., and ask the developer if they will be willing to have it installed if requested.

W. Barham clarified the motion needed for the modifications to the site plan.

Motion: Peter Bowers made a motion to approve the proposed revisions to the final site plan for the development of Brittany Woods Townhomes, to include 1) eliminating the Phillips Rd. access entrance, 2) widening the access entrance off Foster Dr. to accommodate emergency vehicles, 3) adding additional parking spaces as proposed on the revised site plan and 4) adding one additional unit to the building at the NW corner of the development. Seconded by Judy Gurnett. All were in favor. Motion passed.

3) Application: Gloria Duarte, owner of Maria's Authentic Mexican Restaurant, 75 West Main Street. Applicant is requesting a change of use for relocation at 34 May Street. Tax ID#080.06-1-43. Current use/occupancy is a business office. Requested use is a restaurant/bar. Building is 10,000sf of which 4,300sf is proposed for the restaurant/bar. Property zoned General Industrial. Application pursuant to Village Code 175-24;25.

C. Krawiec noted that the applicant was not here, and then asked the board for a motion to adjourn.

Motion to Adjourn: Judy Gurnett made a motion to adjourn the meeting. Seconded by Sherri Licata. All were in favor. Meeting adjourned at 7:55pm.

The next Planning Board Meeting is scheduled for 7:30pm on September 7, 2017.

Respectfully submitted,
Jo O'Neill, Deputy Clerk