

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

April 5, 2022

A regular meeting of the Granby Planning Board was held at the Granby Community Center, 812 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford
Jane Crego, Chairman
Rhonda Nipper
Lori Blackburn

Erin Palmitese
Carl Nysten, Vice Chairman -excused
Tom Anthony
Lisa Somers, secretary

Also Present: Mike and Jessica Baldwin, John and Britney Cox, Robert Natoli, Rodney DeLong and Supervisor John Snow.

PUBLIC HEARING

Site Plan Review

John Cox; Fairway Billiards Inc.

Proposal to operate and modify business use by including billiards to the existing restaurant/bar and banquet facility on property within the R-1 zoning district..

Property address – 2107 State Route 48, Fulton, NY

Tax Map # 201.20-01-04.

Chairman Jane Crego announced that upon advisement by the Town Attorney Planning Board is tabling the application and postponing the Hearing to a future date yet to be determined. In light of the Article 78 Proceeding filed with Oswego County Court by a neighboring property owner, further action is imprudent at this time. Proper notification of the Hearing, once a date is scheduled, will include publishing in the Pall Times and certified letters to the neighboring property owners. John Cox asked if he could enlist Codes to perform their inspections while the Court action commenced, in an effort to save some time. The Chair replied that he would need to direct that question to the CEO.

PUBLIC HEARING

Site Plan Review

Jessica Baldwin

Proposal to change use of an existing commercial business and operate a fitness studio/gym business on property within the CIT zoning district..

Property address – 1804 State Route 3, Fulton, NY

Tax Map # 235.00-06-13.01.

Chairman Crego opened the Public Hearing at 7:05 pm and asked the Baldwin's for their revised Site Plan for Board review. Michael Baldwin explained that they were unable to get final prints from their engineer because of the extended timeframe incurred by the CEO review. The Clerk had copies of the marked up preliminary plan the applicants had presented to the Board in March, accompanied by a CEO letter of explanation given to the Baldwins. The members reviewed the documents and told the Baldwins to have their engineer to add exterior lighting locations, define the landscaping -grass areas, and better delineate the established parking area. The Board decide that they would continue with the approval process without the final maps, but make any approval conditional to obtaining final maps that are approved by the CEO. Four maps would be required for approval stamp and signatures once received from the engineer. SEQR - Chairman Crego read aloud Part 1 of the completed short form EAF and corrections were made to the following questions with support from the EAF Mapper summary:

Question #3 – Acreage of the site is 4 acres with no physical disturbance by this action, and no contiguous properties owned by the applicant or current owner.

Question # 4 – Commercial and residential uses checked as occurring land uses near the project site.

Question # 5 – The proposed use is permitted under zoning and consistent with the Comprehensive Plan.

Question # 8b – Yes, public transportation, local bus route, is available near the project site.

Question # 12a – Yes, project is located in an area designated as sensitive for archaeological sites on the SHPO inventory.

Question # 13a – Yes, wetlands are located nearby but project site does not impact or encroach.

Question # 15 – Yes, site contains species identified as endangered or threatened – bald eagles.

Question # 16 – Yes, site is located in a 100-year flood plain.

Question # 19 – No, site has not been location of closed solid waste facility.

Question # 20 – No, site has not been subject of remediation, nor has any adjoining properties.

The Members answered questions in Part 2 as having no to small impact, and Part 3 yielded a determination of no significant environmental impacts by the proposed action classified as Unlisted.

County 239 Review – The location of the project on a State Highway triggered the need for a County 239 Review, a complete package was submitted on 3/21/22. The County replied with letter dated 3/28/22, in which they determined that no significant intercommunity or countywide impacts were anticipated and should be decided as a local issue.

Several comments were included of potential local law issues that should be considered by the Board as follows:

- ◊ Zoning Ordinance Parking regulations non-compliant on the submitted plan.
- ◊ Plan should include ADA compliant parking in accordance with the American Disabilities Act Standards for Accessible Design.
- ◊ Traffic circulation of the site needs definition. Concern with narrow accessway to near parking/ use of future storage at rear of building.
- ◊ Landscaping percentage to be 8% of usable parking space; identify mowed grass areas on plan.
- ◊ Landscaping of undeveloped portion of parcel – mowed grass to be designated.

The Hearing was opened for public comments, there were none. On a **motion moved** by Member Nipper and seconded by Member Crockford, the Hearing was closed at 7:33 pm. All were in favor and the **motion carried**.

A **motion was moved** by Member Palmitese to accept a Negative Declaration for the SEQR, and seconded by Member Blackburn. All were in favor without further discussion, and the **motion carried**.

The members began discussion of potential conditions for a vote to approve the site plan. Standard conditions of access to CEO for checking compliancy of site with site plan, and property to maintain standards of local, state and county codes. Also, business subject to annual fire inspection and issuance of operating permit by the Town. Final copies of plan to be supplied, after CEO approval, for stamp and signature. The items not allowed to be stored within future storage area, hours of operation, road signage, and parking regulations as discussed to be included as well.

Resolution # 2022-01

*On a motion duly made by David Crockford and seconded by Erin Palmitese, and upon the facts presented and the determination made, that the application for Site Plan Review for the operation of a Gym and Fitness Facility with future Storage – on CIT zoned property located at 1804 State Route 3, Fulton, NY 13069; Tax Map #235.00-06-13.01, is hereby **GRANTED with the following express conditions:***

- 1.) *Final Site Plan to be submitted for review and approval by Granby Code Enforcement Officer, additional copies to be submitted for Planning Board stamp of approval.*
- 2.) *The Applicant shall maintain the property so as to be within compliance of all Town of Granby Codes, and NYS Building and Fire Codes.*
- 3.) *The Applicant shall obtain any necessary approvals from the Oswego County Health Department.*
- 4.) *The Town of Granby Codes Officer is to be granted access to the Property, without prior notice, during business hours to ensure compliance with the conditions of this Site Plan Approval.*
- 5.) *An annual Fire Inspection is to be performed by the Granby Codes Office, with the issuance of an Annual Operating Permit.*
- 6.) *There shall be No future storage of gasoline, contaminants, chemicals, or motorized vehicles and/or equipment allowed on the property.*
- 7.) *Business hours of operation to be: 24-hour access to gym/fitness facility; diner maintaining current hours of 5:00 am to 11:00 am with allowance of extension to remain open until 7:00 pm; rear storage space in future to be 24-hour access.*
- 8.) *Allowing usage of existing signage at the roadway – new wording but sign size to remain the same. Any changes to size would require ZBA approval.*
- 9.) *Parking spaces and flow to be marked and a designated by Code regulations.*

Roll call vote was taken:

Jane Crego, Chairman,	Aye
Carl Nysten, Member	Excused
David Crockford, Member	Aye

Rhonda Nipper, Member Aye
Erin Palmitese, Member Aye
Tom Anthony, Member Aye
Lori Blackburn, Member Aye

6 AYES 0 NAYES 0 ABSTENTIONS – APPROVED.

PRIVILEGE OF THE FLOOR

~ Member Rhonda Nipper requested that future meetings be held in the Town Hall building instead of the Community Center, which the members were in agreement with. The acoustics and loud heating/air conditioning system has made it difficult to hear the audience, applicants and fellow Board members. Supervisor Snow stated they were welcome to hold meetings once again at the Town Hall, and that they may choose to sit at the table instead of the elevated bench because of the hanging plastic panels utilized by the Court.

MINUTES

A motion to approve meeting minutes with minor corrections for March 1, 2022 was moved by Rhonda Nipper and seconded by Tom Anthony, all were in favor, and the motion carried.

ADJOURN

With no other business before the Board a motion to adjourn at 8:27 pm was moved by David Crockford and seconded by Erin Palmitese, all were in favor, and the motion carried

Respectfully submitted by:



Lisa Somers

Planning Board secretary