

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

December 6, 2022

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 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

Tom Anthony

Lisa Somers, Clerk

Also Present: Board Attorney Jamie Lee Sutphen, Tim Hogan, Taylor Dashnau, Cheryl Anthony, Town Clerk Janet Ingersoll, and Town Supervisor John Snow Jr.

BUSINESS

Hogan Engineering - Precision Wash

Tim Hogan approached the Board and explained that he represents Davidson Management Group in the development of a six bay vehicle car wash on property that is located on State Route 3. The applicants already have similar car washes established in Fort Drum, Clay, Central Square, Watertown, Rome and Pulaski. The project property is located in both the Town of Granby and City of Fulton, so they plan to undergo simultaneous and parallel approval processes.

A package was supplied to the members with project details, conceptual plans and renderings. The building will consist of six bays – one bay with a manual wand and five bays with an automatic wash that is stationary, not a drive thru tunnel design. The building will be open 24/7 with daily maintenance and posted contact information for personnel assistance within a twenty minute drive time. The building size will be 40-feet wide by 126-feet long and be positioned to face the roadway with a simple circulatory vehicle access to enter wash bays from the rear of the building and exit bays from the front. The site lay-out is compliant with dimensional setback requirements of zoning for both the Town and City. The public utilities of sewer and water are to be supplied by Fulton – requiring an average of 150,000 gallons of water per month, and an average discharge of 5,000 gallons of wastewater per day. Individual catch basins located within each bay will convey wastewater to a 500 gallon holding tank, with a grit and sand settling chamber and an oil and grease separator, before effluent is discharged to Fulton's public sewer system. The projection of usage is 75,000 vehicles annually at 250 vehicles per day or 2 vehicles per hour per bay. Pavement markings and signage will assist onsite traffic with lane storage of four vehicles per bay.

Members of the Board had the following discussion points and questions:

~ Member Tom Anthony asked if the water is recycled. Mr. Hogan replied that it is not recycled water and that the basin traps are cleaned on a regular basis – all basins every month and a half, unless on-site employee reports earlier maintenance required.

~ Member Lori Blackburn asked the cost of a car wash; ranges between \$10.00 and \$14.00, comparable to other car washes in the area.

~ Member Carl Nysten asked about how problematic contaminants like salt and chemicals used during winter road maintenance are handled. Mr. Hogan replied that ultimately it is an issue that the City of Fulton will handle and determine process, but the phosphates and soaps are larger problems than the salts.

~ Attorney Jamie Lee Sutphen asked if he had met with the City of Fulton yet and whether additional plans would be provided. Mr. Hogan replied that he meets with Fulton next week with the same presentation as tonight and that the plans supplied thus far are only conceptual, detailed construction and building plans are forthcoming.

~ Member David Crockford commented that the parcel size for the Granby portion is less than the required one acre and would therefore require an area variance from the ZBA. The Board members and the Attorney agreed, Mr. Hogan was directed to begin that application because the site plan approval would require it before an approval could be considered.

~ Attorney Sutphen discussed with the members the requirement for a SEQR review, members were in agreement that the City of Fulton should be the Lead Agency because of they are supplying the utilities of water and sewer, as well as means of ingress and egress. The Town of Granby reserves the right to review the property storm water drainage plan which will be reviewed by the Town Engineer. Tim Hogan responded that the proposed drainage design will not allow water to leave the site in excess of current conveyance by installation of settlement ponds.

~ Attorney Sutphen asked the proposed timing schedule for completion. The applicants would like to receive Town and City development approvals by end of February allowing for construction to commence in early spring of 2023.

~ A notarized authorization letter from the property owners allowing the applicants to develop the property will be required as an application document, Mr. Hogan will supply said letter.

Taylor & Ethan Dahsnau

Taylor Dashnau approached the Board to discuss her SUP application which she submitted from a referral by the Codes Officer after reviewing the proposed usage of the property. She explained her family intends to “homestead” their property by raising their own animals for food as well as growing crops to sustain their family only. She added that she may breed dogs in the future, which the Board told her to include in her site plan, and told her that the Town Clerk could assist her in the paperwork involved for that activity. Attorney Sutphen reviewed the special permit objectives of the Zoning Ordinance to explain to the applicant what the Board members would be looking for in their review of her application materials. Chairman Jane Crego asked when the property had been purchased; about a year ago. She asked what animals were present on the property and what would they be adding. Mrs. Dashnau replied that they currently have rabbits and chickens and would like to add ducks and pigs next, then possibly goats and a few cows after that. The members reviewed the submitted site plan and found the layout difficult to visualize because the scale of the buildings and the property was inaccurate. Some discussion ensued regarding which buildings are existing and which are proposed, which will need clarification on the site plan. The proposed barn area has a curved driveway with separate ingress and egress which will probably require approval from the DOT, Mrs. Dashnau answered that the curb cuts are existing at the road with culverts but the property is overgrown and would need mowing and clearing to be usable. Attorney Sutphen commented that the project would require 239 Review by the County, and asked what the schedule is for Oswego County Planning. The clerk replied that they do not have a monthly meeting and perform the reviews as they are received with a turn around time of a week. Member Rhonda Nipper stated that properties all around Granby within the A/R district have farm animals and buildings to house them, and that there shouldn't be any issues with this proposal that will encompass 6.5 acres of land. Chairman Crego agreed and stated that the applicant only needed to provide a better site plan to clarify the existing and proposed uses and buildings, as well as make the entire drawing all to the same scale. Member Tom Anthony asked how many chickens they have and are they cooped. Mrs. Dashnau replied that they are contained within a fenced area with a coop building, and will eventually have a fenced or screened top/roof area to keep them from jumping out. The number will fluctuate because they will be raising some for eggs and many for sale to a meat processor. Attorney Sutphen stated that a maximum number will need to be determined by the applicant as well as their location and any other details of the farming activity. Ms. Dashnau was confused as to what she should have on the drawing because the CEO had stated that she could wait on the barn until they were able to provide engineered drawings and that the smaller sheds (under 144 sq ft) to house the animals could be constructed anytime without permits, but that the planning board would need to review and approve the proposed layout. The Chairman explained that the Codes deals with building permits that last a year with a single renewal, and that the planning board process reviews a comprehensive plan of the total use of the property, present and future, and that the approval lasts indefinitely unless they change something and then a modification of the plan would be required. Some discussion ensued regarding the requirements of NYS for engineered plans dependent upon size, cost or structural modification which the Attorney asked the clerk to provide her with the law and section referenced for those particulars. The application was scheduled for a Public Hearing on January 31, 2023 provided that an updated site plan and narrative description of the farm activities could be provided to the clerk in the next two weeks, which Taylor Dashnau stated she would complete.

Tina & Paul Sawyer

The Board members received copies of a letter that the Sawyers emailed to the Town withdrawing their plans to modify the “Axers” building with an addition to provide more room for parties. Instead, they will utilize the other structure on the property that was used as a gym. This would constitute a change of use and require modification approval of their site plan. The codes office will need to monitor any change of activity and issue violation to trigger planning board action.

John Cox – Fairway Billiards Inc

The Board has received information regarding continual activity by the business that is interpreted as harassment by the neighbors such as loud noise, late hours and car lights shining into their residence and property. Some members felt that the business is taking advantage of apparent gaps in the resolution pertaining to special events. They also stated that Mr. Cox had repeatedly stated he wanted to be a good neighbor but doesn't seem to be acting as one. Supervisor Snow stated that the Codes Office has issued violations and that Attorney Germano has been receiving all relevant paperwork. The CEO also interpreted the Special Events infrequent activity not nightly, which Attorney Sutphen stated should be discussed with the Board Chairman and the attorney prior to any mailing. Supervisor Snow also stated that the Town Board has written a letter to the liquor Authority regarding ongoing activity at the business.

PRIVILEGE OF THE FLOOR

~ Supervisor Snow updated the Board that progress has begun on the Smart Growth Comprehensive Plan update in response to County Planning's urging to support ongoing revisions to the Zoning Ordinance.

~ Supervisor Snow stated that the Town Board gave him temporary authorization over the Codes Office processes to assist coordination with the new attorneys and the new software that went live a couple of months ago.

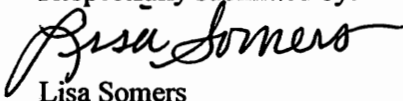
MINUTES

A **motion** to approve meeting minutes for November 1, 2022 was **moved** by Carl Nylén and seconded by David Crockford, all were in favor, and the **motion carried**.

ADJOURN

With no other business before the Board a **motion** to adjourn at 8:02 pm was **moved** by Erin Palmitese and seconded by Carl Nylén, all were in favor, and the **motion carried**

Respectfully submitted by:



Lisa Somers
Planning Board Clerk