

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

February 7, 2023

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 7:01 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford

Jane Crego, Chairman

Rhonda Nipper

Lori Blackburn - absent

Erin Palmitese

Carl Nylen, Vice Chairman

Tom Anthony

Lisa Somers, Clerk

Also Present: Board Attorney Anthony Germano, Cheryl Anthony, James Burke, and Town Clerk Janet Ingersoll.

OLD BUSINESS

Taylor & Ethan Dashnau

Public Hearing was opened and tabled at the January meeting because the applicants were not present due to illness.

Taylor Dashnau contacted the Clerk to say that they would not be in attendance tonight because of continued illness.

James Burke

Jim Burke presented the Board members with updated site plan and floor plans for his proposed property renovation as the Board had requested of him at the January meeting. Chairman Crego asked him if he had spoken with the CEO about fire codes and Mr. Burke replied that he had not as of yet been able to speak with anyone, but had looked up NYS Codes and was ready and able to implement the requirements as referenced within his written narrative. He stated he would be using 5/8" fire board on the ceiling as well as on partition walls separating the unrentable storage areas. He also stated he would use minimum window size opening of 5.7q.ft. for emergency egress, and placement no more than 44" from the floor. The board members discussed the need to speak with the CEO to guarantee required specification such as smoke alarms, fire extinguishers, and means of emergency egress. Member Anthony commented that he should check the ceiling drywall specifications with the CEO because it may require double thickness to be installed. He also commented that a second means of egress will also be required, possibly a ladder.

The floor plan demarcates half the floor space of the first floor at the rear of the building as storage, members asked if this was for tenant use. Mr. Burke replied that it is for his use but he could let tenants use it for specific items if requested. It would not be accessible by tenants but rather through his allowance. A 12'x12' area off the rear of the building is labeled as a room which Mr. Burke explained was actually a loading dock area, and that the computer program wouldn't change the labeling.

Member Anthony asked about the tank removal report that is mentioned at the beginning of the project narrative – a copy was supplied for various members to review. Member Palmitese asked what tanks had been there and what was remaining. Mr. Burke replied that the previous owners had operated a gas station with underground storage tanks for gasoline which had been removed previous to his purchase. He had supplied a copy of the environmental report of soil testing obtained from the previous owner when the work was completed in 2013. He added that there is no fuel storage of any kind on the property currently. Board members were in favor of having the Town Engineer, Doug Miller, review the report and offer an explanation of the results.

Some discussion arose surrounding the building placement from the roadway which appears to be very close especially when all comprised of pavement remaining from the gas station usage. Mr. Burke stated that there is approximately 17-feet to the driving lane which he has portioned off with barrels and chains to eliminate cars from driving into these locations. The tenant parking will be along the north face of the building where the first-floor apartment's entry door is also located. The second-floor access remains unchanged and original to the building – exterior enclosure of stairs along the south face of the building.

Attorney for the Town, Anthony Germano, asked the members to review the applicable items listing for site plan review within the Zoning Ordinance and explained to Mr. Burke that the Board has the authority to review and request changes to items such as landscaping, drainage, curb cutting and many others. Discussion of the existing parking lot ensued which was expansive to the property because of the former retail use. The applicant and the board agreed that changing some of the asphalt areas to lawn and grass would be aesthetically pleasing to the property and the neighborhood, as well as adding whiskey barrel flower pots to the front face to prohibit entrance of vehicles. Mr. Burke added that he also planned to place gravel in the parking areas to help define them as well as keeping anything from

tracking into the roadway. Member Anthony suggested that a crushed limestone would work well. Mr. Burke explained that he had drums and chains currently installed to keep kids and people from parking and partying on the property. He planned to install cameras during the renovation to protect the tenants and his property. The site plan contains an exterior light in the back yard which will stay as well as all of the existing exterior lights – nothing new to be added.

The board asked about the current septic system which Jim Burke replied that it was large because of the previous restaurant and public uses but added that he would find out the particulars for the next meeting. He also stated that there is currently a grease trap installed in the line that he plans to remove for a variety of reasons (mainly freezing) – the board was in agreement to removal because of the potential for it to create problems in the future.

The improvements discussed for the exterior of the property will enhance the aesthetic value for the neighborhood, the property value, enhance ability to attract tenants, and maybe keep away the people parking on the property without permission. A Public Hearing was scheduled for the March 7th meeting and Mr. Burke was instructed to provide updates that were discussed to the Clerk as soon as possible. The County Planning Board would require a 239Review request and submission before the Hearing in order to process his application approval in a timely manner. The requested updates are as follows:

- Update narrative and site plan
- Add landscaping details
- Add public water and septic statement with size and location
- Include fire escape plan for upper apartment
- Include fire safety additions after talking to CEO.

OLD BUSINESS

Hogan Engineering

The Clerk updated the members that an application for an area variance and an interpretation have been received. The ZBA is awaiting appointments of two new members before scheduling the Public Hearing.

Pat Furlong

The Assessor denied the merge request for the mobile home park expansion until a site plan approval is received from the planning board with a contingency that the parcels be merged. As the property currently stands, two primary uses and structures exist and merging into one would be contradictory to the Zoning Ordinance. Letter to be sent to Mr. Furlong advising return to planning board for commencement of review and approval process.

MINUTES

A motion to approve meeting minutes for January 3, 2023 was moved by Erin Palmitese 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 8:04 pm was moved by Carl Nysten and seconded by Erin Palmitese, all were in favor, and the motion carried

Respectfully submitted by:



Lisa Somers
Planning Board Clerk