

Town of Greene Planning Board
March 30, 2020

Skype Planning Board Members Present: Michelle Day, George Sobierajski, Nancy Nowalk, Tim Conner, Matt Curtis, Samantha Hoskins and John Shearer.

Members Absent: None

Others acknowledged at Skype Meeting: George Marr, Will Merrill, Karl Schwesinger, Brian Leibrandt, Patrick Doyle, Bernie McDermott, Jill Doll, Marcia Miller, Steve Page, Steve Northrup and other others.

Chairperson Day called the regular meeting to order at 7:02 PM.

Public Hearing Notice: Read by Matt Curtis. Please take notice, the Planning Board of the Town of Greene Public Hearings originally scheduled for Monday, March 23rd for the properties listed below, have been rescheduled to Monday, March 30th on or about 7pm and will be held via Skype/Teleconference.

1.) Chenango River Theatre, 991 State Hwy 12, Greene, NY. Tax Map Number 258-1-17.12. Applicant, Rapp Signs, Inc., 3979 NY Route 206, Greene NY, changing (2) existing signs.

2.) Tractor Supply Co. Applicant is DMK Development, property owned by Ober Realty LLC, Jeff Mies, property located at 95 S. Chenango Street Ext, Greene, NY in the Town of Greene. Tax map number 247.08-11-27.

3.) On Common Grounds, Coffee House/Bakery business owned by Jill Doll, property owned by Ober Realty LLC, Jeff Mies, 166 Chenango Street, Greene NY, Tax Map Number 247.08-11-27. Relocate existing coffee house/food service building to the front of the Great American.

Said hearings will be held on the 30th day of March, 2020, on or about 7 PM via Skype/Teleconference, call-in information 1-844-591-2757, Conference # 68816, at which time all persons interested shall be given an opportunity to be heard. Anyone not able to attend that wants to provide comments/concerns/questions may email the Town of Greene Planning Board by 4pm on Monday, March 30th, email TownofGreeneNYPlanningBoard@gmail.com. Other business may be discussed at this time.

By Order of the Planning Board

Michelle Day, Chairperson

Public Hearing#1: Chairperson Michelle Day called the Public Hearing to order at 7:02 PM.

- 1) **Chenango River Theatre Inc: Applicant-Rapp Signs, Inc:** Public Comments: Patrick Doyle from Rapp Signs stated a change from the original application time of the illuminated time to be dusk till dawn. Additional public comment, email from Marcel Barrows states he fully supports all three proposed projects. And in regard to the Chenango River Theatre sign will be set back and he understands that will be a much safer option than the way that is today. No other public comment.

Chairperson Michelle Day closed the Public Hearing at 7:13 PM.

Chairperson Michelle Day opened the Tractor Supply Co. at 7:13 PM.

- 2) **Tractor Supply Co: Applicant is DMK Development:** Public Comments: Received two public comments from email. A) Marcel Barrows regarding the proposed project, Marcel says the project will provide a much-needed hardware option for Greene and that he is in support of the proposed project. B) Will Merrill states that I feel the addition of a Tractor Supply Store in Greene would fulfill many local needs. Everyone is constantly saying we need a hardware store since Comforts closed. Everyone wants a shoe, clothing place locally. Everyone constantly wants a lumber store since Curtis lumber left. While Tractor Supply may not have everything. But for those small items, electrical, plumbing, clothes, boots, animal feeds, tools, they have a little of everything for residents, farmers, hobby guys, contractors could grab items. They have lawn and garden items, chainsaws, like when the town had Pangburns. On top of having a little of everything it would add jobs and tax revenue to the town. Finally create something out of the parking lot and put a store in the space that was built 20 years ago for this exact reason. It would also pull more bits of Local Business, it's a chain store but our town residents could spend money locally and hopefully some locals would have worked close to home to me and several I've heard from looks like a big win for the town of Greene residents to have Tractor Supply come to town. No other public comment.

Chairperson Michelle Day closed the Public Hearing at 7:16 PM.

Chairperson Michelle Day opened the On Common Grounds Coffeehouse/Bakery at 7:17 PM

- 3) **On Common Grounds Coffeehouse/Bakery:** Public comment: Marcia Miller, one concern that the entrance is going across the Great American parking for the drive thru. No other public comment.

Chairperson Michelle Day closed the public hearing at 7:20 PM.

Chairperson Michelle Day opened the regular meeting at 7:20 PM

Old Business:

- 1) **Chenango River Theatre Inc:** 991 State Hwy 12, Greene, NY. Applicant-Rapp Signs, Inc. 3979 NY Route 206, Greene, NY. Committee: Chair-George Sobierajski, Tim Conner and Matt Curtis. Report for Committee Chair, George Sobierajski: No concerns on the sign upgrades, they will look good. Good to get rid of the mobile sign that is used now. One question in regards to your original application, he thought the signs were going to be dusk to dawn. Patrick Doyle from Rapp Signs said that has changed. After discussion that Patrick Doyle had with Phil (Chenango River Theatre) they would prefer to have the ability to have the signs illuminated overnight for an advertising purpose as well as for some safety concerns for additional lighting for the vehicles that are pulling in and out of the driveway as well as illumination on the front of the building. Open discussion followed in regards to the time change of the illuminated signs, whether to stick with the original application for the times or review it for the longer time. Pat Doyle (Rapp Signs) said we could have them install the time clock on this and put two

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sets of trippers on it so the sign would come on at dark and then go off at 11 or 12 o'clock when the theatre was finished and the folks have left. Then click back on in the morning to catch the morning traffic and also illuminate the entranceway. Back on in morning at approximately 6:30 AM until daylight. Committee Chair George Sobierajski-Amend the application: The sign will be off from midnight to 6:00 AM. Motion made by George Sobierajski that we accept the application as submitted with the conditions listed below.

- 1) Comply with submitted application, with the following sign lit time amendment; Both signs to be shut down no later than 12:00 AM until 6:00 AM daily.
- 2) Comply with NYSDOT rules and regulations (letter attached).
- 3) Comply with all Local, State and Federal Permits.

Chenango County Planning Board 239-Review Committee approved the application (copy attached).

Motion 2nd by Nancy Nowalk. No further discussion. Roll call voting: Tim Conner, yes; John Shearer, yes; Matt Curtis, yes; Samantha Hoskins, yes; George Sobierajski-yes; Michelle Day, yes. All in favor. Approved with the conditions listed above. Motion carried.

- 2) **Tractor Supply Company:** 95 S. Chenango Street, Greene, NY. Applicant: DMK Development, 4927 E. Stariha Drive, Suite B, Norton Shores, MI. Committee: Chair-John Shearer, George Sobierajski, Tim Conner, Matt Curtis, Michelle Day, Nancy Nowalk and Samantha Hoskins. Chair-John Shearer reports: in reviewing the application for the Tractor Supply development. We first after reviewing the site plan did a site visit, which included a number of the board members. We did a walk around the site, including walking around the proposed construction site. Walking back through looking at the site of the proposed drainage pond and considered everything that we could relative to the aesthetics that were going to be impacted. The overall site plan itself. Nobody saw any particular issue with what did come out of the conversation was the recommendation for primarily two things. First was a row of trees that could be planted at the rear of the site, which would accomplish a couple of things. First, it would obstruct the view for residents across the river looking back to the back of the building, giving it a better appearance than the industrial view of the back of a store. This also is with the type of trees that were proposed. Were very suitable for this type of wet ground and so poplar trees have been promoted for that spot and added to the site plan those should also stabilize the ground in that area. We also looked at the addition of an oil and water separator that recommendation was made to the developer and that was also added to the site plan. So, everything that we have documented now represents the input that we had. There was also a comment made from a board member about the strength of the lights and the positioning. And with the possible idea that there may be a substitution to use a lower power light. I personally went down and looked at the at the facility on an

identical facility on Front Street in Binghamton looked at the lights and tried to determine whether or not they represented any kind of a distraction in my opinion they didn't. So, I'm comfortable with the lights as proposed. Chairperson-Michelle Day reported: Items that were asked for at the previous meeting were received, the lighting plan with specs, also a building layout of lighting, plan for the sign, shippo results, SWIPP and the property owner signature on the application from the Great American. Received 239 report from the Chenango County Planning, the only comment they had was that all lighting be baffled downward. Discussion from the board of the following items: 1) Discussed trees to be planted on the site-Tulip Poplars would be more suited to Chenango County and interspersing with some coniferous trees as a screen. Karl Schwesinger said they would definitely source the trees locally. 2) Oil separator 3) Parking lot lights 4) Lights on the building.

John Shearer made a motion to approve the application(1st) as submitted with the listed amendments. Motion 2nd by Samantha Hoskins. Discussion followed. Committee Chair John Shearer (2nd) amended the proposal that we approve with the noted changes to the trees in the back to a type of Poplar tree that is going to be more suited to the local climate and it can be mixed in with some coniferous trees as well. Motion seconded by Samantha Hoskins. Discussion followed regarding the oil/water separator for the parking lot. Committee Chair John Shearer (3rd) amended the proposal that we accept the application as submitted with the conditions listed below Conditions:

- 1) Trees planted between the back of the building and the river be suited to Chenango County climate such as locale Tulip Popular and mix in coniferous trees.
- 2) Hood catch basins or oil water separators per code enforcements preference for the parking lot.
- 3) Comply with application with amendments with amends stated above.
- 4) Comply with all Local, State & Federal Permits.

Chenango County Planning Board 239-Review Committee approved the application (copy attached).

Motion seconded by Samantha Hoskins. No further discussion. Roll call voting: John Shearer: yes, Samantha Hoskins: yes, George Sobierajski: nay, Tim Conner: yes, Matt Curtis: yes, Nancy Nowalk: yes, Michelle Day: yes. Approved with the conditions listed above. Motion carried.

- 3) **On Common Grounds Coffeehouse/Bakery:** S. Chenango Street, Greene, NY.
Applicant: Jill Doll. Committee: Chair-John Shearer, George Sobierajski, Tim Conner, Matt Curtis, Michelle Day, Nancy Nowalk and Samantha Hoskins. Chairman John Shearer reports: During the same during the same site visit we also did a walk around on the proposed relocation site for On Common Ground. We did walk the parking lot area, looked at the entrance and exit and determine where the roughly where the property lines were to make sure that that wasn't going to be an infringement. We also discussed some of aesthetics of the property in moving the building and changing the orientation. We also came up with a list of recommendations. Among them was to have the building

painted. Another recommendation was some kind of shrubbery or other type of planting in front to kind of break up the sight line of the building. And then also there was discussion about the construction of the driveway and to determine what kind of construction would be required to support the type of traffic that was going to go through a drive thru. Recommending that we suggest that the driveway be paved, so that it will hold up over the long term, even if the paving was after the original relocation, but to coincide with the paving of the parking lot. So those were, those are recommendations that we put in writing to Jill. And then we had some discussion about that, but those recommendations are understood and agreed. (1) Motion by John Shearer to approve the application. Motion 2nd by Nancy Nowalk. Any discussion. Tim Conner, since the agreed to recommendations were not in the original application. He thinks they should be listed in the approval. (2) John Shearer made a motion to approve the application with the amendment as submitted with paving the driveway at the same time the parking lot is paved. Discussion followed. (3) Motion by John Shearer to approve the application as submitted to include the statement of allowing the Code Enforcement to administer the lining of the lanes and any kind of signage that needs to be placed on the site. Conditions listed below:

- 1) Paving the driveway at the same time the parking lot is paved.
- 2) Allowing the Code Enforcement Officer to administer the lining of the lanes and any kind of signage that needs to be placed on the site.
- 3) Comply with all Local, State & Federal Permits

Chenango County Planning Board 239-Review Committee approved the application (copy attached).

Motion seconded by Nancy Nowalk. No further discussion. Roll call vote: Tim Conner, yes; George Sobierajki, yes; Nancy Nowalk, yes; Matt Curtis, yes; Samantha Hoskins, yes; John Shearer, yes; Michelle Day, yes. Approved with the conditions listed above. Motion carried.

Old Business: None

Other Business:

- 1) **Sign Law:** George Sobierajski reported he has been trying to rewrite the law from Skaneateles to fit. But he is still working on it.
- 2) **Training:** Training is on hold with the County until Covid19 gets settled. Latest information is there is a possibly of virtual training in the future. When that information is available it will be passed on to the board.
- 3) **Comment:** Marcia Miller, Greene Village Planning and Zoning Board, asked if the Town's sign law close to the Village. She would like to work together so the sign laws would be similar when we're close together, geographically. Town of Greene discussed reviewing it and then decide how to proceed from there.
- 4) Next meeting: Planning Board meeting for April, asked to be a virtual meeting as Skype. Potentially, April 27th.

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- 5) Work session for Sign Law: George Sobierajski would like a little more time. At this time, stick with talking about it at the next regular meeting.
- 6) Discussion about Code Enforcement attending some meetings.
- 7) Discussion about March 11th Town Board meeting minutes: Code Enforcement referred gravel project to the Department of Conversation not the planning board.

Approval of Minutes:

A motion was made by Tim Conner, seconded by John Shearer to approve the February 24, 2020 meeting minutes. Ayes from all, motion carried.

Chairperson Michelle Day: I do want to thank everybody and support with working through things this past month. I know it's been a challenging time for a lot of people in a lot of different ways. But I really appreciate the fact that everybody was able to come together in some way, shape or form, and that will make sure we get the recording posted and the transcription on the website in accordance with it and get everything set up. And then we'll send out also an invitation for our next meeting on April 27th.

Planning Board Members congratulate Chairperson Michelle Day for pulling off this ground breaking day as far as the Town of Greene Planning Board is concerned.

Adjournment: Tim Conner made a motion to adjourn the meeting, seconded John Shearer. Ayes from all, motion carried. Chairperson Michelle Day closed the regular planning board meeting at 8:25 PM.

Next regular Planning Board Meeting, April 27th at 7:00 PM.

Respectfully Submitted,

Lou Ann Day,
Town of Greene Planning Board Clerk