

**Town of Ontario
Planning Board Minutes
March 8, 2011**

Present: Planning Board Members - Chairman, Eduard Kerkhoven, Stephen Leaty, Gerald Smith, Joseph Catalano, Jason Coleman; Katie Kelsch – Planning Board Secretary; Town Engineer – Adam Cummings from MRB Group; and William Riddell – Director of Parks and Recreation and Economic Development

Chairman Kerkhoven called the meeting to order at 7:30 p.m., led the Pledge of Allegiance, and requested approval of the minutes dated February 8, 2011.

Minutes

Mr. Smith moved to approve the minutes dated February 8, 2011 as presented and Mr. Coleman seconded the motion. Vote:

Gerald Smith voted	-Aye
Joseph Catalano voted	-Aye
Stephen Leaty voted	-Aye
Jason Coleman voted	-Aye
Eduard Kerkhoven voted	-Aye

Public Hearings

Harbec Plastics Addition – 369 Route 104 – Preliminary and Final Site Plan

Mr. Robert Kieffer, P.E. of TY Lin International representing Harbec Plastics, Inc., requested preliminary and final site plan approval of the proposed addition to the existing building located at 369 Route 104. The property is owned by Harbec Plastics, Inc. and is zoned Industrial (I). Mr. Robert Bechtold was also present.

Mr. Kieffer distributed renderings of the site plan to the board and explained that the addition will be on the western side of the existing building and will share a common wall with the most recent addition to the factory. This addition will be slightly taller than that of the existing building and will be designed with the possibility of putting a second floor mezzanine in it at a later date. The architectural styles depicted on the architectural drawings will be masonry up to 2 feet and it will be an insulated metal skinned exterior that will match the other buildings on the property. There will not be any changes to the existing parking, lighting, signage, site utilities and/or drainage. The addition will have men's and women's bathroom facilities in it and there will not be any loading docks or additional parking. Access into the proposed addition will be via the existing building. The existing detention facility serves a number of functions and he believes the site is compliant and will not require any variances. There is an existing driveway culvert off of Timothy Lane; this location will provide safety access onto the site during construction.

Mr. Kieffer stated that he received the PRC comments dated February 21, 2011 and would like to review them with the board. In response to PRC comment numbers 1-5, Mr. Kieffer stated that the location of the water service will be shown on the plans. The relocation of the existing sanitary sewer lateral would be considered, but there is a possibility that the building could be expanded again in the future, they will come to an understanding with MRB in regards to that. The location of the temporary stockpiles will be

added to the plan. They will have additional silt fencing and rip rap will be provided at the end section of the proposed 6" storm lateral.

In response to PRC comment numbers 7-11, Mr. Kieffer explained that a common internal roadway that runs from Harbec plastics and Northern Biodiesel and extends all the way to Dean Parkway is currently a two way drive. The future change in address has been acknowledged and the building will be posted as such. The pond was designed by Larson Engineers, and he is in the process of getting their calculations and modifying them where necessary. He stated he is looking for direction from the planning Board in regards to the screening along Route 104. He explained that the Harbec runs two shifts and that the greatest amount of parking demand is in the shift change. They have done a count during this time period and don't feel as though additional parking is needed. They will add additional parking in the future if the workforce increases.

In response to PRC comment #6, Mr. Kieffer stated he was under the impression during all of the other projects on this parcel and the Biodiesel parcel that the concern of the Route 104 access road was the traffic turning in and out. After some correspondence with MRB he was apprised with the fact that one of the main concerns was with the driveway crossing the railroad tracks. He said he has had discussions with the railroad owners and they are not concerned with this crossing and invited the town to contact them. Harbecs reservations in regards to the possible removal of the Route 104 driveway are from a safety standpoint, in the fact that it is the only secondary access into Dean Parkway. If there was an obstruction at the Route 104 and Dean Parkway entrance, there would not be any other way to get out. He recounted the fire that occurred at the industrial park a couple of weeks ago, the traffic was directed towards the Harbec Route 104 access point. He said they would consider eliminating that entrance once a secondary entrance was in place.

He also asked that the board to give permission for the addition to be approved for up to 15,000 square feet as they are having a problem coming in on budget for the project.

Mr. Kerkhoven questioned how many new employees could we be seeing as a result of the addition. Mr. Kieffer responded that the crisis in the economy has decreased the workforce at Harbec. They are anticipating that with the increase in the economy and the addition will bring the workforce back to the numbers of 2009. The addition will primarily be warehouse space which will free up space in the factory portion of the building.

Mr. Kerkhoven questioned, if additional parking is needed in the future, where would it be located. Mr. Kieffer responded that the existing parking could be extended and there is plenty of room at the site to create new parking lots.

Mr. Kerkhoven asked the board if there were any questions.

Mr. Coleman expressed that he is looking for direction in regards to the entrance on Route 104 and questioned if they are looking to keep it the way it is. Mr. Kieffer responded that they feel the traffic thus far has worked really well, but they would not fight the board if they went in the direction of removing it.

Mr. Smith asked if this new addition will create four different roof lines for the building. Mr. Kieffer answered that yes it will and the addition will be the same color as the existing building. Mr. Smith

stated that his opinion of the one way drive is that it is a positive thing as traffic would make a right hand turn, a right hand in and it would clear the intersection faster.

Mr. Robert Bechtold stated that he would encourage his engineer to encourage the board to keep the driveway off of Dean Parkway a two way drive. He feels it's an important access for the traffic of employees and delivery trucks. He does understand the boards point about the Route 104 access point and would be happy to smooth out the traffic flow when there is a secondary way in and out. Harbec is prepared to take out the entrance at Route 104 but there is no plan "B". When another opportunity presents itself for a driveway, they will remove the Route 104 entrance.

Mr. Leaty questioned if there is any outside access to the addition. Mr. Kieffer responded that there are not any loading docks and there is not an entrance for the employees. However, there are emergency exits. Mr. Leaty said that he is comfortable with the parking.

Mr. Kerkhoven asked the board members what their opinions were in regards to the two entrances. His personal opinion in regards to the private drive is that it does not matter to him as long as it looks nice. He would like to see the Route 104 driveway eliminated.

Mr. Smith stated he is fine with the two way drive as long as the Route 104 entrance was removed.

Mr. Leaty does not see an issue with the two way drive and is in agreement with the Route 104 entrance being removed down the road. Two exit points make sense to him. Mr. Catalano concurs.

Mr. Cummings of MRB stated that they would like in writing, letters from all the utilities including the railroad stating they are okay with the Route 104 driveway, but traditionally, they would like the driveway taken out because of a previous approved plan.

The board agreed to keep the internal private driveway two way and make the Route 104 driveway an emergency entrance and exit, with a gate. The driveway will be removed in the future when a new opportunity arises for a secondary driveway.

Chairman Kerkhoven opened the application for public comments.

Mr. Robert Kelsch, 177 Berg Road, stated that he was there for the fire at the biodiesel facility and the secondary exit out of the industrial park was essential due to the fact that the Dean Parkway exit was blocked off with emergency vehicles. His concern for the emergency gate at the Route 104 entrance would be access to the key, if it were locked.

Mr. Kerkhoven asked if there were any public comments.

**SEQRA RESOLUTION
PLANNING BOARD
TOWN OF ONTARIO
RE: Harbec Plastics Addition
Preliminary & Final Site Plan
369 Route 104, Ontario New York
Tax Parcel Number: 61117-00-282664**

WHEREAS, Harbec Plastics, Inc., have submitted an application for Preliminary and Final Site Plan approval for the purpose of constructing a 15,186 square foot addition; and

WHEREAS, this application is an unlisted action and has been subject to single agency review pursuant to SEQRA; and

WHEREAS, a short form EAF was submitted by the applicant, dated February 11, 2011, as part of the application materials;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicants and following a public hearing on this matter, held on March 8, 2011, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant the State Environmental Quality Review Act; based upon the following findings of fact:

FINDINGS OF FACT

1. This Resolution is based upon the materials submitted by the applicants, including the Site Plan prepared by T Y Lin International bearing File Number 43.5348.00 and dated 02/11/11.
2. There is not a negative impact on the environment.

The within Resolution was moved by Planning Board Member Jason Coleman, seconded by Planning Board Member Gerald Smith, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Joseph Catalano voted	Aye
Jason Coleman voted	Aye
Eduard Kerkhoven voted	Aye

Adopted by the Planning Board on March 8, 2011.

**APPROVAL RESOLUTION
PLANNING BOARD
TOWN OF ONTARIO
RE: Harbec Plastics Addition
Preliminary & Final Site Plan
369 Route 104, Ontario New York
Tax Parcel Number: 61117-00-282664**

WHEREAS, Harbec Plastics, Inc., have submitted an application for Minor Preliminary and Final Site Plan approval for the purpose of constructing a 15,186 square foot addition, located at 369 Route 104; and

WHEREAS, the Planning Board issued a negative declaration, pursuant to SEQRA, on March 8, 2011;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicants and following a public hearing on this matter, held on March 8, 2011 and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board hereby grants Preliminary and Final Subdivision approval of the application, subject to the following conditions:

CONDITIONS OF APPROVAL

1. This Resolution is based upon the materials submitted by the applicants, including the Site Plan prepared by T Y Lin International bearing File Number 43.5348.00 and dated 02/11/11.
2. Resolution of all written comments of the Planning Review Committee dated February 21, 2011.
3. The addition is approved for up to 15,186 square feet.
4. The existing ingress/egress driveway off of Route 104 will be utilized for emergency use only and marked as such, and a gate for restricting everyday access shall be installed by the applicant.
5. The primary access for Harbec Plastics, Inc. shall be Timothy Lane.
6. The internal private driveway will remain as it currently exists for two way traffic.

The within Resolution was moved by Planning Board Member Jason Coleman, seconded by Planning Board Member Gerald Smith, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Joseph Catalano voted	Aye
Jason Coleman voted	Aye
Eduard Kerkhoven voted	Aye

Adopted by the Planning Board on March 8, 2011.

Beh Subdivision Section VIII – 239 Route 104 – Preliminary and Final Subdivision

Mr. Fred Shelley of Shelley Associates, P.E, L.S., P.C. representing Gordon Beh, requested Preliminary and Final Subdivision approval for a two lot subdivision located at 239 Route 104. The property is owned by the applicant and zoned Industrial. Mr. Dave Matthew from Shelley Associates was also present.

Mr. Shelley is in receipt of the PRC comments dated March 1, 2011 and has responded to all the comments. Mr. Shelley explained the application is for the subdivision of a two lot subdivision that will take roughly 4.1 acres away from a 28.5 acre parcel and combine it with Lot 8RA of Section IV Beh Industrial Park. The total acreage of Lot 8RA will be approximately 7.5 acres.

Mr. Kerkhoven asked the board if there were any questions. There were none.

Chairman Kerkhoven opened the application for public comments.

Mr. Kerkhoven asked if there were any public comments. There were none.

SEQRA RESOLUTION

**PLANNING BOARD
TOWN OF ONTARIO
RE: Beh Subdivision Section VIII
Preliminary & Final Subdivision
239 Route 104, Ontario New York
Tax Parcel Number: 61117-00-112760**

WHEREAS, Gordon Beh has submitted an application for Preliminary and Final Subdivision approval for the purpose of subdividing a currently existing lot, containing approximately 28.61 acres, into 2 lots, containing approximately 24.5 acres and 4.117 acres, respectively; and

WHEREAS, this application is an unlisted action and has been subject to single agency review pursuant to SEQRA; and

WHEREAS, a short form EAF was submitted by the applicant, dated February 11, 2011, as part of the application materials;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicants and following a public hearing on this matter, held on March 8, 2011, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant the State Environmental Quality Review Act; based upon the following findings of fact:

FINDINGS OF FACT

1. This Resolution is based upon the materials submitted by the applicants, including the Subdivision Plan prepared by Shelley Associates, P.E, L.S., P.C. bearing File Number 11-5920-4-L8RA-BL and dated 2/09/11.

The within Resolution was moved by Planning Board Member Gerald Smith, seconded by Planning Board Member Joseph Catalano, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Joseph Catalano voted	Aye
Jason Coleman voted	Aye
Eduard Kerkhoven voted	Aye

Adopted by the Planning Board on March 8, 2011.

**APPROVAL RESOLUTION
PLANNING BOARD
TOWN OF ONTARIO
RE: Beh Subdivision Section VIII**

**Preliminary & Final Subdivision
239 Route 104, Ontario New York
Tax Parcel Number: 61117-00-112760**

WHEREAS, Gordon Beh has submitted an application for Preliminary and Final Subdivision approval for the purpose of subdividing a currently existing lot, containing approximately 28.61 acres, into 2 lots, containing approximately 24.5 acres and 4.117 acres, respectively; and

WHEREAS, the Planning Board issued a negative declaration, pursuant to SEQRA, on March 8, 2011;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicants and following a public hearing on this matter, held on March 8, 2011 and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board hereby grants Preliminary and Final Subdivision approval of the application, subject to the following conditions:

CONDITIONS OF APPROVAL

1. This Resolution is based upon the materials submitted by the applicants, including the Subdivision Plan prepared by Shelley Associates, P.E, L.S., P.C. bearing File Number 11-5920-4-L8RA-BL and dated 2/09/11.
2. Resolution of all written comments of the Planning Review Committee dated March 1, 2001.

The within Resolution was moved by Planning Board Member Gerald Smith, seconded by Planning Board Member Stephen Leaty, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Joseph Catalano voted	Aye
Jason Coleman voted	Aye
Eduard Kerkhoven voted	Aye

Adopted by the Planning Board on March 8, 2011.

Optimax Systems Addition – 6367 Dean Parkway – Preliminary and Final Site Plan

Mr. Fred Shelley of Shelley Associates, P.E, L.S., P.C. representing Optimax Systems, requested Preliminary and Final Site Plan approval for an addition to an existing building located at 6367 Dean Parkway. The property is owned by the applicant and zoned Industrial. Mr. Dave Matthews from Shelley Associates and also Mike Martucci, Tom Kelly and Rick Plympton all from Optimax Systems, Inc. were also present.

Mr. Shelley explained the site plan includes an addition of 20,000 square feet, 20 additional parking spaces for additional workforce, and a new sanitary sewer which will be private, located on the south end of the building. Mr. Shelley stated they addressed the stormwater issues per the DEC Stormwater Design Manual. The treatment pond is designed for the treatment of not only this addition but any other future

development on this site as it progresses. The concept is to capture any of the water from an impervious area, putting it in the treatment pond, treating it, slowing it down and sending it to the remaining park drainage area, including any future work that might be done.

The PRC comments have been addressed in a letter dated March 4, 2011. Mr. Kerkhoven asked if there were any issues on the PRC comments that needed to be addressed. Mr. Shelley's response is in regards to PRC comment #2. Currently there is a drainage study being worked on for the entire park. There have been concerns over the years on whether the existing pond is maxed out and if it can take in additional water. What has been presented to the board in the past is that the pond that is there is maxed out for treating quality water. A study will be done to determine the best course of action on how to treat that for the additional water, which is quantity.

Mr. Kerkhoven asked the board if there were any questions

Mr. Catalano questioned whether the driveway being referenced in PRC comment #8 is a legal driveway or is it just something that 252 David Parkway is using. Mr. Shelley responded that he is not aware of any permits that were issued to put in that driveway and that it was never approved on the 252 David Parkway original site plan. The drive does not go to a public right of way, but rather to the town's temporary turnaround easement and continues through the Beh's property ending in the public right of way.

Mr. Leaty questioned what the storage trailers on the north side of the building are. Mr. Plympton of Optimax responded that the storage trailers currently hold processing materials. Mr. Plympton stated that the intent is to move a large portion of what is stored in the trailers into the warehouse space portion of the addition, reducing the number of trailers on the site. Optimax is currently looking for offsite storage. When construction is completed the trailers should be gone. The board does not want to see storage trailers at the site and question if it's reasonable for them to be gone within one year. Mr. Plympton agreed that within one year after completion of construction, the storage trailers will be removed.

Mr. Kerkhoven questioned if there are any new odors, additional discharge or toxic materials that they should be concerned about. Mr. Plympton answered that the process will remain the same.

Mr. Smith questioned if the new addition will fit in with the existing building. Mr. Shelley responded that yes it will, except for the masonry walls will not extend to the addition. The new addition will be steel but have the same paint color as the existing building.

Mr. Kerkhoven asked that the parking situation be explained for public information. Mr. Shelley stated that there is an addition of 20 spaces. The workforce increase was about 35 people, with a maximum of about 20 people for the larger shift. The striping will be in accordance with Town Regulations. Optimax Systems is comfortable with the parking as it is now, and they feel that they have ample land if the parking needs to be extended.

Chairman Kerkhoven opened the application for public comments.

Mr. Joe Scofero of 252 David Parkway questioned where the overflow of the pond will go, as he feels there is a serious issue with drainage now and would like to know if any of the overflow will go onto his property. Mr. Shelley answered that the pond overflow will flow to where the existing drainage is flowing now. The design plan shows the overflow as going up and around and heading west instead of towards Mr. Scofero's property, keeping it on the Beh property. A water study will be done to help fix any drainage issues, including when the road is extended. Mr. Kerkhoven stated that the objective is to

keep the water away from Mr. Scofero's property and the water flow that will come off of the Optimax property will not make his current situation worse. Mr. Scofero stated that there is a situation now when it rains and the how long it takes the rainwater to drain away. Mr. Scofero feels that now with the addition of the pond, he will have even more water problems. Mr. Kerkhoven stated that Mr. Beh has agreed to do a water study to determine what the drainage problems are and what can be done to fix any drainage issues when the road is extended. If there is additional water, it will be dealt with whatever resolution Mr. Beh comes up with and that's together with the Town Engineer.

Mr. Leaty questioned whether if the pond will be full all the time. Mr. Shelley responded that there will be standing water in the pond as it is a stormwater treatment pond. Mr. Leaty felt that the pond could help the situation as it will provide extra capacity for heavy rainfalls.

Mr. Kerkhoven asked if there were any other public questions. There were none.

**SEQRA RESOLUTION
PLANNING BOARD
TOWN OF ONTARIO
RE: Optimax Addition Site Plan
Preliminary & Final Site Plan
6367 Dean Parkway, Ontario New York
Tax Parcel Number: 61117-00-18779**

WHEREAS, Optimax Systems has submitted an application for Preliminary and Final Site Plan approval for the purpose of constructing a 20,000 square foot addition; and

WHEREAS, this application is an unlisted action and has been subject to single agency review pursuant to SEQRA; and

WHEREAS, a short form EAF was submitted by the applicant, dated February 09, 2011, as part of the application materials;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicants and following a public hearing on this matter, held on March 8, 2011, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant the State Environmental Quality Review Act; based upon the following findings of fact:

FINDINGS OF FACT

1. This Resolution is based upon the materials submitted by the applicants, including the Subdivision Plan prepared by Shelley Associates, P.E, L.S., P.C. bearing File Number 11-5920-4-L8RA and dated 2/07/11.

The within Resolution was moved by Planning Board Member Joseph Catalano, seconded by Planning Board Member Jason Coleman, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Joseph Catalano voted	Aye
Jason Coleman voted	Aye
Eduard Kerkhoven voted	Aye

Adopted by the Planning Board on March 8, 2011.

APPROVAL RESOLUTION
PLANNING BOARD
TOWN OF ONTARIO
RE: Optimax Addition Site Plan
Preliminary & Final Site Plan
6367 Dean Parkway, Ontario New York
Tax Parcel Number: 61117-00-18779

WHEREAS, Optimax Systems has submitted an application for Preliminary and Final Site Plan approval for the purpose of constructing a 20,000 square foot addition; and

WHEREAS, the Planning Board issued a negative declaration, pursuant to SEQRA, on March 8, 2011;

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicants and following a public hearing on this matter, held on March 8, 2011 and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED that the Planning Board hereby grants Preliminary and Final Subdivision approval of the application, subject to the following conditions:

CONDITIONS OF APPROVAL

1. This Resolution is based upon the materials submitted by the applicants, including the Subdivision Plan prepared by Shelley Associates, P.E, L.S., P.C. bearing File Number 11-5920-4-L8RA and dated 2/07/11.
2. Resolution of all written comments of the Planning Review Committee dated March 1, 2001.
3. Within twelve months of the date of occupancy of the addition, the storage trailers on the property are to be removed and not to be replaced.

The within Resolution was moved by Planning Board Member Joseph Catalano, seconded by Planning Board Member Stephen Leaty, and voted upon by members of the Planning Board as follows:

Gerald Smith voted	Aye
Stephen Leaty voted	Aye
Joseph Catalano voted	Aye
Jason Coleman voted	Aye
Eduard Kerkhoven voted	Aye

Adopted by the Planning Board on March 8, 2011.

Mr. Kerkhoven closed the public hearings.

Informal Discussion

James Trasher, P.E. from CHA companies representing Tops Supermarket to discuss the addition of fuel pumps for Tops, located at 6270 Furnace Road. Mr. Louis Terragnoli of Tops Markets was also present.

Mr. Trasher explained that currently Tops Markets are adding fuel facilities to their different sites. A customer would get a certain amount off of the price per gallon of gas by providing a coupon from the grocery store if they have spent over \$100.00. The reward program allows the customers to buy cheaper gas and allows Tops to gain new customers. The management from Tops has previously met with the Town Supervisor and other town officials on the concept of adding fuel pumps. Mr. Trasher stated that he felt the next appropriate step was to present the concept to the Planning Board, and get a feel of whether this is something desirable to the community.

Mr. Terragnoli stated that the program has been very successful for the customers and for Tops. The regular gas prices will be the street prices. The program will provide for discounts of gas only when you have spent so much money in the store. He stated they will just be providing fuel, and will not be doing oil changes or tire rotations. The building will be a white building and a white canopy with a Tops logo on it. He said they are prepared to answer a lot of questions concerning safety, lighting, drainage, traffic and landscaping. They are prepared to follow up on everything and do things to the boards' satisfaction.

Mr. Kerkhoven stated that he appreciates them coming to talk with the board and are excited they want to grow with the town. He is concerned about the space issues in regards to the parking lot and where the gas pumps are proposed to be located. Mr. Trasher stated that is one of the main concerns where gas pumps have been added to other facilities. It's a common concern and a parking lot study will be done. The store managers and staff will do weekend and night time counts to determine the parking lot needs. Mr. Terragnoli explained that the parking lot is not owned by Tops, but rather Tops is a tenant in that plaza.

Mr. Coleman stated he has two big concerns. One of which is the portion of the entrance that flows into the parking lot by the Lyons National Bank driveway. The traffic flow at that point is not ideal. His other concern is the pumping of gas so close to the creek and if it can be done safely.

Mr. Smith agreed with Mr. Coleman's concerns and added his concern would be for snow removal. Where the pumps are being proposed is generally where the snow gets pushed to.

Mr. Trasher stated that originally the first location for the concept plan was at the northern end of the parking lot, but the landlord did not want it to be an eyesore for the Route 104 traffic. He stated that if the board came back with the fact that a different location would be more desirable, it would give Tops a little more leverage for the landlord to agree to a more preferable location.

Mr. Leaty stated that he likes the idea of putting the pumps in the northern section of the parking lot more than where it's located on the concept plan. He is also concerned about the traffic in the parking lot and tucking the pumps in the northern portion would make them out of the way of traffic. He feels that the traffic flow needs to be reconfigured. He does not have a problem with the parking.

Mr. Catalano questioned whether there would be a person collecting money at the pumps. Mr. Terragnoli stated that yes someone would be stationed in the building for collection of money and also the safety of the people pumping gas. There will be a building approximately 120sf in size. They are prepared to make the building smaller if the board would like. Mr. Catalano stated that he is in favor of the proposal and likes the concept.

Mr. Kerkhoven stated that he does not believe that the gas pumps can fit in the proposed space. He said that when the plaza first came in for approvals, they had to have variances for the parking lot and that the board approved smaller parking spot sizes to fit more parking. He stated that they are not only taking away parking but also the traffic flow is going to be even more congested. He does not see a gas station fitting into that plaza.

Mr. Coleman stated that they have to be aware of the other tenants in the plaza who require parking. Mr. Leaty stated he would like to see the parking numbers for all of the tenants in the plaza.

There was a discussion on the number of bays for the gas station. Tops is proposing a two bay gas station.

There was a discussion of the ingress/egress at Furnace Road in regards to the Tops sign and landscaping blocking the view of drivers exiting the plaza. Mr. Kerkhoven also stated his concern over the corner in the plaza that seems to collect a lot of garbage. He would like to see that corner of the plaza kept clean. These issues would want to be addressed if and when any more applications come in for this plaza.

Mr. Coleman moved to adjourn the meeting at 8:40 p.m. Mr. Smith seconded

Katie Kelsch
Planning Board Secretary

The above minutes will become official when approved by the Planning Board.