

MINUTES
Eden Planning Board
December 29, 2015

MEMBERS PRESENT:

Mark Agle
Bill Mahoney
Dr. Kevin O’Gorman
Bill Zittel
Dr. Frank Meyer

MEMBERS ABSENT:

Tony Weiss
Juanita Majewski
Andrew Romanowski

GUESTS:

Greg Keyser (Engineer – GHD)
Robin Evenhouse
Glenn Christner - Architect

Chairman Mark Agle called the December 29, 2015 Planning Board meeting to order at 7:00 p.m. Mark asked for a motion to approve the November 2015 minutes as printed and distributed. Bill Mahoney made a motion, Dr. O’Gorman seconded, hearing no further comments or corrections – Vote: all “Ayes” motion carried.

NEW & UNFINISHED BUSINESS:

1: Pre-submission conference 8633 South Main Street – Boutique Hotel

Chairman Agle started the meeting off by saying that Glenn Christner, the designer and Robin Evenhouse, the applicant are both present tonight. He asked Mr. Christner for an overview of the project. Mr. Christner began by saying that they would like to change the use of the building from a former dry cleaning business to a Boutique Hotel. It would have four overnight units and a Boutique Hotel has no front desk clerk all the financial transactions are done over the internet. In the site plan the current front yard is paved but we are going to put all the parking in the back of the building and all the entrances to the units will be on the north side and the site will be improved with landscaping and a sitting area out front. The existing walls of the building will remain

and have a new roof structure and façade improvement. Mr. Christner handed out a preliminary elevation of what the front might look like.

Mr. Christner stated that the site is narrow so the entry drive on the north side is only wide enough for one car so it will have to serve as both ingress and egress. There will be only one temporary parking space in the front but it will be used for deliveries or to allow a car to pass if two are attempting to use the drive at the same time.

Mark Agle said that if you are not familiar with this site it is immediately to the north of the ASA Warren house. There is already black top in the back of the lot and black top out front.

He then asked Greg Keyser's to provide any insight regarding the project. Greg said: being that it is in the general Business District in the Hamlet Overlay, the landscaping requirements are listed in the code and are based on square footages, and the code establishes standards for hotels/motels. In addition the code requires the property to blend in with neighboring properties and the surroundings. As far as parking requirements it looks like you have enough, one per room plus one per two employees. Mr. Christner mentioned a maid would come in to clean that's about it. Per code there should be no more than two rooms per unit and in the pre-submission plans the one unit has three rooms, it has a sitting room, bedroom and a bathroom. The applicant needs to review the code to ensure the plan meets the code requirements, including the square footage minimums and maximums. Greg also noted that any signage would also need to meet the code requirements which would be a maximum of two signs on the property for a total of 160 sq. ft.

Mark Agle then asked if the site light in the back parking area (on the plans) was existing or if it would be new?

Mr. Christner answer that it does not exist and it would be new.

Mark then said: that they should consider a directional light so it doesn't shine on to the neighbor's property. Mr. Christner said they would and they need the light so customers have a very well illuminated area to park.

Greg Keyser made the point to applicant that this is a permitted use in a non-conforming building. He mentioned that the way the building is situated now, it doesn't meet the minimum bulk requirements for the zoning district but that's ok because within the code it states that you can proceed as long as you meet two conditions: 1. you do not create any new non-conformances with any changes or improvements and 2. you can't increase or make any existing non-conformances issue worst.

Mark then asked the applicant about the façade improvements that you are considering is it going to be just on the front or down the side too.

Mr. Christner replied that the building will have a new roof over the entire building, the front has an attractive brick that will remain and how the side gets treated is somewhat up in the air.

Dr. O'Gorman asked what the material was above the existing brick wall below the eave of the roof (shown on the elevation provided at the meeting) and Mr. Christner said that it would be wood, like a board and batten look.

Mark commented on the landscaping requirements and that the code has certain requirements. The code talks about so much of the coverage as being devoted to landscaping. The code refers to low growing species and so many of the trees and things like that but I guess my question is that there are already shrubs around part of the backside? It seems that when you are at the Warren House this seems like shrubs all along here. The shrubs are on the other side of the property line, Mr. Christner said.

There is quite a change of elevation on the site; the one side is three feet higher so the grade is above the floor on that side. Mark said there is not a lot of room between the building and the property line he believes in one area it was at eight feet then it narrows down to five feet at the section where the building sticks out. The plans mention crab apple trees and they do make a mess and it would go onto the neighboring property. Mark said that it doesn't really serve a purpose to jam those trees between property lines, when the building is right there anyway. Maybe it would be better off in the back and out front? Bill Zittel asked if the front was currently all paved and Mr. Christner replied almost all of it except for a narrow portion to the south it is entirely paved. Dr. O'Gorman said that so you would be improving the look of it, instead of

that entire pavement there. Bill Mahoney said only about half of it will come out, based on this plan. Mr. Christner said that is correct and that there is a curb and driveway though everyone seems to just ride over the curb now.

Mark asked that it all be delineated so no vehicles can park there, you will have that sitting area out there. Mark referred to what Dr. O’Gorman had said earlier about whatever you have out front will enhance the site. Mark said just his thoughts are you don’t want to plant trees over your sewer or power lines anyway at least not out in the front. Mr. Christner commented that with only sixty feet of frontage he didn’t think that it needed full scale trees. Mark said that we agree, I guess that’s my point; you are already adding shrubbery and green space out there now. The intent of the code is to provide for landscaping in keeping with the master plan of the town and neighbors and that the applicant follows the code when finalizing their plan, understanding the existing site conditions may require modifications and adjustments.

Mr. Christner said that when they finalize the sign they would have to come back, again. Mark told the applicant that there is a sign ordinance in the code that will explain the size and the features of the sign.

Greg Keyser believes there is a residence behind the site, which the trees would help with a buffer.

Mr. Christner said there is a very distinct tree line along the rear of the property.

Mark asked what elements our town engineer still needs from the applicant.

Greg Keyser replied that he still needs the landscaping plan the architectural drawings of what you are doing around the whole building showing all four elevations.

Greg Keyser asked about utilities and if there will be any changes and Mr. Christner said that the water line is only a one-inch line so they

may upgrade that. A utility plan may be need if there are changes to the utilities.

Mark said he believed the sewer line was adequate and Mr. Christner said that it would actually be a decrease from the former use.

Greg Keyser told the applicant to go ahead and fill out the Short Environmental Assessment form.

Mark asked if the portion of the back where the actual parking will be is that going to be repaved and delineated, according to the code it has to be delineated parking. You will have to have the handicap spot delineated and the other parking spots. Mr. Christner said it will be delineated and a sign will be added, and I know the driveway on the north side will be redone.

Mark said that the code is very specific about dustless surface and parking delineated and 10 x 20 spaces are what are required. I think based on your scale here looks like you are going to have your spaces are fine but needs to be delineated. The building inspector will be looking for that so we are just telling you what the code says.

Mr. Christner said that they would prefer not to put up a privacy fence on the north side where the doors will be opening towards that residence, is that something that you would prefer not to see and we prefer not to build it. He also said that he would like to put a planting between the driveway and our doors to our units. There will be exterior lighting at every entrance but again lighting that part will be a priority for us.

Mark said: A lot of times we put screening up for headlights and things like that but your headlight patterns are not going to be shining on the neighbors. Mark asked what the board thought and it was agreed that the fence would probably not be required. Mark ended by stating: This is a good use of the building so if you get your plans completed in accordance with the code and SEQRA form filled out then the board can move forward with this at their next meeting.

Mike Bolo thanked Robin Evenhouse for investing in the town of Eden.

Dr. O’Gorman questioned what recourse we have if the applicant has let the landscaping (that what shown on the approved plans) die and have not replaced it. For example SASI their plan had trees out in the front and for the last year the trees are dead and they sit there dead. That was a requirement for landscaping and it looks terrible now. Can we send a letter stating that they are not in complying with the terms of what we set forth in the approval? Mark replied that we could send an interoffice memo to the code enforcement officer that it has been brought to our attention that the trees, a condition of the approval of their site plan are not in compliance. Kevin then said if we approve something then once we approve it they can just ignore it? Mark said that is a condition for the approval of the site plan and they are violating the condition of the approval then.

Bill Zittel wanted to be on record again for thanking Mark for a job well done over the years as being Chairman of the Planning Board all board members agreed and thanked Mark for all he has done for the town!

ANNOUNCEMENTS: Tony Weiss’s term is up this year but we need to determine if Tony submitted his re-appointment application or not. This will be addressed at your next scheduled meeting. Also, we have many applicants for our alternate member position/s. Diane can set up interviews at our next meeting where we have an agenda to begin the interview process.

REPORTS:

Bill Zittel made the motion to adjourn the meeting at 7:28p.m. Seconded by Dr. O’Gorman. All “Ayes” motion carried.

The next meeting is tentatively scheduled for January 26, 2016 at 7:00 p.m.

Respectfully submitted,

Diane Herzog