

TOWN OF TAGHKANIC PLANNING BOARD

MINUTES OF THE OCTOBER 4, 2016 REGULAR MEETING

A regular meeting of the Town of Taghkanic Planning Board was held on Tuesday, October 4, 2016 at the Town Hall.

Those present were:

Katherine Bainer – Chair, John Roberts, Kent Sammons, Eric Gaylord, James Alvarez, Raymond Keyser, Stephen Kling

Those absent:

Anna Kadish – Alternate

**Approved
January 3, 2017**

Also present:

Kimberly Garrison, Counsel to the Planning Board
John Lyons. Esq., Counsel to the Planning Board
George Schmit – Morris Associates
Theodore Fink - Greenplan

Ms. Kadish makes a motion to open the Public Hearing for Gas Land, seconded by Mr. Alvarez and approved by all present.

Approved 7 Aye (Bainer, Roberts, Gaylord, Sammons, Alvarez, Keyser, Kling)
0 Nays
1 Absent (Kadish Alvarez, Keyser, Kling)

Ms. Bainer asked the applicant to give a brief summer of the plans at this time.

Comment/Concerns – Public

Question: Are there guidelines for the heights of signs and any associated potential effects on the Taconic State Parkway (TSP)?

Answer: The maximum sign height for freestanding signs allowed on properties adjacent to the TSP is 15 FT; the Applicant proposes 9 FT.

Question: What are the proposed hours of operation for the gas station, Dunkin Donuts and convenience store?

Answer: The Applicant is proposing 5 AM to 9 or 10 PM; not 24 hours.

Question: What happens if subsequent changes are made to the site plan after the plan is approved?

Answer: There are generally conditions with site plan approvals with which the Applicant must conform. Any revisions would require additional review by the Planning Board.

Question: What are the dimensions of the building, and what portion of the tax lot is comprised of wetland area?

Answer: The building is trapezoidal in shape, and its dimensions are 22 linear feet (LF) x 69.25 LF x 50.6 LF by 21.5 LF x 57.7 LF. The wetland comprises approximately 0.4 ac. of the tax lot.

Question: Would the Applicant use the existing curb cuts?

Answer: The applicant seeks to shift the curb cut to the west to maximize site distance for drivers traveling west who wish to turn left out of the site.

Question: Will snow and potentially accompanying salt be left to drain, or be pushed into the adjacent stream?

Answer: A Stormwater Pollution Prevention Plan (SWPPP) is being prepared that will address stormwater on the site, and implements management practices to allow for drainage that does not adversely affect environmental resources. Salt would not be use due to the presence of chlorides; the Applicant intends to use sand. Snow would drain into the stormwater management facilities (articulated in the SWPPP), and would drain to the west of the site. Snow will not be pushed into the refuse enclosure and parking as the Applicant would seek to keep this area unobstructed. Snow cannot be pushed too far east as the land elevation increases here, and the area is covered with trees. In the event there is an overabundance of snow the Applicant would likely contract snow removal services.

Comment: The new gas station will put the Getty out of business.

Answer: Town response.

Question: How far off the property line will the pumps be located?

Answer: 43.7 FT

Question: How will impacts to existing businesses be assessed?

Answer: Town response

Question: Who does the Chazen Engineer represent?

Answer: The Applicant, Gas Land Petroleum, LLC.

Question: Will the development be unbranded?

Answer: The development will be branded. There will be a branded Dunkin Donuts, which will be under lease with Gas Land Petroleum. The Applicant generally uses a flagship petroleum company such as, but not limited to Shell, Sunoco, Exxon.

Question: What are the term limits of the contract?

Answer: Chazen is under contract for engineering services and has no information with regard to the potential business contracts.

Comment: The proposed gas station is too small, and will put the Getty out of business. The parking is too tight, and should feature 28 spaces. Employees will be taking up parking spaces too.

Answer: The parking provided is in accordance with the Town Zoning Ordinance, and does not include the parking at the pumps.

Comment: There is a site distance issue with westward drivers turning left into the site from Route 82.

Answer: The site entrance width conforms with average entrance widths (24 – 30 FT) for right-of-way access, and has been maxed to the 30 FT wide to allow easy truck flow into the site.

Comment: The traffic circulation is too tight for trucks.

Answer: The largest truck on site will be the semi delivering petroleum. The Applicant is the owner of the petroleum company, and will deliver during off hours so as to reduce the effects of traffic congestion from truck maneuvering. The proposed store (2800 SF) is an average size for these types of land uses, which range between 2000 – 3500 SF, and reducing its size in exchange for additional circulation area is not feasible.

Question: Can developable area be made bigger to allow for better on-site traffic circulation?

Answer: The site design seeks to preserve vegetation and visual quality within the area. The intention was to limit disturbance to the area on the tax parcel that was previously disturbed. Some trees will be removed for the septic system, but the plan is designed to preserve an approximately 35 FT buffer over 200 FT on the east side. This is roughly 7,000 SF vegetative screening.

Comment: The turning radius at the pumps will be constrained.

Answer: Aisle depth is 26 FT.

Question: When vehicles back out of spaces located adjacent to the convenience store/Dunkin Donuts will they be impeded by cars/trucks parked at the pumps?

Answer: No. The vehicles parked at the pump will be positioned parallel to the convenience store/Dunkin Donuts; therefore, the 26-foot wide aisle space will be maintained for circulation ease.

Comment: There is not enough room for cars to back out on west side of building.

Answer: There is a 26-foot wide aisle width to back out into which is similar to that of a double aisle at most shopping centers, which range from 22 – 26 FT.

Question: What will happen to the border between the West Taghkanic Diner and this site?

Answer: Due to the Town Engineer's assertion that a stormwater pollution prevention plan be implemented the site will be raised 3 – 3.5 FT using structural fill. As part of this effort the western border of the site will be landscaped and feature a retaining wall. The proposed sign will not be made taller with the addition of fill because grade changes are not allowed at the right-of-way.

Comment: Consider the safety of our neighborhood and visitors to the area. The 55 speed limit is too fast for Route 82.

Answer: The Applicant will ask for a reduction in the speed limit as this has been encouraged by the NYSDOT as part of the highway work permit coordination.

Question: How many employees will be assigned to each project component?

Answer: The Dunkin Donuts would have 2 employees; and the convenience store and gas station would have 1 employee. There would be a total of 2-3 employees. Potentially, additional employees would be added at the Dunkin Donuts if peak periods determine the need for more staff.

Ms. Bainer informs the public that the Public Hearing will remain open at this time.

The Boards consultants have received additional information but have not reviewed as of meeting time.

The applicant will have Part 3 ready by the November 1st meeting for the Board.

The Board will have the wetlands consultant's comments by the next Board meeting.

The plans are available at the clerk's office for review by the public.

Mr. Alvarez moved to adjourn the meeting at 8:15 p.m., seconded by Mr. Kling and approved by all present.

Approved 7 Aye (Bainer, Roberts, Gaylord, Sammons, Alvarez, Keyser, Kling)
0 Nays
1 Absent (Kadish)

Respectfully submitted,

Jean-Adele Howard

Secretary, Town of Taghkanic Planning Board

Next Joint Meeting Scheduled: Oct 4th, 2016 at 7:00 p.m. W/Public Hearing-Gas Land

Accepted by: _____

Title: _____

Date: _____