

## PLANNING BOARD MINUTES

June 12, 2012

Present: Dave Russo, Mark Vitale, Frank Rose Sr., Heather Grant, Joe McIlroy, Mike Van Gelder

Others: Heather Ferrero, John Sciarabba, Joe Bucci, Greg O'Connell, Carl Peter, Ken Perelli, Josh Bruckel, Peter Bruckel, Gary Wall

Dave Russo called the Planning Board meeting to order at 7:00 p.m. Review of minutes. Mark Vitale moved to accept the minutes, seconded by Joe McIlroy, carried.

John Sciarabba, engineer representing Joe Bucci, Greg O'Connell and Peter Bruckel

- Proposal for northeast corner of Rt. 36 and 63, 7.3 acres
- 4000 square ft. gas station within which would be a Dunkin Donuts or coffee shop
- 3 bays for diesel, car wash and truck wash
- 3.3 acres of developed area
- Truck operation to east and back away from people in front
- Have a drive through window
- There's gas, water, and sewer
- Storm water management, mitigation along back – pond somewhere in back
- Access to both roads
- A monument in very corner with parking spots
- 20-24 parking spots
- Canopy for diesel operation – set up so they have to go inside to pay

Frank Rose Sr. stated that gas line easements run straight through the property and there is an easement south of the creek.

Joe Bucci said the monument design would be ready in a month – of the 37 people killed in the mine, along with an old mine car showing how important mining was to the area.

Mark Vitale – stipulation that have to stay back from the corner (may need variance form zoning board of appeals)

Joe McIlroy – Concern for school kids crossing the street – safety issue

Dave Russo – would need a variance of a sidewalk  
Special use permit for food needed in commercial district.

Looking for area variances for monument and canopy.

Joe Bucci said there was a total of 10.4 acres there.

Building elevations – 35 ft.

Peter Bruckel – it will be a country looking building similar to the one on Lehigh Station Road.

Grade will probably remain the same. Possible propane operation later on. 24 hour business.

Come back to Planning Board with preliminary site plan, signage can be included. The Planning Board needs 10 copies ahead of time.

Joe McIlroy – footage from driveway to intersection on 63 would only be 200 feet – two tractor trailers stopped at the light would block the driveway.

Dave Russo – bigger the driveway the better and farther out from the intersection.

Need to fill out Preliminary Site Plan Application and SEQR. Special Use permit for serving food.

Heather Ferrero – Determine SEQR be for unlisted action and recommend long form One public hearing for everything. Gas Stations would be considered auto service stations. Require material a week before to review.

Site plan and special use permit for all aspects. Truck wash needs use variance from Zoning Board of Appeals.

Heather Ferrero

- said we need more details, i.e., are showers included, safety issue for the school and sidewalks.
- Anything grandfathered has to stay the same and can't be expanded with an accessory building
- County will look at traffic, lighting and buffering

Joe McIlroy – Anything coming out on 63 would be bad

Dave Russo – will call and advise that the board is concerned for public health, safety and welfare with 63 entrance and would like them to take a good look at it.

9 pm – Frank Rose Sr. moved to adjourn, Mark Vitale seconded, all in favor, carried.

Respectfully submitted,  
Donna Falkner, Clerk