

Town of Erwin Planning Board Meeting
February 4, 2013
7 PM Erwin Town Hall

Present: Chairman Wayne Kennedy, Ted Metarko, Doug Porter, Joe Banach, Doug Cole, John Gargano, Patricia Thiel

Absent: James McCarthy, Matt Maslyn

Guests: Steve Tamaska, Kashyup Shah, Rick Rossettie, Kurt Charland, Frank Thiel, Gary Roush, Tom Hall, Matt Gibbons, Karl Schwesinger, Thomas Dobrydney, Matt Dann, Robert Drew, Rita McCarthy

Chairman Wayne Kennedy opened the Meeting at 7:00 PM

Planning Board members introduced themselves.

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not initiated by that time will be held over to the next regular meeting. As in the usual practice, the Board's consultants have met with the applicants prior to this meeting and have gone over the applications to ensure that they are as complete as possible and to point out any errors or omissions that can delay approval.

MOTION TO APPROVE THE MINUTES OF THE JANUARY 7, 2013 MEETING.

MOTION BY: JOHN GARGANO

SECONDED BY: TED METARKO

DISPOSITION: 6-0-1 (THIEL ABSTAIN).

- 1. APPLICATION FROM CORNING INCORPORATED INC FOR A SITE PLAN AMENDMENT FOR 80' X 100' TEMPORARY OFFICE BUILDING WITH PARKING AT THE DIESEL FACILITY, 9261 ADDISON ROAD. WITH PUBLIC HEARING.**

POINTS TO CONSIDER:

The applicant seeks to construct an 80' x 100' Temporary Office Building with additional gravel parking.

The property is located in an I-2 Industrial District.

Steve Tamaska and Tom Hall represented the application.

The facility is located on a 91-acre site with a 450,000 sq ft manufacturing facility. The additional impervious surface would be de minimus and the existing drainage facilities have sufficient capacity.

The building will be located in the SW corner of the property where temporary offices were previously located. The applicant demonstrated on the drawing where the parking would be located. There will be 2 handicap spaces; the building will be handicap accessible. The handicap parking will be paved and the asphalt will extend to the ramp to the building.

This is the last parcel to be developed in the ALDIs plaza. There was a resubdivision to accommodate the Five Star Bank development, leaving this .77 acre parcel available. The original ALDI development envisioned a bank on a separate parcel, now Five Star Bank, and a 13,000 sq ft retail building on the remaining ALDI out-parcel.

There is a letter of agency from ALDIs in the file. ALDIs has indicated that it will restripe the entrance drive to allow for two lanes to exit onto Silverback Lane.

Criteria:	Required:	Proposed:
Lot size	1 acre	.77 acres REQUIRES AREA VARIANCE 2.36 acres (ALDIs)
Width at bldg line	100 ft	169.51 ft 218.52 (ALDIs)

The Planning Board declared the application to be incomplete.

UPON REVIEW OF THE EAF, RESOLUTION TO CLASSIFY THIS AS AN UNLISTED ACTION SINCE IT IS A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES AND DECLARE THE INTENT OF THE PLANNING BOARD TO BECOME LEAD AGENCY.

MOTION BY: JOE BANACH
DISPOSITION: 7-0

SECONDED BY: PATRICIA THIEL

3. SITE PLAN APPLICATION FROM SHAASHWAT LLC FOR A 4000 SQ FT RESTAURANT/RETAIL BUILDING AT 3133 SILVERBACK LANE.

POINTS TO CONSIDER:

The applicant seeks to construct a single, 4000 sq ft building consisting of a 2,000 sq ft Taco Bell with drive-through window and a 2,000 restaurant/retail space on the frontage outparcel of the ALDI development on Silverback Lane.

The property is located in R-S Regional Services District.

Criteria:	Required:	Proposed:
Setbacks		
Front	50'	61'
Side	50'	20' REQUIRES VAR
Side	50'	88.5'
Rear	50'	567.8'
Max lot coverage	85%	73%

Orientation Bldg must present main façade towards main ingress/egress road or be consistent with surrounding buildings. Planning Board shall have full discretion with respect to building orientation

Off street parking	Rear or side of bldg	
Interior parking	1 space for every 50 sq ft =34	33
Parking access road	1 lane=12'; 2 lane=24'	drive thru 12'; 24'
Parking screening/buffer	Min 7% interior = green, landscaped main driving aisles and entranceways;	
Site lighting	Pedestrian scale along property edge Area lighting 32' max	25' w/ 2' concrete base
Public Spaces	sidewalk connection from site to street sidewalk system NONE PROP	
Landscape bet sidewalk and road	Landscaping shown between drive-through and back of bldg which faces Silverback	
Proportion	Max 2 stories; 2 nd story not req to be functional but must appear as such	
Max bldg height	2 stories; max 1 st floor = 15'	17' matches ALDI bldg
GSF	max 150,000	4,000
Roof Fenestration	differing styles no less than 60% of horizontal length = arcades, entryways, display window, added to rear of bldg.	Inclu parapet & alum slat wall Awning and arch features
Rooftop equip	screened	Parapet 20'
Materials & color	earth tone	Brown
Signs	Will have panel on existing monument sign; wall/window signs	

In regard to parking, ALDI was required to have 72 spaces and built 91; Five Star Bank was required to have 17 but built 25 spaces. It was always anticipated that the entire plaza would have sufficient parking, but that the individual businesses would share the parking spaces.

The applicant has added shields to some of the lights to minimize spillover off the parcel. The remaining spillover is onto shared drives.

There will be 2 dumpsters, 9 X 13 each, in the rear corner by Silverback Lane, which will be screened.

Waterline along shared ALDI access drive needs to be dedicated.

The Town's engineer has raised concerns that there is no bypass for the drive through lane, parking backs out into shared access drives, and the exit for the drive-thru is closer to the intersection with the main access drive than the Town regulations allow for a driveway proximity to an intersection with a Town road.

The applicant's engineer noted that not all drive-thru developments have a bypass lane and that there can be added safety concerns and traffic conflicts with cars pulling out of line into cars in the bypass lane. The ALDI parking was approved with cars backing out into the shared access drive.

These are policy issues to be determined by the Planning Board. There was considerable discussion of these issues.

The Planning Board determined that no bypass lane would be required.

The Planning Board asked the applicant to split the parking adjacent to the ALDI shared access drive/parking and leave a single stall line at that location and move the second parking stall line up next to the building. The Planning Board asked the applicant to look at the drive-thru exit onto the access road and whether with the change in parking if that exit could be pulled back from the intersection of the main access drive.

The applicant stated that truck deliveries would occur between 7:30 – 8:00 AM.

The Planning Board declared the application incomplete.

Applicant needs to provide:

Fire Chief sign off

Shared parking calculations

Delivery and Fire truck turning movements and access to the site

Dedication of water line from the dedicated portion on Applebee's property to hydrant along shared ALDI access road

Engineering comments including drainage issues need to be addressed

Having reached the hour of 9:00 PM, the Planning Board declared that the Woodcrest Drive development would be considered at the March meeting.

RESOLUTION TO ADJOURN THE MEETING at 9:00 PM.

MOTION BY: DOUG PORTER

SECONDED BY: JOHN GARGANO

DISPOSITION: 7-0

Submitted by:

Rita Y. McCarthy

Acting Planning Board Secretary