

MINUTES
Town of Vienna
Planning Board (PB) - Regular Meeting
April 18, 2024

Call to order: Chairman Calvin Collins called the meeting to order at 7:00 pm with a quorum present.

Attendance:

Board Members: Calvin Collins, Mike Piper, Orrin MacMurray, and Bill Shaughnessy. Dave Gigon and Martha Link were unable to attend. There is one vacancy on the board.

Others: Several applicants and residents.

Liaison Darrin Smith and Codes/Zoning Officer (C/ZO) Reay Walker. Secretary Kathy Pavelock was unable to attend.

Minutes Approval:

A **motion** was made by Mike Piper, seconded by Orrin MacMurray **to approve the March 21, 2024 regular meeting minutes.** No discussion. Poll Vote:

Orrin MacMurray – Aye	Bill Shaughnessy – Aye	Martha Link – Absent
Dave Gigon – Absent	Calvin Collins – Aye	Mike Piper – Aye
Vacancy – n/a		Motion Carried.

Correspondence:

Chairman Collins noted the correspondence on this meeting's agenda as follows:

- Prepared and distributed letter of determination for SUP2024-01 Ice Cream Shop.
- Received new applications SUB2024-02, SUB2024-03, Relot2024-03, and .SUB2024-04.
- Phone calls and emails with Carson Styles regarding a new business at 2379 NYS Rte 49 SUP2023-09.
- Phone call from neighbor of proposed campground (SUP2024-02) asking about process.

Public Hearings: None

Unfinished Business:

SUP2023-09 Broadway Group (Carson Styles); New business and construct 9,100 sf building at corner of Routes 49/13. 2380, 2381, 2379, 2385 NYS Route 49; 217.000-2-24,25,26,27.

Zone Commercial. Applicant Carson Styles provided a summary of the proposed project which is to construct a 9100-sf building. A subdivision (**SUB2024-04**) application has also been submitted. The board advised Mr. Carson that the four properties must be combined before action can be taken for the subdivision. The merging of properties may be done by the property owner by meeting with the Town Assessor. Since Broadway group is currently contracting with the property owner, Ed Lambrych must request the merger from the assessor. The board again advised Mr. Carson that the subdivision and special use permit may be pursued at the same time.

The board discussed the site plans previously distributed. It appears there are 3 lots rather than 2 lots on the plans. Septic needs to be researched. Mike Piper identified grinder pumps, lines, and a grease trap under the current building. Zoning/Codes Officer Walker briefly described state regulations related to septic. There is a well on the property, but the proposed Dollar General (DG) will use public water. Carson was asked to estimate water consumption.

The board asked about grading plans and if materials will be imported. Carson was not sure but he believes some will be needed. The board observed that cuts and fills are not balanced. There is a Stormwater Prevention Plan. This was submitted and the board will review

There will be 47 parking spaces. The lighting plan has not changed from the original plans. The board explained the lighting regulations in the town zoning law. A Lighting Plan will be provided if not already provided on C8. The dumpster area needs to have screening.

The board asked about vehicle and traffic analysis. Carson stated DOT has been contacted and they are working on permits. He stated that DOT did not state they had any issues with traffic patterns.

The board asked that a letter form DOT on this matter would be good.

The board requested elevations and exterior views as part of the site plan so the public can see the esthetics in a busy traffic area. Carson will also see if there is a similar DG in the area. Carson stated this store might have some fresh food items, but it will not be a DG Market. He believes it will be different than the current DG in Sylvan Beach.

The applicant stated he has reviewed the Zoning Law. The board will review the new site plans distributed this evening against pages 30 and 31 of the Town Zoning Law.

The board advised the applicant to evaluate the effect of snowplowing on the parking lot layout.

Need to figure out where to put the snow. This is not a planning board issue but rather an operational issue.

SUP2024-02 Dale Race (Hogan Engineering); 201.000-1-41.3; Zone RR-1; Provide (6) cabins and (6) RV spaces covering 3.7 acres with public water and subsurface wastewater disposal.

Tim Hogan representing Dale Race, provided an overview of the proposed use 7954 Lewis Road. They are looking to build 6 cabins and provide 7 sites for RVs. Note this is updated from the 6 RV sites previously discussed. One of the cabins is reserved for owner Dale Race. Tim provided larger drawings for the board. He also provided a special use permit checklist and regulatory correspondence (OCWA, DEC and Department of Health (DOH)).

The DOH requested a wastewater plan and Hogen will provide a copy to the board later. The DOH also requested a Handicap-Accessible Bath House for visitors. The plan is to place this near the pavilion. The DOH requested information on the wastewater system. Hogen will propose to monitor the discharge and use a holding tank in the RV area.

The DEC has approved the basic design and Hogen is working on a SPEDES permit. This project does not affect the wetlands. Exhibit B in the handout shows 24'x20' cabins as simple drawings. This meets the zoning law of a minimum of 14' wide.

Hogan stated this is not in an Ag District. *NOTE: it is within 500 feet of an ag district. On 4/29/2024 Secretary Pavelock notified the applicant that an Ag Data Statement is required.*

This project once approved will require a town campground license.

The board briefly reviewed the SEQR and commented that the disturbance may be seriously underestimated (the board thinks 2 acres).

The nature trail should cover the requirement for the required 5% recreational area. The board asked that this be stated in the site plans. Other comments on the plans included NYS Code 7-5.8 for campsites requires minimum spacing and NFPA requires 25' setback for firepits. Zoning Law allows signs to be a maximum of 32-sf and height of 20' the current proposed sign of 6'x7' at a height of 22' exceeds the regulations. May need to check the lighting at exits it may exceed the candlelight maximum. The plan needs to consider visitor parking for RVs. Currently plans account for 2 cars for each of the cabins.

SUP2024-03 William Koenig; 218.000-1-30; 2969 NYS Route 49; Zone C; Construct 2 60'x100' commercial building to support Recreation Repair Business.

SUB2024-03 William Koenig; 218.000-1-30; 2969 NYS Route 49; Zone C; 2-lot subdivision for the purpose of one building on each lot.

Jeff Moore representing William Koenig presented the new subdivision application for this project. This will allow one building on each lot. The buildings will meet all setbacks and lot coverage requirements. Both lots have access to the Recreational Business property next door. There are no wetlands. The North lot is currently vacant. There will still be some outside storage after the buildings are constructed. The planning board explained that there should be a special use permit for each parcel. Could wait until later to submit the second Special Use Permit application for when the second building will be constructed. The special use permits will include requirements for maximum outdoor storage. The board explained signage and driveways.

The board reviewed the SEQR and ag data statement covering both the subdivision and special use permit. Bill Shaughnessy made a **motion to declare a negative environmental impact for this project and to schedule a public hearing for May 16, 2024 at 7:10.** Seconded by Mike Piper. Poll

Vote: Orrin MacMurray – Aye

Bill Shaughnessy – Aye

Martha Link – Absent

Dave Gigon – Absent

Calvin Collins – Aye

Mike Piper – Aye

Vacancy – n/a

Motion Carried.

