

Medina Village Planning Board

City Hall-600 Main Street Medina, New York 14103

Thomas D. White, Chairman
Nicole H. Goyette, Secretary
Edith Hoffmeister
John Dieter, Alternate

Christopher M. Busch, Vice-Chairman
Martin R. Busch, Code Officer
Mark K. Irwin
Marguerite Sherman, Alternate

Planning Board Minutes November 1, 2005

On Tuesday, November 1, 2005 the Medina Village Planning Board met in the Council Chambers with the following members present: Vice-Chairman Chris Busch, Mark Irwin, Edith Hoffmeister, Secretary Nicole Goyette, Code Officer Marty Busch, John Dieter, Alternate, Excused were Alternate Marguerite Sherman, Chairman Tom White.

Present in the gallery were Frank Bernabei, Lori Bernabei, Francisico Rosario, Roberta Furness, Ron Furness, Joesph Granchelli II.

Acceptance of Minutes

Minutes for the October 2005 meeting were reviewed and **a motion was made to accept** them by Edith Hoffmeister and seconded by Mark Irwin and carried unanimously.

Old Business

Board reviewed draft of the sub-division regulations as presented by Martin Busch. The board discussed the notification procedures and the fee associated with that and will further review them at the next meeting.

Public Hearing: 119 Pearl Street NEO Technologies

Building to be used for manufacturing and packaging of polishes, oils and cleaners for the bowling and consumer industries. Retail hours will be Monday- Friday 10:00 A.M. to 3 P.M.
Manufacturing hours will be as follows: Monday- Friday 7 A.M. to 7 P.M.

Comments from public concerning waste and tractor trailer delivery concerns. Board reviewed previous discussions on this issue.

Board read into record the recommendations from the county planning board:

1. The Medina Planning Board shall be satisfied that toxic chemicals, solvents, and solutions, if any, are properly stored, secured.
2. The applicant shall obtain any other any other necessary permits, including but not limited to those from the New York Department of Environmental Conservation and the Department of Health before commencing operation.

Comments: The site plan also includes planting along the building frontage. In addition to needed new jobs, this project should result in a welcome facelift at a conspicuous location on the edge of downtown.

Medina Village Planning Board motioned to close hearing made by Mark Irwin and seconded by Nicole Goyette.

Motion to accept the site plan as complete with the following conditions: Made by Nicole Goyette, seconded by Chris Busch, and carried Unanimously.

1. The Village of Medina Tree Board must approve any planting of trees.
2. The onsite dumpster must be enclosed with a masonry or wood enclosure.

**Public Hearing 7:20 P.M.
11055 Maple Ridge Road
Proposed project is a three bay car wash with one mechanical room.**

Public Hearing was open to public comment at 7:20.

No comments heard.

The County Planning Board comments were read into record:

Approval with the following conditions:

1. The locations of the freestanding sign shall be identified on the site plan and shall not obstruct the sight lines of vehicles attempting to exit the property, as determined by the Medina Planning Board.
2. There shall be an adequate number of secure trash receptacles so that litter does not blow off the premises, in the judgment of the Medina Planning Board.
3. The Medina Planning Board shall be satisfied that the layout and normal operation of the facility, including vacuums cleaning stations and pressure washers, will not generate noise that would adversely impact nearby residences.
4. The Medina Planning Board shall require landscaping and screening as it determines appropriate to protect the privacy of nearby residences.

Comments: There appears to be two variations of the site plan: a 24-inchX36 inch version and an 8 1/2-inch X 11 inch version. The Medina Planning Board is encouraged to clarify which is operative. The smaller version appears to show a shorter driveway and less distance between the cars wash bays and the vacuum cleaning stations.

Discussion on whether a dumpster would be needed on site. The applicant had informed the board that the trash would not exceed the normal limit of weekly trash. The Planning board feels that between car wash trash and the trash from deliveries that a dumpster needs to be added to the site, adhering to the enclosure specifications in the Village of Medina Zoning law.

Motion to approve Site plan with the following conditions:

1. Screening along west line of property to elevate potential headlight glare to property to west of sight, to be approved by Code Enforcement Officer. Screen to consist of be pines of 6 feet or higher or other approved screening. Existing trees on site plan must also meet requirements of the Village of Medina Tree Board.
2. A dumpster be added to site with masonry or wood enclosure.
3. Submission and approval of storm water prevention plan.

Motion made by Nicole Goyette, seconded by John Dieter and carried unanimously.

Motion to close hearing made by John Dieter, seconded by Edith Hoffmeister and carried unanimously.

Motion to close SEQRA process on 11055 Maple Ridge Road made by John Dieter, seconded by Mark Irwin and carried Unanimously

New Business

Site Plan Review

507 East Center Street

Retail business of Mexican dry goods and food and plant sales

The proposed project is for a retail store opened Monday- Friday 10:00 A.M.- 9:00 P.M. The store would sell crafts, clothing, prepackaged food and plants. Deliveries would be done every two weeks by storeowners. The Board Reviewed Application based on Article X, Section 1004, Site Plan Application. After reviewing all fifteen requirements for site plan application and the board determined that the application as presented is complete.

Motion was made to accept the site plan as complete by John Dieter, seconded by Mark Irwin and carried Unanimously

Motion to refer said project to Orleans County Planning Board made by Nicole Goyette, seconded by Edith Hoffmeister and carried Unanimously.

Motion to declare The Village Of Medina Planning Board Lead Agency for the SEQRA process made by Nicole Goyette and seconded by Mark Irwin.

Motion to set public hearing for said project to be held December 6, 2005 at 7:10 P.M. Nicole Goyette, Seconded by Mark Irwin and carried Unanimously

Work session for the SEQRA process set for 6:45 P.M.

Building Department Report

- Training will be held November 18, 2005 in Mount Morris if any wishes to attend let Marty know.

Adjournment

With no additional business before the Board, **a motion was** made to adjourn by Edith Hoffmeister, seconded by Mark Irwin and carried unanimously. The next meeting of the Planning Board was set for Tuesday, December 6, 2005 at 7:00 P.M. in the Council Chambers.

Respectfully submitted,

**Nicole Goyette, Secretary
Medina Village Planning Board**