

**VILLAGE OF FREEVILLE PLANNING BOARD MEETING
APRIL 16, 2019 PUBIC HEARING**

A Public Hearing for a Site Plan application submitted by Peter S. Constantine for property located at 9 Railroad Street, in the Village of Freeville was held on April 16, 2019, at the Village Hall, 5 Factory Street.

Present: Chairman, James Krebs, Member Brian Buttner, Member Thomas Cavataio, Member Justin DiMatteo. Also present was Karen Snyder, Deputy Clerk and Peter S. Constantine. Absent was Stephanie Ortolano.

Chairman James Krebs called the Public Hearing to order at 7:03 pm.

Deputy Clerk, Karen Snyder read aloud the published, posted legal notice.

Chairman James Krebs offered privilege of the floor to those in attendance.

No comments or discussions were heard.

The Public Hearing was closed at 7:05 p.m.

**VILLAGE OF FREEVILLE PLANNING BOARD MEETING
APRIL 16, 2019**

The Meeting was called to order at 7:05 pm.

Present: Chairman James Krebs, Member Brian Buttner, Member Thomas Cavataio and Member Justin DiMatteo. Absent was Member Stephanie Ortolano. Also in attendance were Karen Snyder, Deputy Clerk and Peter S. Constantine, applicant.

A motion was made by Member Cavataio, seconded by Member Buttner to approve the minutes of March 19, 2019 Village Planning Board meeting. All those present were in favor, the motion carried.

The Board members asked Mr. Constantine to review with them information they requested from their last meeting, that he had supplied in order to get Member Cavataio up to speed. Information such as the location of 4 parking spaces along with the location of 1 additional parking space for a dumpster; the renovation/construction materials to be used inside and out for the existing shed/garage; adding a floor, insulation and ensuring the walls are of sufficient integrity to keep out animals to the building; adding a 50 amp fuse box and its location; bringing water and sewer to the building and showing the location of these utilities on the property; identifying 2 sinks, one for washing hands and one for mops; and the location and how the gravel driveway is proposed.

The Board members revisited and discussed their completed portion of Part 2 of the SEQR form from their meeting of March 19, 2019.

Member Buttner made a motion, seconded by Member Cavataio to declare a Negative Declaration of the proposed project of Peter S. Constantine, for a bulk food/convenience store and declared the project shall have no significant environmental impact. Chairman Krebs is authorized to sign Part 3 of the SEQR form. All those present were in favor, the motion carried.

As Member Cavataio, was absent from the Boards last meeting he asked for clarification to signage, property setbacks, parking spaces and the driveway. Mr. Constantine stated the signage was not going to be illuminated. Information on the signage would be submitted at a later date. Chairman Krebs indicated the property setbacks were grandfathered in, adding as long as Mr. Constantine does not extend the non-conformity. The driveway would be gravel and be constructed as a u-shaped drive continuing around the main building with 4 parking spaces in front of the shed/garage and 1 additional parking space for a dumpster off to the north side.

Board members requested Mr. Constantine clarify their requested item regarding the gravel driveway width shown on his site plan. Was the driveway 9' or 14'? Mr. Constantine stated the 9' was the width of the gravel driveway and 14' was the total width available. Board members also questioned if the large excavated hole on the north side of the home would be filled in before the gravel driveway is installed. Mr. Constantine replied yes!

Member Buttner brought to the attention of the Board and Mr. Constantine how the shed/garage should be renovated reminding Mr. Constantine that the construction requirements would be the responsibility of the Village CEO in order to be a code compliant building.

Member Buttner indicated it is not the responsibility of the Planning Board regarding the renovations to the building but Mr. Constantine should get the right guidance for the renovations to have it constructed correctly the first time! Chairman Krebs questioned the interior height of shed/garage. Mr. Constantine replied 12' from the ground up.

Chairman Krebs spoke of the fuse box and the location of the sinks. Mr. Constantine indicated in his paper work the 50 amp fuse box would be located at the southwest corner of the building and 2 sinks would be installed one for hand washing and one as a mop sink, located in the southeast corner of the building.

Board member's Cavataio and DiMatteo questioned how water, sewer and power would be installed to the building. The water and sewer lines are identified on the site plan map, with the sewer line extending from the house out front. Power is already provided to the shed/garage, which will be upgraded.

Chairman Krebs noted to the Board members the Tompkins County Department of Planning and Sustainability reviewed the application and found the proposal has no negative inter-community or county-wide impacts. The Board accepted the comments from the Tompkins County Department of Planning and Sustainability.

With Mr. Constantine's comments, his site plan updates and the requested information from the Board submitted, the members moved on to review §443, questions 1-11, "Review of a Preliminary Site Plan" from the Villages Land Use and Development Code. The Board answered the related questions with satisfaction and mitigated applicable questions.

The Board members agreed that if the Village receives complaints regarding headlights from cars coming in and leaving the bulk food/convenience store, as a contingency a 6' height fence on the south side of 9 Railroad Street may need to be installed.

Member Buttner made a motion, seconded by Member Cavataio to authorize approval of Peter S. Constantine Site Plan application for property located at 9 Railroad Street, subject to the following conditions and a contingency:

- 1) Approval from the Tompkins County Health Department before the proposed bulk food /convenience store opens.
- 2) The lighting installed shall be down lighting and shall not intrude on surrounding neighboring properties.

As a contingency:

- 1) A 6' height fence on the south side of the property of 9 Railroad Street may need to be installed if the Village receives complaints regarding headlights from cars coming in and leaving the bulk food/convenience store.

Member Buttner made a motion, seconded by Member Cavataio, to adjourn the meeting. All those present were in favor, the motion carried.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Karen Snyder
Deputy Clerk