

VILLAGE OF THE BRANCH - PLANNING BOARD

January 20, 2016

A meeting of the Planning Board of Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at seven p.m. on January 20, 2016. Those present were:

John Carro - Chairman
Glenn Haberfield – Member
Dennis Ryan – Member
Libby Smith - Member

Dan Falasco – Village Engineer
Christine Cozine - Village Clerk
Thomas Newman – Trustee Member

The meeting was called to order at 7:05 pm by Chairman Carro.

The first case on the agenda was an amended site plan for 190 Middle Country Road, where by Damianos put the name on the “statue” as Richard Smith founded in 1665.

Glen Haberfield made a **motion** to approve the amended site plan at 180 Middle Country Road with statue named Richard Smith, founded 1665. John Carro seconded the motion which was approved unanimously.

Libby Smith made a **motion** to accept the minutes with the corrections to remove line item #7 per John Carro, regarding the fence from the August 19, 2015 meeting. Glen Haberfield seconded the motion which was approved unanimously.

Next up on the agenda was Acadia wanting to modify their site plan to incorporate a salt and sand storage structure at the Village Commons/Branch Plaza Shopping Centers. Liza Azzato an attorney from Lazer, Aptheker, Rosella,& Yedid P.C. 225 Middle Country Rd., Melville, NY 11747, Sr. Engineer/Project Manager Heather Sonnenberg from J.R. Holzmacher, and Jeremy Hill from Acadia Realty Trust. Also present was Gene Jonner from Greenerth, who is the snow contractor for Acadia Realty.

Points of discussion were:

- Submitted a variety of places to put salt/sand structure. (Clearspan is manufacturer)
- Want structure to be on site to be able to de-ice large parking lots.
- Originally wanted it to be in South East section of property, 2 ½ feet from property line, but needs to be 25 feet from property line. So relocated it behind LA Fitness building in back.
- Height of structure is 15 ft. peak X 30 ft. wide X 20 ft. deep
- 3 sided building where the proposed walls will be masonry block and floor must be poured concrete. The exposed area would have a fabric/ membrane wall to close it off. The roof will be made of the same fabric.
- Spec is straight salt; sand would only be brought in when temperature drops below certain number which would provide better traction.
- Ground is level where it would go, however Libby is concerned about the pitch of the area where a storm drain is located and is afraid of runoff.
- The proposed structure can hold roughly 40 cubic yards of salt. This would give them about 3 snow storms usage. The average snow storm uses 10-12 yards of salt. They use 6

yards to pretreat the property with salt to prevent bonding and another 6 yards to post treat.

- Village Engineer, Dan Falasco, views this as a slippery slope. He questions the zoning, even though it is an accessory structure and confirmed by Jerry Harris our Building Inspector. He feels as though it is a transfer station because Greearth also clears the parking lot for Sunrise Assisted Living Facility.
- It is a North facing building so it does not get the sunlight.
- Dan wants limitations to be put on who is able to use the salt. Ex: not Sunrise, Acadia only. Also wants to stipulate equipment can only be used from October 1 – April 30, which is the typical time frame of snow removal contract.
- Acadia stressed the reason for having this structure is for RAPID cleanup. Since there parking lots cater to shopping center rather than Doctor's offices as most other tenants of Village of Branch.
- Acadia is also asking to store commercial equipment on the premises. 2 Skid Loaders would be stored at Village Commons. Behind American Roadside there would be 2 Bobcats. 4 Vehicles(3 big 1 small)
- Question was brought up about the vehicles being licensed?? They are currently not licensed, but they are insured. According to the Code 81-5 registered, licensed and insured vehicles are mandatory for private property, but it doesn't say that for commercial property!
- Trustee Tom Newman spoke as a liaison for Trustees wanted to mention that Jerry Harris needs to be involved as the Building Inspector and the structure would need to meet all NYS building codes.
- Acadia is open to locations for the vehicles.
- Need to address the loss of parking spots on covenants and restrictions.
- Glen Haberfield is concerned about the way the structure is going to look. Does it keep in line with Village esthetics?? Wanted Acadia to look into the area where the grease traps and garbage dumpsters are located. They explained how they did, but that is where employee's park, it's too tight of a fit due to the grease traps and underground pipes. Plus the structure would be visible from the street in that location.
- Libby is not sold on salt structure and Glenn feels the same way. They question again why does the building have to be so BIG? According to Gene Jonner this zip code (11787) averages about 8 snow storms a year, which is 96 yards of salt. It needs to be this big for a safety and economic standpoint. He and Jeremy did drive around Smithtown looking for other viable options, but came up short. Having this structure on the premises would help reduce the costs to the tenants.
- Glenn is fine with trucks stored where they are. As long as the vehicles can fit in the designated stalls they can stay where put.
- John Carro said the vehicles can stay where they are now as long as they get Board of Health approval for salt structure.
- Trustee Newman also mentioned that we don't want to jeopardize the Grant money we just received to fix the Greenbelt area.

Lastly on the agenda was Judges Lane. Dan Falasco drafted a letter to Mr. DiCanio and his lawyer Vincent Trimarco that they will need a Storm Water Pollution Prevention Plan (SWPP). This requirement was put into effect in the year 2006. It will need to be filed with the DEC. Also wanted to tell them their silt fence is down and needs to be fixed ad they also need a new bond.

Glen Haberfield made a **motion** to adjourn. Libby Smith seconded the motion, which was approved unanimously. Meeting was adjourned at 9:20pm.

Respectfully submitted,
Christine Cozine
Village Clerk