

Village of The Branch – Special Planning Board Meeting
July 17th, 2019

The Special Planning Board meeting of the Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at 7:30 p.m. on July 17th, 2019.

The following persons were present:

Libby Smith- Chairman	Theresa Mequia – Village Asst. Clerk
Marie Zere – Member Not Present	
Valerie Lindeman- Member	David Wetzel – Member
Glenn Haberfield – Member	Dan Falasco – Village Engineer

Chairman Libby Smith called the meeting to order at 7:45 pm.

Glenn Haberfield made a **motion** to approve the June 2019 Planning Board minutes. David Wetzel seconded the motion subject to corrections. All in favor and the motion was approved.

Libby Smith introduced all members present as the name tags could not be located.

At this time the public Hearing was opened:

C. William Gaylor Esq. representing for The Farm Store (WINS Group, LLC) gave some history of company. The Farm Store has been in business for over 60 years in the south and is expanding into the NY market. They currently have 28 franchises. They plan 3 more stores on Long Island. It is a franchise similar to the defunct Dairy Barn that we are familiar with but with a concentration on fresh items. It is the Dairy Barn location that is proposed for the store.

WINS Group will keep the same curb cuts and grassy areas. The building will be renovated and the square footage will be reduced. The sign will be similar to what is already in place from the previous business – Dairy Shack.

The adjoining property on Singer Lane has installed a new white picket fence. There will be new fencing on the diner side to enclose the dumpsters. As many as 11 cars could be held in the two drive up lanes at one time although that many is not expected. There will be 2 parking spaces for employees.

WINS Group plans to have a shopping app for ordering and will participate with the various delivery service apps already available.

Drainage will remain the same. WINS Group will test and clean the dry wells.

The store itself will not generate any smells or fumes. Everything is self-contained. There will be no external venting. Food warm up will be done by microwave or stove. No cooking will occur.

The pitch of the roof will be reversed. The silo will be painted in a “cow skin” type motif. Nothing will be installed on the roof (no cow). The steel structure will be scraped and repainted.

The paved surfaces will be resurfaced and the drive thru lanes painted a rust color.

In summary:

- Minimal demolition
- Silo refurbished
- New canopy
- Reduce square footage from 705 to 620
- 2 enclosed dumpsters

Questions from the board:

- David – Is the store a franchise? Yes.
- David – Will there be outside seating? No.
- Dan – What is the menu? Similar to a drive thru farm stand. Items would include breads, soups, sandwiches (like Starbucks, Panera, etc.), fresh squeezed orange juice. Items to be warmed up would only need 20-30 seconds in the microwave. Farm stand items concept in contrast to 7-11 items.
- Glenn – What is the color of the paved surfaces? How accurate is the color on the plans compared to the actual result?
- Libby – Where do the delivery app people pick up? In the normal que of cars. Is there a place for someone who may have to wait, for example, pull forward to wait? Not a space for that, not really expected to have to have that option.
- Libby - Freezer and refrigeration has been moved to behind the building from the side. This encroached on the rear set back of 80 feet. **A variance will be needed.**
- Libby – Where would the menu be posted? Would have to have a menu board.
- Valerie – Will organic or vegan items be offered? Yes.
- Valerie – Is there a main sink? No sink is noted on the plans other than the bathrooms. The sink is missing on the building plans.
- Dan – Can the location of the ordering window be moved?
- Dan – Have they applied to Suffolk County Health Services? No.
- Dan – The turning radius for the vehicle seems very tight. Assured by architect that the turning radius is ok. Has NYS DOT surveyed the property and are they ok with the work to be done? NYS OK as long as doesn't impact state property.
- Dan - Where are the other franchise locations on Long Island? Wantagh, New Hyde Park, Massapequa. Smithtown would be the first location.
- Valerie – What are the mixers for? Shakes & juices. A premade mix.
- Glenn - What are the size of the dumpsters? 2 yards. 2 dumpsters. How will the trucks gain access to them? Will they have to back-up? Can the truck handle the turning radius? They may have to wheel the dumpsters to where they can be accessed.
- Libby - What will be the store's hours? 6am to 10 or 11 pm.
- Valerie – What kind of parking is there? When and how will deliveries take place? After hours by small trucks.
- David – Are you taking over all the Dairy Barn sites? In negotiation for some of them.
- David – Overall concerns about traffic.
- John Carro - Who does the Village address over concerns? The store is run by the franchise. WINS Group owns the land. The franchise leases the property from WINS Group.

- Dan – Was a traffic study done? No. Have they considered the through traffic? Recommends checking with NYS DOT. The traffic flow is his biggest concern.
- Dan – Sanitary system concerns? Any grease trap? No. Concerns with the high water table. Suffolk County may require more than they need.

Chairman Smith closed the public hearing at 8:45pm. Seconded by Valerie, all in favor.

Discussion ensued about The Farm Store.

A variance would be needed for the refrigeration and the parking. The canopy is 18.2 feet, minimum height requirement as per Dan. There should be 6 spots for parking. Dan is concerned that the turning radius is not adequate. Glenn would like to see a darker color for the painted surfaces on the pavement. David is concerned with the traffic. Libby is concerned with the traffic on Singer Lane. Many avoid the traffic light at Route 25 and Route 111 by turning onto Singer as well as avoiding the long light in the Acadia shopping center. It may cause the entrances to be blocked.

The next Planning Board meeting is Wednesday, August 21st.

Chairman Libby Smith made a motion to close the meeting at 8:55 pm, Glenn seconded the motion, all in favor.

Respectfully submitted by
Theresa Mequia – Village Assistant Clerk