



**VILLAGE OF BARKER
PLANNING BOARD & ZONING BOARD
MEETING MINUTES**

December 27, 2017 6:00PM

Planning Board Members

Chairperson-Grace Bodine
Phyllis Hildebrant
Mark Wilson

Zoning Board Members

Chairperson-Dale Corwin
Robert Wendler
Joseph Naish

In **Attendance:** Grace Bodine, Mark Wilson, Dale Corwin, Robert Wendler, Joseph Naish and Phyllis Hildebrant- Tele-conferencing, Jon Hotaling, Mark Remington, Brian Seaman-Attorney, Caryn Mlodzianowski of Bohler Engineering

The meeting was **opened at 6:15pm by Attorney Brian Seaman** stating the purpose of the meeting. Mr. Seaman stated that the issue of the re-zoning of parcel #18.17-1-27.1 from R-2, more than 2 family residential to B-1, Business is appropriate for a consideration from the Planning Board members as the Village Board has sought their input. The Zoning Board of Appeals may or may not become involved at a later date.

A Presentation by Caryn Mlodzianowski of Bohler Engineering regarding the proposed development of parcel #18.14-1-27.1 was given with preliminary site plan layout. Primax Development is looking to have parcel #18.14-127.1 re-zoned from R-2 to B-1 and amend the language of the zoning code to include stand alone retail store/retail operations.

Dale Corwin inquired about the reason behind why vacant B-1 district buildings along Main Street and Quaker Road were not being utilized for the purposed site. Ms. Mlodzianowski stated that the process is vetted by the real estate broker and the final destination is the one brought in front of the Developer and Engineer.

Ms. Mlodzianowski stated the building would be 9,100 square feet, dry goods retail store with access to RT. 148 (Quaker Road) on the north corner. A 6 foot tall wood privacy fence would be installed on the north and south sides of the lot, with wooded lot to the east behind the proposed store. Sewer hook ups would be on Pallister Avenue off of the dead end.

Grace Bodine inquired about how many parking spaces would be available. The answer was 32 spaces. Dale Corwin inquired about who would own the store, would it be privately owned or corporately owned. Ms. Mlodzianowski stated it would be corporately owned with Dollar General being the tenant.

Mark Wilson inquired about the installation of a side walk for walking traffic to access the parcel or would they have to walk in the shoulder of the road. Ms. Mlodzianowski stated that if the Barker Commons extended their sidewalk, a walk could be placed on the parcel to accommodate walking traffic.

Attorney Brian Seaman stated that a detailed site plan would need to be presented to the planning board if the project was to move forward.

Dale Corwin inquired about the consensus of the neighboring parcels. Ms. Mlodzianowski stated that a public hearing would be set and notices sent to parcels directly affected.

Mark Wilson inquired about the hours of operation. Ms. Mlodzianowski stated that they are usually open from 7/8am until 9/10pm. Mr. Wilson also asked about the number of employees that would be hired. Ms. Mlodzianowski did not have the exact numbers. Mr. Wilson inquired about who would maintain the property. Ms. Mlodzianowski stated that a local company would be hired to mow grass, plow snow etc.

Joseph Naish stated that he thought it would have a negative impact on the existing businesses of Crosby's and Thee Barker Store. Ms. Mlodzianowski stated that Dollar General does studies in the community to gauge this and finds that usually another business has items that Dollar General does not carry, therefore keeping more of your money spent locally.

Phyllis Hildebrandt inquired about the square footage of the building. Ms. Mlodzianowski stated 9,100 square feet.

Attorney Brian Seaman stated that the Planning Board needs to consider if changing the proposed parcel from R-2 to B-1 is in the best interest of the Village and will it benefit Village the long range plans of the Village.

The Floodplain maps from September 30, 2008 were brought out for review, since it was stated that Dollar General will not build or operate a store in a flood plain. It was noted that the map reflects that large parcels of the Village's current B-1 district is not in a Flood Plain.

Mark Wilson stated that he understood why they want to build on this parcel and that it would make the least amount of people upset. He stated that he thought the addition to the tax base would be beneficial to the Village, as well.

Dale Corwin stated that 210-9 of the Village code indicated that at least 25 foot of lawn must be in front of a business. Ms. Mlodzianowski stated that the 25 foot threshold would be met. Ms. Mlodzianowski also stated that the lighting will be dark sky compliant, downward facing and LED. Mr. Corwin also inquired about the Village code pertaining to 210-10 stating that a permit would be necessary for any sign over 25 square feet. Ms. Mlodzianowski stated that this would be revisited at the final site plan review and if necessary the proper permit will be applied for.

Ms. Mlodzianowski stated that Dollar General would pay full taxes to all taxing authorities. Dollar General does not ask for PILOT or IDA funds.

Jon Hotaling inquired about if local contractors would be used to build the building. Ms. Mlodzianowski stated that local contractors would be used, but a project manager would be pulled from one of their firms to oversee the completion of the project.

It was asked if Primax Developers own any other local Dollar General buildings, they did just open one in Kendall. Primax Developer would be the owners with Dollar General being the tenant with a long term lease with renewal options.

Robert Wendler asked if it would be possible to have the exterior fit in to the surrounding areas. In Kendall the planning boards asked to have a barn feel to the exterior and the developer complied.

The loading zone was explained on the preliminary site plan, but was unsure of what hour's deliveries would take place.

Attorney Brian Seaman stated that the Planning Board needs to discuss its considerations on what they have heard at this presentation and make a recommendation to the Village Board of Trustees. If the Planning Board recommends that this parcel be re-zoned then the favorable recommendation will be given to the Board of Trustees at the next meeting, then an introduction of the amended Local Law could

be given at which time a public hearing date would be set. After the public hearing date is set then notices would be sent out to neighboring affected parcels for consideration. After, the public hearing, the Village Board would consider SEQRA and then vote on the law. If the law passed the applicant would then present the final site plan to the Planning Board for approval. It was discussed that verbiage about retail store operation will be added to the amended local law regarding the re-zoning of the parcel, as well.

The following resolution was presented from the Planning Board:

AFTER hearing the proposal and reviewing the February 2017 zoning map, the Flood Plain Map dated September 30, 2008, the Planning Board finds that large sections of the B-1 district are in a flood plain; although no properties adjacent to the requested parcel are B-1.

THE lot is located on Quaker Road, which is the main thoroughfare through the Village and has numerous parcels zoned B-1; and also the lot directly north of the proposed lot is a high density, residential use.

GIVEN all these factors and the limited amount of development within the Village in recent years, as well as vacancy rates within former businesses, that a re-zoning of the requested parcel would be beneficial to the Village and the overall zoning plan of the Village.

THE Planning Board therefore recommends the Village of Barker re-zone the requested parcel to B-1.

A motion to adopt Resolution #1-2017 was made by Phyllis Hildebrant, a second was offered by Mark Wilson. The previous was adopted. AYES 3-Bodine, Wilson, Hildebrant NAYS-0/None

The meeting was adjourned at 7:02pm.

Respectfully Submitted,

Amanda M. Detschner
Clerk-Treasurer