

This meeting was posted in 4 places and published in the Union Sun & Journal.

VILLAGE OF BARKER PLANNING BOARD

MEETING MINUTES

April 25, 2018 6:00PM



Chairman- Grace Bodine
Phyllis Hildebrant
Mark Wilson
Aaron Davis

In **Attendance**: All 4 Planning Board members, Mark Remington DPW Superintendent/Code Enforcement Officer, Jim Baker, Vicky Baker, Caryn Mlodzianowski of Bohler Engineering, Pat Fuller, Jack Baker, Norm Jansen and Dale Howard. Mark Wilson arrived at 6:01pm.

At **6:00pm meeting was called to order** by Grace Bodine by administering the Pledge of Allegiance.

A Presentation by Caryn Mlodzianowski of Bohler Engineering regarding the Preliminary plans submitted for parcel #18.14-1-27.1 was given with more detailed drawings of what the outside would look like. The building would have 32 parking spaces, 9ftx20ft with the entrance located on the front corner, which the Niagara County DPW has approved, due to electric poles and wires at the southern corner. Water and Sewer connections will be through the Town of Somerset. The water will connect to the water main located on the southern side of the parcel and the Sewer will connect through the outlet on Pallister Avenue. Since the properties to the north and south are both residential, a 6ft privacy fence will be installed. The Dollar General Store will have 2 signs, a large sign out front and one on the building. Dollar General uses their own sign contractor, so they will follow up with more details. The building design consisted of a typical block building design. Architectural brick exterior with false shutters with brown metal siding along the back.

Q & A from the Planning Board

Chairman Bodine inquired about the parking spaces being 9ft or 10ft. Ms. Mlodzianowski said that Dollar General typically utilizes 9x20 parking spaces, Chatfield Engineers did advise the Village that 10ft spaces are recommended. Since the Village does not have code requiring 10ft parking spaces, they will be left at 9x20.

Chairman Bodine inquired about the drainage shown on the plans; it consists of 3 catch basins that flow to the east toward Quaker Road drainage system. Ms. Mlodzianowski stated this system follows the current drainage patterns and the catch basin system collects the water and releases it at a slower rate. Chairman Bodine stated that the drainage ditch to the south of the property is much deeper and the more run off that can be pushed south the better.

Phyllis Hildebrant inquired about unloading zones and where the stock would be unloaded. Ms. Mlodzianowski stated that the inset on the tractor trailer would pull forward to the south then back up to the loading zone towards the west. No tractor trailers will back up on Quaker Road. The tractor trailers will be able to pull forward out onto Quaker Road.

Chairman Bodine inquired about the sewer clearing that would run through the back of the property. Ms. Mlodzianowski stated the clearing of about 5 or 10 feet wide.

Mark Remington asked about the fencing to the south just outside the easement. Ms. Mlodzianowski took notes that the Village needs to have enough room, around 14 feet to be able to maintain the ditch.

Aaron Davis inquired about a building look that would fit in more in our rural area; Ms. Mlodzianowski said that it could look like Kendal's building, if that is what the Planning Board would like to see. Ms. Mlodzianowski was able to provide a picture from a past project in Schuylerville, NY, which had a peak in the front and looked more appropriate for our area. The Planning Board was in agreement that they would like the peaked roof look in our community.

Chairman Bodine asked about the installation of sidewalks to accommodate foot traffic to the store. Chatfield Engineers stated "Consideration should be given for the property owner/developer to install a 5' wide sidewalk along Quaker Road from the intersection of High Street to the proposed Dollar General property. This site will likely receive a high amount of pedestrian traffic and safety should be of utmost concern. The Village of Barker should require this and should not bear the cost for installation of the improvements." Ms. Mlodzianowski stated that Primax would install sidewalk on the frontage of their property, but not on others. She proposed to utilize the side walk that goes in front of the Barker Commons building and then they would install a walkway that would line up to theirs. Clerk-Treasurer Amanda Detschner spoke regarding Quaker Road as the main artery into the Village, it sees a tremendous amount of traffic and a side walk is necessary from the south corner of High Street to the proposed Dollar General Store parcel due to the store creating a need. Sidewalks already exist along Quaker Road all the way to the School; it's the utmost concern of this Village to ensure the safety of the residents. A meeting will be called between Q&D Management, Bohler Engineering, Village Planning Board Chairman, Village Mayor, Village DPW Superintendent/Code Enforcement Officer and the Clerk-Treasurer sometime in the near future to develop a solution for this sidewalk issue. The Planning Board Chairman did state that final plans may be submitted without a sidewalk, but a negative determination may be a result.

Chairman Bodine inquired about sprinklers inside the building. Ms. Mlodzianowski stated that the size of the building does not warrant sprinklers, but there will be sprinklers and irrigation in place outside.

Aaron Davis stated that he thought the privacy fence should be pushed back several feet to meet the tree line of the parcel. Ms. Mlodzianowski noted that change for the future plan.

Chairman Boding asked Norm Jansen of the Town of Somerset Planning Board if he had any questions. Norm inquired about the nature of the lighting. Ms. Mlodzianowski stated the lighting is all downward facing and the 6 foot fence will be sufficient in blocking that.

Pat Fuller inquired about a retention pond. Ms. Mlodzianowski stated that a front will be a flat sod area that will be mowed, no retention pond.

Mark Remington stated that there was a gully to the north that accommodated drainage; Ms. Mlodzianowski stated they incorporated a swale on the north side help the flow of drainage to the east toward Quaker Road.

Mark Wilson inquired about the dumpster area and what the fence would be made of. The north, south and west side will be wood fencing and the front gate to the dumpster will be chain link.

Chairman Bodine inquired about snow removal and where the snow will be pushed. Ms. Mlodzianowski stated that at first it would be pushed toward the west in unused parking spaces and will be hauled away if necessary.

Phyllis Hildebrandt asked about how much of a clearing would be behind the store. Ms. Mlodzianowski stated approximately 10 feet to allow for building materials and upkeep. A discussion ensued about the possibility of leaving the back of the parcel open without fencing, it was stated that chain link fencing

would be necessary to keep people from accessing the store through private properties down the dead end of Pallister Avenue. Ms. Mlodzianowski made notes to account for the change.

Jack Baker asked about is there enough room for fire access. Ms. Mlodzianowski stated that there was enough room for a WB 67 tractor trailer to navigate, and then that will also accommodate a fire truck as well.

Norm Jansen inquired about the lighting on the signage. Ms. Mlodzianowski stated that the sign out front and on the store will shut off 1 hour after closing and will come on 1 hour before opening of the store. The approximate store hours will be 8am-10pm.

Clarification of the Engineers specifications letter was discussed.

The letter dated April 16, 2018 CE#04-659 is attached for reference. Ms. Mlodzianowski felt that everything was addressable and that she would submit a letter of rebuttal, as well as address concerns in the final site plan.

A motion to set a new date for the final site plan review/ public hearing in front of the Planning Board was set for May 23, 2018 at 6:00pm by Chairperson Bodine and was seconded by Phyllis Hildebrant. The previous was ADOPTED. AYES-4-Bodine, Wilson, Hildebrant, Davis NAY-0-None Motioned Carried.

Resolution #2-2018 Resolution to adjourn the site plan review to a new date

NOW THEREFORE BE IT RESOLVED, that the Planning Board for the Village of Barker adjourns the site plan review for parcel #18.14-1-27.1 until after the County Planning Board has made a determination, which will be on May 21, 2018, therefore a meeting will be held May 23, 2018 at 6:00pm at the Barker Village Board room.

A motion to ADOPT RESOLUTION #2-2018 was made by Mark Wilson and was seconded by Phyllis Hildebrant. The previous was ADOPTED. AYES-4-Bodine, Wilson, Hildebrant, Davis NAY-0-None Motion Carried. Resolution Adopted.

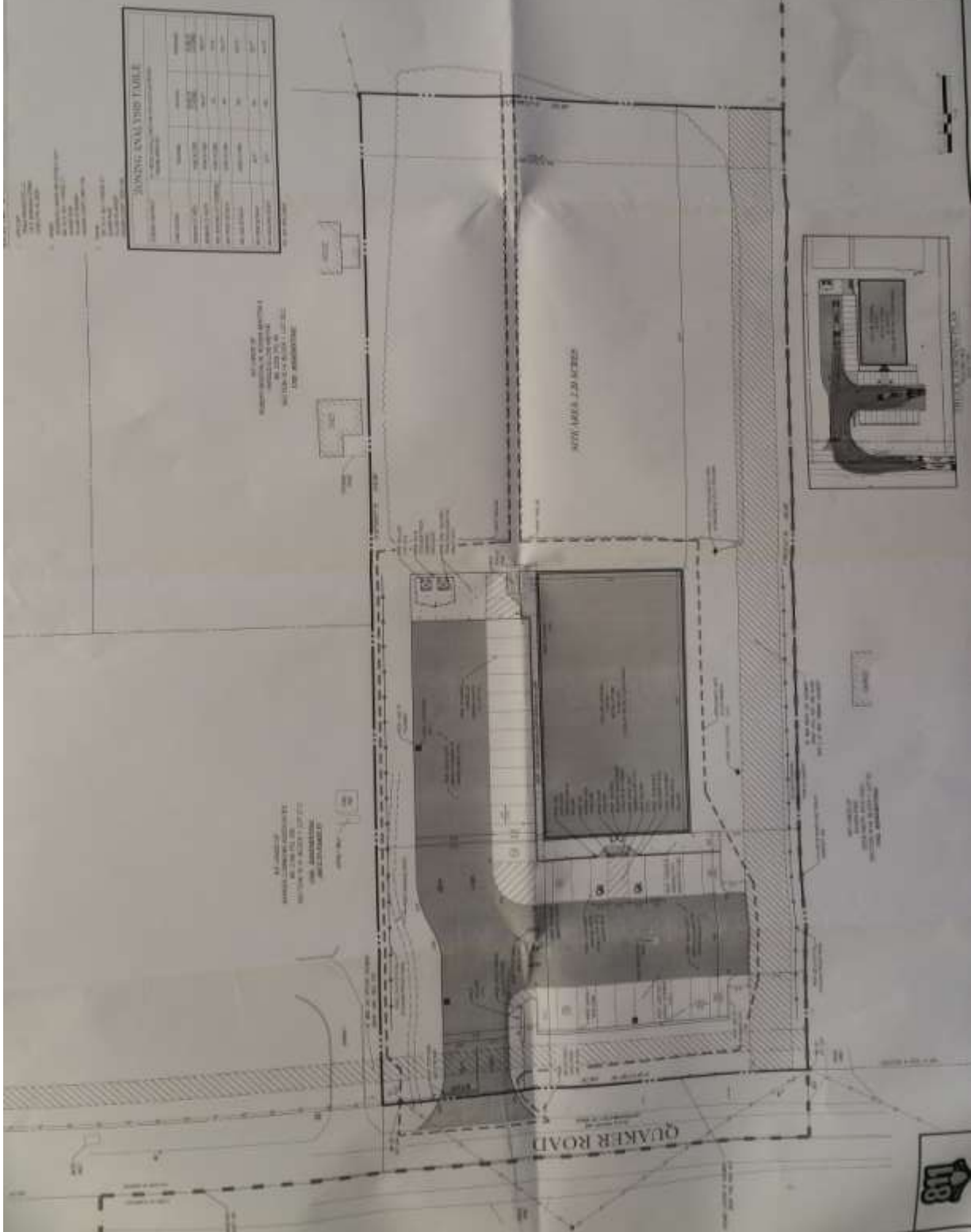
A motion for **Adjournment** was made at 6:40pm by Phyllis Hildebrant and was seconded by Chairman Bodine. The previous was ADOPTED. AYES-4-Bodine, Wilson, Hildebrant, Davis NAY-0-None Motion Carried.

Respectfully Submitted,

**Amanda M. Detschner
Clerk-Treasurer**

LOADING ANALYSIS TABLE

TRUCK TYPE	NO. OF TRUCKS	LOADING AREA (SQ. FT.)	LOADING RATE (TONS/HOUR)	LOADING TIME (HOURS)
SEMI TRAILER	10	1000	100	1.0
TRUCK TRAILER	5	500	50	0.5
TOTAL	15	1500	150	1.5



BOHLER
ENGINEERING

PALLISTER AVE

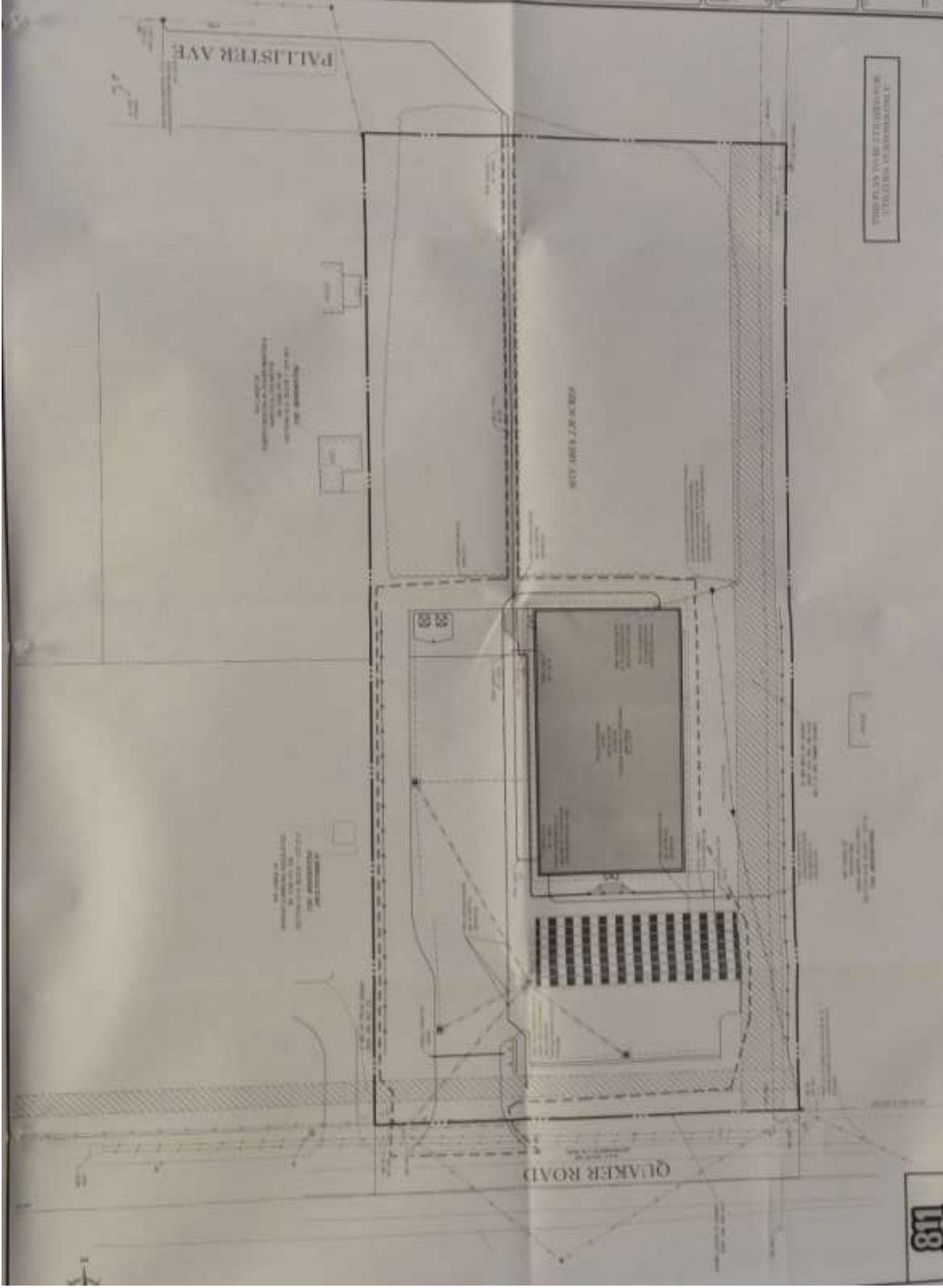
BOHLER ENGINEERING

PRIMAX PROPERTIES LLC

W.D. GARDNER

UTILITY PLAN

THIS PLAN WAS PREPARED FOR THE PROJECT DESCRIBED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING.



QUAKER ROAD

81'

