

2021-07 (continued)

Mr. Frick referred to the short EAF and questioned if there was an archeological site. Mr. Markovich stated this is checked off as an automated response from the NYSDEC and will confirm there are no issues.

Ms. Bebak referred to future site plans with the following concerns:

- ✓ Along the south and west line is a residential property and fencing should be incorporated
- ✓ Dumpsters should be placed away from the residential property, along the east side

Mr. McCabe questioned if the east side has the common drive into Wendy's. Mr. Markovich stated this is a proposed cross access connection. The property at 2007 Ridge Road has a non-plottable cross access easement. Discussion is happening to come to an agreement on the connection; nothing has been formalized.

Chairman Rathmann stated this is a very congested area and questioned if a traffic study should be done. Mr. Markovich stated he would defer to the town on the need and noted this is a pass bye destination. Code Enforcement Officer Jeffrey Schieber stated this is a county road and he will forward the documents to the ECDPW.

Chairman Rathmann stated if the parking was parallel to the west property line more green space could be created along the back of the building. Mr. Markovich stated this idea was being looked at.

Chairman Rathmann questioned what the plan would be if there was not an easement agreement with Wendy's. Mr. Markovich stated if there were not an agreement, they would operate without it. This would not impact the access.

A resident questioned/commented on the following:

- ✓ Requested clarification on the location to her property – Mr. Schieber illustrated the location.
- ✓ Concerns about the double drive-through – Ms. Bebak stated this was two lanes. Mr. Markovich explained this would be two lanes with two menu boards allowing vehicles to order at the same time. The industry has changed with more people opting not to dine in. Two lanes reduce congestion, service time and vehicle idling.
- ✓ Requested the dumpster be located away from her property
- ✓ Hours of operation – Mr. Markovich stated the proposed hours are 7:00 AM – midnight.

Mr. Schieber stated the zoning of a piece of property tells the Planning Board what someone can and can not build on the parcel. The zoning on this piece was classified as R-60A which allows houses and small business operations. The town requires a zoning classification of C-2, commercial, to have a restaurant. This is step one of many. The Planning Board provides a recommendation to the Town Board regarding the zoning. The Town Board votes on the change in zoning. Notices of the public hearing will be mailed. If the vote is favorable, the applicant will again appear before the Planning Board to work out all site plan details such as lighting, drainage, etc.

Mr. McCabe noted, the area requested to be rezoned is only a 40' strip that runs adjacent to the parcel that already has the proper zoning. Most of the development is on the property that the applicant already owns and has the proper zoning. This parcel gives more space to spread out and alleviate some of the congestion issues.

2021-07 (continued)

Motion by Bebak, seconded by McCabe, to close the public hearing.

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Frick, to recommend approval for a rezoning and special use permit for property located at 2007 Ridge Road, being part of Lot No. 296, changing its classification from R-60A to C-2(S) for construction of a new +/- 3,500-sf restaurant with double drive-thru and associated parking.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Bebak, seconded by Nalewajek, to adjourn the meeting at 7:26 P.M.

Ayes: All

Noes: None

Motion Carried

**AMY M. KOBLER
TOWN CLERK/PLANNING BOARD SECRETARY**