

TOWN OF POMPEY PLANNING BOARD MINUTES
JUNE 18, 2018

The Town of Pompey Planning Board meeting was held on Monday, June 18, 2018. In attendance: Chairwoman Sue Smith. Members: Dan Bargabos, Robert Neufang, Roy Smith, Carl Fahrenkrug, John Shaheen and Kevin Coursen. Attorney Jeff Brown and Town Engineer Steve Snell were also in attendance. Fred Hill, Code Enforcement Officer was also in attendance.

Chairwoman Smith called the meeting to order at 7 pm. followed by the Pledge of Allegiance.

Motion by S. Smith, seconded by C. Fahrenkrug to approve the June 2018 minutes as corrected. All in favor.

FABIUS DNYP, LLC, C/O BOHLER ENGINEERING MA, LLC: Site Plan Review for the building of a retail store at 2606 Route 91, Pompey, NY 13138. (Tax #022.-04-01.0). Bob Gage, GBT Realty was present.

Kevin Coursen asked how do you make a decision on how the building is placed on the lot?

Bob Gage stated that it depends on the way the lot is drawn, the configuration of the lot.

John Shaheen stated he was concerned about the rendering that the Board was given. Back at the first meeting, the overall reaction was a bit tepid. The Board was shown another design. Everyone on the Board liked it. At the last meeting we asked what about that design, but what we received as a rendering isn't the design we discussed.

Bob Gage said he could offer a gabled roof over the entry.

John Shaheen stated that it looked like a long warehouse.

Bob Gage said that adding the awning over the entrance and the faux windows on the side would add to it.

John Shaheen stated it is not what we wanted.

Chairwoman Sue Smith said that we know what the plans are for and the access driveway. You have done everything else we have asked for. It definitely looks different than other local Dollar Generals. We have a chance to raise the bar. There was one example that we all liked. Faux windows will break up the wall. We understand you have to work with the hill, etc.

Bob Gage stated the side-set backs push us back.

Chairwoman Smith said we saw examples of field stone, but were thinking of cobble stone.

Bob Gage said he normally does split face block on most of stores, but he can do that.

Chairwoman Smith looked at the monument sign last month and that looked good. For clarification, you say within budget. But we never got an answer, yes or no to some of the designs that we were looking at.

Carl Fahrenkrug said your preference by Dollar General is to have a flat front.

Bob Gage said he thought we had agreed on design. He doesn't know how much it will cost.

John Shaheen stated that we are looking for a design more in keeping with what we picked out of the book Bob had at the last meeting.

Attorney Jeff Brown asked if the Board could look at book of design options again?

Bob said the drawings only show front of the building.

John Shaheen stated again that we are looking for more in keeping with the building design we picked out of the book at the last meeting.

Bob Gage said he thought we had agreed, but doesn't know how much more it will cost. He then asked the Board -"what does he need to do to get approval tonight?"

Dan Bargabos said to be clearer – awning over door, vestibule is bumped out.

Chairwoman Smith asked can the Board agree to take out one window on each side of the front?

Bob Gage said he would get drawings with the gable entry, awning over entrance, and faux windows to the Board within 2-3 days. All of the elements that were agreed upon. He is trying to keep construction costs down, but will provide the property drawings if that will get him approval.

John Shaheen asked about the wainscoting?

Bob Gage said there is brick, stone, split face block, or natural stone.

Chairwoman Smith said she did not like the brick.

Bob Gage said there was split face block on one of the renderings we looked at.

Kevin Coursen said we could approve the application with condition based on the applicant sending the rendering and the Board communicate with Chairwoman Sue Smith, then she can move forward with the approval.

Attorney Jeff Brown said it could be conditioned on the Planning Board Chair finding that the final design is consistent with what the Board agreed on.

John Shaheen said the monument sign at 5x10 is too big. (he saw a 4x6 sign in North Carolina).

Kevin Coursen said that he would have a tough time with that size because of what Don Neuegebauer has at the gas station.

Motion by K. Coursen, seconded by R. Neufang to approve the Site Plan application for Dollar General retail store at 2606 Rt. 91, Pompey, NY 13138, tax map 022.-04-01.0 conditioned on the building face having the same look as a store in Laurens, NY dated 12/6/17 with the exception that the channel letters be scaled up proportionally having the same colors as the Laurens, NY store. The wainscoating has 1 additional step, monument sign to have the same wainscoating as the building, 5x10 foot sign with the top of the sign 8 foot from the ground and further will have drawings provided to all Board members for final viewing and to communicate with Board Chair, then she will determine that all the conditions have been met for the Board approval.

Engineer Steve Snell stated that everything is alright with the engineering.

Bob Gage then said he would have colored rendering, straight on picture (front of building) to the Board by Thursday, June 21st.

John Shaheen then stated that he thinks the monument sign is too big.

Attorney Jeff Brown stated that it is likely the Chair will not get 100% approval because John Shaheen does not agree with the size of the sign. He did look at the SOCPA comments and all we need is a simple majority.

Vote on the motion to approve the Dollar General application – 6 for, 1 against, J. Shaheen. Motion passed.

Motion to adjourn by J. Shaheen, seconded by K. Coursen to adjourn at 8:00 pm. All in favor. All in favor.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board