

Planning Board Meeting
Minutes
August 30, 2017

Call to Order: Meeting was called to order at 7:25PM by Chairman Morse.

In Attendance: Chairman Stanley Morse, Joseph Still, Heather LaVarnway, Joseph Forte and Rebecca Minas (Barton & Loguidice). Excused: Charles Frisina

Pledge of Allegiance: Led by Mr. Still

Review of Minutes: A motion was made by Mr. Still and seconded by Mr. Forte to approve the August 16, 2017 Planning Board meeting minutes as presented. All were in favor.

Old Business: N/A

New Business:

1. Public Hearing for Maura’s Kitchen – 16-18 Alden Place – Maura Letizia. Request to extend their 2016 Special Use Permit to allow food and beverage service on their outside patio.

Maura Letizia and Tom Mackey attended this meeting.

Abutter: Andrew Ciferri attended this meeting.

Mr. Still moved and Mr. Forte seconded a motion to open the Public Hearing portion of this meeting. All were in favor.

Chairman Morse reviewed the history of Maura’s Kitchen from July 2016 (when the original Site Plan was approved) through the present. He quoted from their July 19, 2016 Resolution:

“Agreement was made by the applicant to apply for review and approval of the Village Planning Board for an amended Site Plan due to improvements that would require an increase in seating capacity of the restaurant/or an increase in the seating capacity of the bar service area, which may result in an increase of the use of the premises (i.e. future outside seating area expansion, increased hours of operation, etc.) and/or any other activity causing a more intensive use on the property.” Condition #9 of this Resolution: “Outdoor seating in the patio area will not be allowed without an amendment to the approved Site Plan by the Planning Board.”

Chairman Morse explained that the focus of Maura’s new request is to expand food and beverage service to the outside patio. He also confirmed with Maura that they do not intend any changes to the inside restaurant or bar seating and the ADA and SEQR requirements will remain unchanged.

Ms. Letizia confirmed that the outdoor patio hours would not exceed 11AM until 9PM (Sunday through Thursday) and 11AM through 10PM (Friday and Saturday).

Chairman Morse asked if the dumpster location or use would change. It will not.

Chairman Morse and the Board asked about the number of proposed seats on the patio. After discussion, Ms. Letizia confirmed that it would not exceed 16 seats.

Mr. Mackey explained that the changes submitted on their Plans (A100 & C100) were made by his brother – not an architect. The Board and Ms. Minas suggested that the original architect could easily make the required changes to the Plans. Ms. Letizia and Mr. Mackey agreed. The Board asked about food service on the patio. Ms. Letizia explained that she foresees only light appetizers and cocktails. The Board asked about noise mitigation. Ms. Letizia expects only normal conversation – there will not be music on the patio. The Village Code ordinance limits noise after 8PM.

The Board asked about the entrance to the patio area. After discussion, Ms. Letizia confirmed that they would maintain a latched outside gate entrance to monitor patio access with signage directing patrons to be seated only after checking with the staff inside the restaurant premises. The patio area will be shielded by a 3 ft screening fence to block the view and entrance from the parking lot. Details regarding this fence must be provided to the Board for review and approval. Information regarding proposed details for patio lighting (intensity, brightness, color and fixture type) must be provided to the Board for review and approval.

Ms. Minas outlined the following additional information and details that must be provided prior to the next meeting:

- 1) Revised 3-sheet drawing set (updates required for C-100 and A-100) with revised date and to include the following:
 - a) Update project information table to list the new required parking spaces (35) for the restaurant and number of spaces proposed (19);
 - b) Add patio area to drawing A-100 and include details of number seats, square footage and required parking;
 - c) Update patio area on drawing C-100 to reflect the entire patio as it wraps around the side of the building as shown on the sketch floor plan;
 - d) Add location of all proposed outdoor lighting for the patio area. Add note stating that lighting will be ‘dark sky compliant’.
 - e) Add note to show height of various sections of screening fence and indicate elevation difference between patio and top of fence
 - f) Add note to show location of latched gate, and 2 x signs (i.e. “no alcohol permitted off the premises” and “please see waitress prior to being seated”, or similar)
 - g) Add note with details of proposed landscaping
- 2) Provide details/illustrations of proposed screening fence around patio;
- 3) Provide details/photos/specifications of existing outdoor lighting and proposed new lighting. Proposed new lighting should be ‘dark sky compliant’, being shielded/directed light and minimizing the amount of blue light with brightness no greater than 1,000 to 1,500 lumen (use minimum brightness required to light space). Refer to <http://www.darksky.org/fsa/fsa-products/> for example products;
- 4) The note added to the Short EAF which was submitted with the Applicant’s package states “*extend special use permit to include outside patio area*”. The Board has voted that no other changes to the Short EAF are required for this extension and they have reaffirmed the previous SEQRA determination. The revised copy of the Short EAF with note should be initialed by the owner, or an authorized representative;

- 5) Update narrative, dated 08/01/17 to reflect 16 seat capacity and reference to screening fence between 3' to 8';
- 6) Provide letter of authorization (LOA) from owner for signing authority;
- 7) Site Plan / Special Use Application should be updated to reflect 24 existing parking spaces per the current plan dated 06-03-16. Application to be signed and dated by the owner, or an authorized representative and dated current.

Mr. Ciferri offered the following comments: The crash bar on the inside of the (indoor) catering room needs an allen key so the door can stay unlocked when the patio is in use. He does not foresee a problem with the outdoor seating or noise. The outdoor smoking (current use) from the parking lot fills his home with smoke so he must keep his windows closed when the restaurant is open – but that is his only problem.

There were no additional comments or suggestions.

Mr. Forte moved and Mr. Still seconded a motion to close the Public Hearing portion of this meeting. All were in favor.

The Board invited Ms. Letizia to return to the September Planning Board meeting with the required additional and updated documentation. Approval could not be granted at tonight's meeting. She understood and agreed explaining that they will probably not use the outdoor patio until next Spring.

Other:

1. 32 Church Street – Clement Garage – Joe Melito (Crisp Architects) – submitted plans, etc. for a Special Use Permit to add an apartment on the 2nd floor of their detached garage at this location. The Board will review the submitted documentation and invite Mr. Melito to attend the September 19, 2017 Planning Board meeting for a preliminary discussion regarding this request to be followed with a Public Hearing in October.
2. This was the last meeting for Chairman Morse. The Board is very grateful for his years of hard work and service to the Planning Board.

Administrative Items:

1. Reminder – be sure that your training requirements are up to date. Keep a copy of your training certificates before submitting them to the Village Hall.

Adjournment: Mrs. LaVarnway moved and Mr. Still seconded a motion to adjourn this meeting at 8:50PM. All were in favor.