

**TOWN OF BIG FLATS  
PLANNING BOARD  
MEETING MINUTES**

**SEPTEMBER 1, 2015**

Town Hall  
Meeting Room  
6:30pm

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Members Present: Lance Muir, Scott Esty, Jim Ormiston, Bob Byland, Dave Seely, John Hunter

Members Absent: Angela Piersimoni, Carl Masler

Staff Present: Brenda Belmonte

Guests: Seth Lovell, Susan Potrzebowski, Ronald Potrzebowski, Dean Wenzel, Dennis Ratlay

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Minutes  
August 4, 2015

**Motion by Esty, seconded by Byland, to approve the minutes of August 4, 2015, Discussion, None, Motion Carries 6-0.**

**RESOLUTION P-2015-22  
DANDY MINI-MART SITE PLAN EXTENSION APPROVAL  
TAX PARCEL # 58.03-1-4 & 5**

Resolution by: Byland  
Seconded by: Seely

**WHEREAS** this Board has received a written request on August 14, 2015 for the Town of Big Flats Planning Board to consider an extension of the previously approved site plan; and

**WHEREAS** the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS** the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, and

**NOW, THEREFORE BE IT RESOLVED**, the Town of Big Flats Planning Board hereby grants the request for a one (1) year site plan approval extension as of this date September 1, 2015.

**CARRIED: AYES:** Muir, Ormiston, Esty, Seely, Byland, Hunter  
**NAYS:**

Dated: Tuesday, September 1, 2015  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

**QUEST NORTHEAST CONCEPT SITE PLAN  
2307 STATE ROUTE 352  
TAX PARCEL #87.04-1-4**

Muir asked what would be stored in the proposed building.

Seth Lovell (Hunt Engineers), representing the applicant, stated it would be used to store boats, campers and construction equipment. The building will be a steel sided pole barn. Electric will be installed along with water for a restroom.

Preliminary plan to be submitted at the October 6, 2015 meeting.

**POTRZEBOWSKI AREA VARIANCE REQUEST  
SING SING ROAD  
TAX PARCEL #47.04-1-85**

Muir noted that there are several existing buildings on the property. The applicant is requesting one additional pole barn to store property maintenance equipment.

Esty feels that although this would be a significant increase in buildings, the addition of one more would not be excessive as the parcel contains several acres. Also, due to the proposed location, the building would not be seen from the front of the property.

Muir agrees, however the code only allows two accessory structures. The applicant currently has three buildings and is requesting that a fourth be allowed. The Zoning Board will review the application from that standpoint.

Muir asked if the proposed barn would have utilities.

Potrzebowski said that would depend on how far the building will set off from the road. Once built, he would contact NYSEG to see if installing utilities would be a possibility.

The planning board unanimously recommends approval and suggests that zoning board members visit the site.

**ALL BRIGHT SIGN COMPANY VARIANCE REQUEST  
MARRIOTT HOTEL  
COLONIAL DRIVE  
TAX PARCEL #58.01-2-35.31**

The request is to place an additional facade sign on the back of building, not to exceed allowable square footage.

Ormiston is not in favor of an additional sign and feels it would be a waste of money. Any future development (structures) would make it very difficult to see a sign.

Esty disagreed, saying signs are very expensive. If the applicant deems a sign critical to their success and is willing to pay, it is not up to this board to decide their marketing strategies. We should accommodate them to succeed.

Seely agrees – if the applicant is willing to spend the money to advertise their product then so be it.

By majority, the planning board forwards a recommendation of approval to the zoning board.

**Motion by Byland, seconded by Esty, to adjourn at 7:15pm, Discussion, None, Motion Carries 6-0.**

Adjourned at 7:16pm