

A Special meeting of the Planning Board, Town of Moreau, County of Saratoga, State of New York, held in the Town Office Building, 61 Hudson Street, South Glens Falls, New York on June 27, 2011.

Board Members Present: Chairman Peter Jensen, Keith Osborne, Chris Barden, John Arnold, Erik Bergman, Linda Riggi, Reed Antis.

Others present: Joseph Patricke, Building Inspector, Tricia Andrews, Recording Secretary

The meeting was called to order at 7:00p.m.

**#1 Papa Johns
Site Plan Review**

Mr. Arnold motioned to reopen the public hearing regarding Site Plan Review for Papa John's, and Mr. Barden seconded. Motion passed unanimously by roll call vote.

The Chairman dispensed with reading of the ground rules for a public hearing due to lack of audience for this appeal.

Chairman Jensen: Were you successful or unsuccessful at the Zoning Board of Appeals?

Mr. Dennis: Successful.

Mr. Patricke: He was successful. The one concern they had was if he left this facility, they didn't want to approve this and then have a different type of business move in. So there is a proviso that if he relocates to another building, the next applicant would need to come back to the Planning Board for Site Plan review.

Mr. Dennis: The concern was so that an eat-in place wouldn't take over and mess up the parking situation.

Chairman Jensen: Board, any questions for this applicant, comments concerning the proposal?

Mr. Obirne: You were able to ascertain that there was no truck parking at this site?

Mr. Dennis: There is no designated truck parking anymore, the lines have been removed.

Mr. Patricke: And a sign up saying no truck parking.

Mr. Dennis: There are lots of signs posted.

Mr. Patricke: I talked with the owner and there won't be trucks.

Mr. Osborne: What about signs?

Mr. Dennis: As far as directional stuff, it's all down there and they have agreed to re-paint it all.

Mr. Arnold: It was stop lines for the trucks, but there are no trucks there.

Mr. Dennis: They used to park with their back ends into traffic but they aren't there anymore.

Mr. Osborne: Directional signs?

Mr. Patricke: They are all there already.

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Mr. Dennis: There are signs on the south side and it's all there. The County's biggest concern was the way trucks used to park, but those lines aren't there anymore.

Mr. Arnold: Are there spaces delineated with lines for your establishment?

Mr. Dennis: There are lines across the store frontage and on the north side and south by the diesel pumps.

Chairman Jensen: So the parking is delineated.

Mr. Osborne: You were putting in a walk-in freezer and losing a space. I want to make sure there's handicapped parking on the site.

Mr. Dennis: Yes.

Mr. Patricke: It's in front of the main store. It's one per 25. Do you want one in front of his?

Mr. Osborne: Just want one on the site.

Mr. Patricke: Actually there's 2.

Chairman Jensen: Anything further? Let's turn to the short EAF. We all know where it is, Saratoga Road. Modification, second store front for pizza delivery and carryout- 1.4 acres... The response was no because you needed a variance from the ZBA. Now has a variance from the ZBA so it complies. Commercial...now has a valid permit/approval so that response should be yes.

Mr. Patricke: The current permit doesn't change. The existing business has a permit that is not affected by this change.

Chairman Jensen: So we'll leave that no. Questions on Part 1? Part 2: No concerns identified. Environmental concerns? No. Public Hearing closed 7:08pm. Board, what is your desire?

Mr. Arnold: Motion for a negative declaration on EAF.

Mr. Osborne: Second.

Motion passed unanimously by roll call vote.

Mr. Osborne: Motion to approve Papa John's Site Plan, I know of no conditions.

Mr. Patricke: For the record, put in the concern of the ZBA that they have to come back if there is a change in the occupant.

Mr. Osborne: Motion to approve the Site Plan with the condition that if there is a change in the occupant of this business that they come back to Planning Board for new Site Plan review.

Mr. Bergman: Second.

Motion carries by unanimous roll call vote.

Mr. Bergman: Is there a mylar?

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Mr. Patricke: We don't really have a mylar. Everything is inside except for the freezer, but we don't have a mylar, we used the site plan for the existing business.

Chairman Jensen: Your job now, is to keep Mr. Canavan happy. Looks like you are all set. Welcome to Moreau.

Mr. Bergman: Are you opening Monday August 1st?

Mr. Dennis: Friday, July 29th.

Mr. Arnold: Best of luck.

Mr. Dennis: I'm excited.

Chairman Jensen: Anything further?

Mr. Bergman: Motion to adjourn

Mr. Barden: Second.

Motion passed unanimously and the meeting adjourned 7:13 p.m.

Respectfully submitted,

Tricia S. Andrews

Recording Secretary