

**Minutes for the Ticonderoga Planning Board Meeting held on
March 5, 2015 commencing at 7:00 p.m.**

Present: Chairman Stu Baker, Mike Powers, Ben Leerkes, Don Meserve, Tonya M. Thompson, Town Clerk

Others: Code Enforcement Officer Bill Ball, Stewarts Representatives Chris Potter and Ryan Rubado, Joyce and Jerry Cooper and Councilman Fred Hunsdon

Mr. Baker opened the meeting with the Reciting of the Pledge of Allegiance.

Resolution #6-2015 brought by Ben Leerkes, seconded by Don Meserve to approve the Minutes for January 6, 2015. **All in Favor** 4- Ayes, 0-Nays. **Carried.**

Stewarts Shops Corp. - 150.42-2-8&9, Convenience Store w/ Self Serve Gas

- New 3,975 square foot Convenience Store
- Keep Gas canopy
- Replace concrete for drive mats and islands
- Replace & Upgrade fuel storage tank/add diesel
- Curb cuts/sidewalks/trees/landscaping remain the same
- Planting a row of 6-8 feet tall evergreen to screen back of building
- New 6 foot high vinyl fencing to screen East side
- Driveway all around the new building
- Lights converted to LED
- Patio w/ice cream walk up on West side
- Utilities - reuse the existing water/sewer taps
- Signage - 17 sq. ft. on store front, 15 sq. ft. LED fuel sign on each end of canopy
- Total change in permeability - currently 52%; will change to 27%

Storm water - currently series of catch basins throughout the site - daylight into the Town system; will be adding a few more catch basins with some dry wells that will daylight into the existing system. Would need to study further calculations to see if there will be a change in volume of storm water. Will be an increase of impervious area. More discussion was held.

Needs to be brought up with the Town -water/sewer/highway for compliance.

Mr. Baker noted that the current trees along Montcalm are not shown on the plans.

Mr. Potter assured that the trees will remain.

It was noted that the new building would have been straddling two lots but Stewarts Corp. working on combining them.

The Board decided that there is no need for a Public Hearing and noted that the SEQR is an unlisted action.

**Minutes for the Ticonderoga Planning Board Meeting held on
March 5, 2015 commencing at 7:00 p.m.**

Resolution #7-2015 brought by Ben Leerkes, seconded by Don Meserve to declare the application for Stewarts Shops Corp. - 150.42-2-8&9, Convenience Store w/ Self Serve Gas complete. **All in Favor** 4- Ayes, 0-Nays. **Carried.**

Resolution #8-2015 brought by Mike Powers, seconded by Don Meserve that this project has a Negative Declaration on SEQR. **All in Favor** 4- Ayes, 0-Nays. **Carried.**

Resolution #9-2015 brought by Ben Leerkes, seconded by Don Meserve to approve the application for Stewarts Shops Corp. - 150.42-2-8&9, Convenience Store w/ Self Serve Gas with the following conditions.

- Amend Landscaping Plan to show the trees to be retained along Montcalm St.
- All landscaping proposed and as shown on the Amended Landscaping Plan shall be maintained as such dead and dying materials including trees shall be replaced in a timely manner.
- Storm water management plan is subject to review and approval by the appropriate Town Committee.

All in Favor 4- Ayes, 0-Nays. **Carried.**

Mr. Ball mentioned the need to have the lights down washed, there was an issue with glare after the last renovation. He also mentioned that Stewarts has always been a great outfit to work with, they are a good partnership with the Town.

Mr. Potter mentioned that the original plan was to start work by March 23, 2015 and to have the majority completed in 10 weeks.

Other Business

Public Participation - Electronic Message Sign

Joyce Cooper came tonight for the Board's input. She is Chairman of the Design Committee of the Montcalm Street Partnership - mission is to improve the appearance of the Downtown quarter. She is also a member of the Kiwanis and they with TMSP have sort of come upon a little bit of partnership in terms of an Electronic sign. She currently has \$3,000.00 promised by the Kiwanis for an electronic sign should they go ahead with the project. Why this came about in the first place is primarily because of what is in existence now - a road side sign that is designed for highway construction announcing all of our current events and it is actually at the most important entrance to our Town. It serves a very important purpose but it is not very attractive. This has been in the back of her mind along with other people on the committee about doing something about this and this is where the idea of the electronic sign came about. We have been doing our research, there are a lot of different way we can do it and there are a lot of different places that we can place it. At the present time we are thinking next to the information booth at the Moses Circle. We also have tentative approval from the Hospital to use their property (from the prior CEO), we will have to go back to talk with them. We have all gotten used to driving by this sign and seeing what is happening here in Town. We have envisioned that this sign can do more than tell about spaghetti dinners and the K of C and

**Minutes for the Ticonderoga Planning Board Meeting held on
March 5, 2015 commencing at 7:00 p.m.**

Elks functions; it can be used by the Fire Department, the School, the Town, Water Breaks - it is multi-purpose and can be used for more than just the non-profits that are using it now. There are grants that are available when you combine emergency services - like the Ambulance Squad and Ti Fire.

Mr. Baker noted that the Chamber of Commerce Info Booth is actually on Hospital property and would need their permission.

Mrs. Cooper answered yes, we are talking about a sign that would be pretty attractive with a stone base so it would blend in with the building, they have done research and have looked at several different communities signs - Lake George Village, Ausable she has quite a few if you would like to see.

Mr. Ball did mention that he has gotten complaints about all the dinners that are happening every weekend. We have many businesses that pay big taxes in this Town and people are being drawn away with a community dinner for \$10.00.

Mr. Leerkes asked who would be responsible for this sign and what will be on it.

Mrs. Cooper stated that this is the can of worms that is now opening up. What we have decided with the Kiwanis and Montcalm Street Partnership and the Design Committee is that there will need to be a group of people that will come together to draw up guidelines as to how this sign will be used and keep everybody happy. She knows that there are merchants that are not happy about the public dinners that are being put on.

Mr. Powers stated that Reale's owns the sign and he feels that they should be commended for letting everyone use it. Someone needs to stand up and say thank you for doing it.

What Mrs. Cooper is here for is should she stop, should she keep going and looking at it?

Mr. Baker noted that the issue is that the message sign that is at the circle right now is not really allowed by the codes in this Town. If the community is to install a variable message sign next to the Chamber of Commerce Information Booth, then our sign code needs to allow it. By allowing it in one location, then the sign code would need to allow it everywhere else with that zoning designation. We would be opening up that can of worms of allowing variable message signs up to that size in a lot of other locations in this Town.

Mr. Powers has noted that we have been sitting here talking about regulations to propose to the Town Board.

Mr. Baker agrees that there needs to be an amendment to the sign regulations before it could even go in.

Mr. Leerkes stated that the Town Board is the governing body and could trump the law to just approve this themselves.

**Minutes for the Ticonderoga Planning Board Meeting held on
March 5, 2015 commencing at 7:00 p.m.**

Mr. Powers does not believe that this can be done, when the Town Board created a Planning Board and delegated that authority to the Planning Board they gave up that option.

Mr. Leerkes stated that we have no jurisdiction on this right now, it is not allowed. No matter what the Town Board will have to act first. One thing that we have agreed upon in our many discussion is that we do not want a message board that runs 10 messages that rotates.

Mr. Baker also noted that one thing that concerns him about this community sign is that we have so many community events that go on in this Town that we could have a very, very, very busy sign.

Mrs. Cooper agreed, she watched the one in Lake George and in the 10 minutes that she watched it there were 11 messages, it is programmed in advance and remotely.

Mr. Ball wanted to mention that the Town has received notice from NYS DOT that they want no more signs in their right-a-ways.

Mrs. Cooper mentioned that there is Town property by the Wagon Wheel that may be an option. The Elan plan suggested in front of the Fire Department but we have all agreed that in front of the Fire Department would not be a good site.

Mr. Baker wondered if the board has shed any light on this issue, or if they have muddied the waters for Mrs. Cooper. We as a Planning Board would like some guidance from the Town Board - if they want to allow these variable message signs we can certainly come up with some sort of language then.

Mrs. Cooper will keep the board posted on the progress.

Solar, Wind, Turbine - Discussion

Mr. Baker noted that he has no additional materials on these items for tonight's discussion, he hopes to have some for next month.

Mr. Powers would like to receive the amendments that have already been discussed as they have been put in the document itself for him to review.

Mr. Baker will forward these to the clerk to be forwarded to the Board.

Mr. Leerkes would like to see existing laws that are in place regarding these sign boards.

Resolution #10-2015 brought by Ben Leerkes, seconded by Don Meserve to adjourn at 8:15 p.m. **All in Favor 4- Ayes, 0-Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk