

Jay Wilkins made a motion to grant final approval with the condition of potential comments and recreation fees.

Seconded Jose DeJesus.

All ayes.

Motion carried.

B. FORMAL APPLICATIONS

B.1 Thruway Market Redevelopment

Mitch Feney, real estate developer representing Hannaford. The Village will be left without a grocery store for as long as a year. He is working with dial-a-bus to help Village residents get to the Hannaford in Pinebush.

Stan Plato asked how long it would take them to finalize the deal.

Mitch Feney said that Hannaford is committed to financing the project they are just finalizing the details. He continued to explain that everyone will be able and are encouraged to apply for jobs, he said that having had experience at Thruway will only benefit applicants . He showed the board the proposed signs for both the entrance to the grocery store and for the temporary pharmacy.

Nick saddler, explained that the refrigeration units located on the roof should not be visible from the parking lot.

Stan Plato asked that the units be painted the same color of the façade.

Mitch Feney said that any rooftop units visible from the parking lot will be painted the same color as the facade.

Ron Gainer asked what they would do about the noise.

Mitch Feney said that the noise that would come from the usual operations of the store will most likely be masked by the river. He said that all the Hannaford trucks do not use back up sirens and it is their policy that they do not idle while they are being unloaded. During construction they will work according to the Village ordinances.

Jose DeJesus made a motion to grant a negative declaration according to SEQRA.

Seconded by John Duffy.

All ayes.

Motion carried.

Jay Wilkins made a motion to grant conditional final approval.

Seconded by Jose DeJesus.

All ayes.

Motion carried.

In 30 days property will be purchased and out of business clearance will begin, close down period will be within 120 days.

B.3 Overlook at Kidd Farm, Subdivision/Site Plan

Jerry Jacobowitz explained that Ron Gainers rewrite was fine with the exception of 5 small items. Regarding the access to 208 being fully completed by the time the 23 unit is completed in phase 1. He said that it will be difficult to build the road before they know who the tenant will be, he would like to move this item to the first c/o of phase 3 or at the time that the first building permit is issued for commercial use.

Ron Gainer briefly explained each phase. Phase 1 33 units access to Coldenham, Phase 2 36 units, Phase 3 45 units, Phase 4 24 units, Phase 5 61 units.

Jerry Jacobowitz said that the second item under fire department should read district instead of department. Under board findings population, he is concerned with the clause that says that any owner needs to get HOA approval as well as a building permit to make any changes to their unit.

Ron Gainer said that they can't change it because it comes from the DEIS documents.

Jerry Jacobowitz said that under physical resources board findings he would like to change the wording to say that there will be a net positive fiscal impact where the net positives remain valid. He pointed out an instructional paragraph that made it into the document by accident.

Jose DeJesus made a motion to change Next work session will take place on January 9, 2011.

Seconded by Jay Wilkins.

All ayes.

Motion carried.

Jay Wilkins made a motion to close the planning board and open the architectural review board.

Seconded by Stan Plato.

All ayes.

Motion carried.

B.4 42 Orchard Street

Joseph hall, presented the board with the proposed sign.

Jay Wilkins made a motion to approve the sign.

Seconded by John Duffy.

All ayes.

Motion carried.

Jay Wilkins made a motion to adjourn the Architectural Review Board.

Seconded by John Duffy.

All ayes.

Motion carried.

Meeting adjourned 9:15.

Respectfully Submitted,
Lisa Dore