

Village of The Branch – Special Planning Board Meeting
August 21st, 2019

The Special Planning Board meeting of the Village of The Branch was held in the Village Hall, 40 Route 111, Smithtown, NY 11787, at 7:30 p.m. on August 21st, 2019.

The following persons were present:

Libby Smith- Chairman	Christine Cozine- Village Clerk
Marie Zere – Member Not Present	
Valerie Lindeman- Member	David Wetzel – Member
Glenn Haberfield – Member	Dan Falasco – Village Engineer

Chairman Libby Smith called the meeting to order at 7:38 pm.

Glenn Haberfield made a **motion** to approve the July 2019 Planning Board minutes. David Wetzel seconded the motion. All in favor and the motion was approved.

Glenn Haberfield made a **motion** to approve the March 2019 Planning Board minutes that Dennis Ryan has read and approved. David Wetzel seconded the motion. All in favor and the motion was approved. (Dennis Ryan has left the Planning Board and is now a Trustee, but was on the Planning Board back in March and those minutes were approved back in May.)

At this time the public Hearing was opened:

Carmelo and Christina Picarello from Fresh Farms stores came in to present some changes to their site plan their architect made, based on our previous suggestions.

- The turning radius - took away some green spaces and repositioned the freezer and refrigerant.
- Color of Paving – changed it from orange to a brick red. Glen Haberfield asked what kind of material it was. Carmelo couldn't answer, but it will be a hard surface and will be smooth with some texture. They discussed radiant heating, but it wasn't cost effective. Corporate approved the color change. Libby Smith reminded them that here on LI this material cracks on the tennis court. We have cold winters and hot summers.
- Garbage collection – spoke with a sanitation company and they are not concerned with issue because they can take care of it by issuing them a special receptacle. They can also do curbside pickup and bring it back to the original spot.
- Health Dept. Inspection – don't have to engage until we are ready to open. Contact 2 weeks before opening and got application to fill out. Glenn Haberfield asked where does it fall under, grocery side or food preparing? It is not food preparing.
- Parking – 1 car per 125 feet. Looking to see if we can rent space in another area. Really only need on car spot, maybe 2 but only on certain occasions. Hours of operation 6am- 10 or 11pm. There is approximately 4-5 cars average in the circle area. David Wetzel asked what are the “peak hours” of operation.

Chairman Smith closed the public hearing.

Discussion ensued about The Farm Store.

Glenn Haberfield wants the cars to come in on Singer Lane and exit off Singer Lane and not at all on 25.

Libby Smith mentioned that you can't have parking spot in "Front yard."

Dan Falasco made a suggestion that was in Code about asking if they could rent a spot that was 300 ft from property, but it needs BOT approval. Still would need a variance from the BZA to have a total of 5 spots.

Libby Smith suggested getting a traffic engineer to access the plans because she is still concerned with flow. Need a traffic analysis not a study.

Dan Falasco said really need to go to DOT and get their opinion. Dan said as a courtesy he will drop it off to the DOT.

John Carro(BOT liaison to the Planning Board) suggested land banking some of the spots.

Dan Falasco will let the Clerk know when he hears back from the DOT.

Glenn Haberfield made a motion to close the meeting at 8:35 pm, Libby seconded the motion, all in favor.

Respectfully submitted by
Christine Cozine – Village Clerk