

Village of The Branch – Special Planning Board Meeting  
December 18th, 2019  
Track #8

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 December 18th, 2019.

The following persons were present:

Libby Smith- Chairman	Christine Cozine- Village Clerk
Valerie Lindeman- Member	Dan Falasco – Village Engineer
David Wetzel – Member NOT present	
Michael Kelly - Member	
Glenn Haberfield – Member NOT present	

Chairman Libby Smith called the meeting to order at 7:36 pm and introduced the newest member Michael Kelly to the Planning Board. He is replacing Marie Zere who stepped down.

Chairman Smith made note we can't vote on the October and November 2019 Planning Board minutes because we don't have a quorum. It will be tabled to next month's meeting in January.

At this time the public Hearing was opened:

Joseph Barry of Gator Investments, Michael Junghan of Kimberly Horne Architects - Came in to discuss expanding the shopping center on the SW corner of the property right by the main entrance for a Starbucks and a Wayback Burger restaurant and would like to get some feedback from the Board.

Preliminary Proposal – 2 Pad Site 1,800 square feet. Will have a Starbucks drive through and a Wayback Burger. In order to do, need to take away 30 spaces to allow trucks to go through.

Discussion ensued about the conceptual plan.

Chairman Smith noted that there is a snowplow currently located in the back and that is not allowed per our Code. Also mentioned that they would need to do a study on parking activity during peak hours and a Saturday will need to be included as well.

Engineer Falasco mentioned that the site is close to the wetlands and you would need Board of Health approval for sanitary because you are within 300 feet. The drainage is going to need an assessment as well because Gator has always had an issue over in that area.

Engineer Falasco mentioned there is currently work being done from Grant money on the bike trail that starts on Woodhollow Road and follows old Route 111, which will come out by the corner of the property you are proposing. Our Engineering Firm might have the Wetlands delineated already.

Mr. Barry and Mr. Junhans also mentioned how they plan on moving the Pylon sign to the middle of the driveway entrance into the shopping center.

Chairman Smith asked that be looked into for traffic safety reasons and visibility issues. She also mentioned that there are color restrictions for signs in that shopping center. They can only be red, white and blue.

Chairman Smith mentioned about putting in islands in the parking lot as part of the site plan to help with the traffic flow inside the parking lot. The Fire Marshall had suggested them when the paved the parking lot last Spring but couldn't do it since it wasn't on site plan.

Chairman Smith and Engineer Falasco told them they would need to go to BZA to get a variance for inadequate parking spaces. They also mentioned that they would need a SEQRA. They would also need TDR's approved by the Board of Trustees.

Trustee Carro mentioned that he thinks that Gator should tell their tenants what they are planning on doing.

Mr. Barry mentioned that Gator has an application in for the new building with National Grid. The fallback is to have a propane tank buried underground.

Chairman Smith closed the public hearing.

Michael Kelly made a motion to close the meeting to the public. Valerie Lindeman seconded the motion, all in favor and approved unanimously.

Michael Kelly made a motion to close the meeting at 8:22 pm. Valerie Lindeman seconded the motion, all in favor and approved unanimously.

Respectfully submitted by  
Christine Cozine – Village Clerk

