

Village of The Branch Planning Board Meeting  
January 17th, 2024  
Track #81

The Planning Board meeting of the Village of The Branch was held at Village Hall, 40 Route 111 Smithtown, NY at 7:30 p.m. on January 17th, 2024.

The following persons were present:

John Carro- Acting Chairman	Christine Cozine- Village Clerk
Valerie Lindeman- Member not present	Dan Falasco – Village Engineer not present
Michael Kelly – Member	Maureen Fitzgerald- Member not present
Glenn Haberfield – Member	

John Carro, acting Chairman due to Libby Smith retiring, called the meeting to order at 7:31 pm.

Christian Spenziero representing Charge Smart LLC and Dylan representing Acadia Realty– Mr. Spenziero brought plans for Branch Shopping Center which is like Village Commons shopping center which has already been approved by the Board. Tring to build the EV charging site on the entry road West side of the “canoe”. On page C1 there are 4 240K EV chargers with 3 spaces and a handicap spot with a 5 ft access aisle. There is a sycamore tree that needs to be removed and asked the Board if they want it relocated. Also mentioned they would provide landscaping plans. Chairman Carro mentioned they don’t have a water source to water plants so will need to have drought resistant plantings.

Chairman Carro asked why the west side of the canoe and not the east side? Dylan from Acadia answered that they are still hoping for one day for a pad site to be put in the parking lot so that was their reasoning. It is also closer to the restaurants, which benefits the car owners plus it helps with ADA compliance issues.

Member Mike Kelly does not have an issue with the location.

Chairman Carro asked if east side proposed bollards? Mr. Spenziero said a midspan utility pole needs to be added just like the other shopping center. The bollards protect the transformer power box. It will be in the grass area and Chairman Carro said he wants landscaping around it. Mr. Spenziero mentioned the EV chargers will be the same units, power, and color as the other shopping center. PSEG will take care of the DOT permits and pol. Will get sketches from them and when they do, they will provide them to us.

Member Glenn Haberfield said it seems fine. He only asked that they do not use arborvitae, he doesn’t like them and doesn’t want them too high. Would prefer an older type of planting.

Everybody is on board with the location of the EV chargers. The Board asked for a timeline and Mr. Spenziero said it would be phased. Summer for Village Commons and then 2-3 months later for Branch Shopping Center.

Phase 1 – 1-1.5 weeks

Phase 2 – Install switch gear/chargers, transformer.

Phase 3 – PSEG

The above takes about 3 weeks. The Board asked who services the EV? Dylan answered that there is someone local. They have a maintenance contractor who maintains the chargers and it can take 3 days max to fix a problem, but they try and get it fixed in one day.

Chairman Carro made a **motion** to accept site plan as submitted as long as they have the site plan with the planting's requirements by the February meeting. Mike Kelly seconded the **motion**, all in favor and approved unanimously.

John Carro – yes

Mike Kelly – yes

Glenn Haberfield - yes

Chairman Carro made a **motion** to close the meeting at 8:01pm. Mike Kelly seconded the **motion**, all in favor and approved unanimously.

Respectfully Submitted by  
Christine Cozine – Village Clerk

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After the meeting there was an informal meeting with Sean Doherty and Kevin Reim of Bohler Engineering, 275 Broadhollow Rd Suite 100, Melville NY 11747 to inquire about a pad site for Wells Fargo Bank at the Gator Shopping Center. Mayor Delaney was also present for this meeting.

The Board reminded these gentlemen that the parking requirement for this shopping center is 800, but they currently only have 505 spots.

With the proposed plan Wells Fargo Bank would take up 46 of the 505 spots, leaving even less spots than before. This is Gators conceptual plan “C”.

Conceptual plan “D” which is Wells Fargo plan, the shopping center would only lose 26 spots, which maintains an entire row of parking.

Chairman Carro asked them about the empty Rite Aid spot since it was recently vacated, and they answered that Wells Fargo wants only pad sites in existing shopping centers.

Mr. Doherty and Mr. Reim said they would take the information back to Wells Fargo Bank and would be back in touch if needed.