



# TOWN OF WARE

Planning & Community Development

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## Planning Board Minutes September 2, 2015

- Planning Board members present:** David Kopacz, Sr., Rick Starodoj (Chairman), Fred Urban
- Planning Board members absent:** none
- Staff present:** Karen Cullen, Director of Planning & Community Development, Judi Mosso, Assistant to the Director
- Public:** As taken from Sign -in sheet: Todd Guzik, Bill Braman, Tracy Opalinski

Chairman R. Starodoj called the meeting to order at 7:01 p.m.

### 1. Administrative

- a. *Approve minutes from August 19, 2015 – Motion* by F. Urban to approve minutes as presented, seconded by C. DiMarzio. So voted 3/0/0.
- b. *Transportation Improvement Project (TIP), Main Street Signalization* – There was brief discussion before SPR-2015-01 and more detailed discussion afterward. The engineer wants comments from the Board for work on the 25% design. There was discussion about bike lanes on Main Street in order to properly connect to the rail trail; no additional work to Nenameseck Square, various crosswalks, handicapped spaces improved, design plan for Balicki parking lot, snow removal at that lot, vehicles cutting through Veterans Park in order to avoid the North Street light, removing one of the stop bars at West Main, and signage.

### 2. Minor Site Plan Review – SPR-2015-01, Guzik Motor Sales

Public hearing is not required for a minor site plan review. Todd Guzik described the project and stated that the ZBA had approved the variance request (V-2015-03) in August. He confirmed that business is good.

There was discussion about drywells and water runoff and no storm water design on the plans, unloading new cars will take place on the eastern (service) side of the building; cars are delivered via a smaller, 3-car carrier and are usually unloaded late at night or early in the morning; light shining in abutter's house; adding/improving buffer with abutter; snow is removed to the abutting lots; department comments reviewed including "junk" vehicles, fire sprinkler requirement, adjusting direction of light.

T. Guzik stated that he intends to submit a major site plan in the next two years and the items mentioned above will be included. For this review however, he will prepare and submit waiver requests for the following #2,buffer, snow, storm water, breakdown of square footage for each use.

Bill Braman and Tracy Opalinski of the Ware Business and Civic Association spoke in support of the improvements, stating that Guzik Motors is growing and support the business district and continually invest in Ware.

**Motion** by D. Kopacz to approve the plan as amended with anticipation of the waivers and with the following conditions. Seconded by F. Urban. So voted 3/0/0.

1. That the buffer be allowed to re-vegetate on the applicant's property to shield the abutting property at 71 Ross Avenue; it was determined that it would be impractical to install a fence as a buffer. Furthermore that prior to issuance of a certificate of occupancy for the addition, the light be adjusted to the extent possible to lessen the impact on the abutting property on Ross Avenue.
  2. That the trade-in vehicles to be sold as salvage that are parked on the abutting parcel (58-0-7) be removed prior to issuance of a certificate of occupancy for the new addition, and that at no point in the future shall there be more than six such vehicles on the site at any given time.
  3. Hours of construction shall be limited to Monday through Friday from 7:00 am to 7:00 pm, and Saturday from 7:00 am to 4:00 pm. No work shall take place on the site on Sundays or Holidays.
  4. All other approvals, including local, state, and federal, shall be obtained prior to the issuance of the certificate of occupancy.
3. ANR at Mill Yard – Karen spoke to the RE agent for the owner, inquiring about a surety at closing. **Motion** by D. Kopacz to table this topic until the next meeting when the Board will make a definitive decision. Seconded by F. Urban. So voted 3/0/0.

4. Adjourn – **Motion** by F. Urban to adjourn at 8:13 pm; seconded by D. Kopacz.

*Minutes Approved on:* \_\_\_\_\_

Starodoj \_\_\_\_\_

DiMarzio \_\_\_\_\_

Urban \_\_\_\_\_

Kopacz \_\_\_\_\_

Knight \_\_\_\_\_

*Respectfully submitted by Judi Mosso  
Assistant to the Director*