

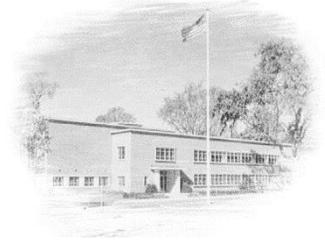


PLANNING COMMISSION BOARD

INCORPORATED VILLAGE OF GARDEN CITY

MEETING MINUTES

WEDNESDAY, APRIL 13, 2016



PRESENT: H. Bradford Gustavson, Chairman
William Bellmer
Neal J. Sweeney
Sean O' Brien
Keith Galanti
Craig Biscone

ALSO PRESENT: Ausberto Huertas Jr. M.S, Assoc. AIA, CEO
Department of Buildings Superintendent

Meeting commenced at 7:40.

I. **APPROVAL OF MINUTES:**

The minutes of the March 9, 2016 meeting were approved.

II. **APPLICATION:**

SITE PLAN APPROVAL:

1. **SOUTH AVENUE (ADELPHI UNIVERSITY)** FOR AN ADDITION TO THE BASEBALL DUGOUT- PRESENTED BY ROBERT SHIPLEY, ASSISTANT VICE PRESIDENT OF FACILITIES.

MR. SHIPLEY STATED THAT THE BASEBALL TEAM IS IN NEED OF ADDITIONAL LOCKER SPACE. A SIMILAR FACILITY EXISTS ON THE SOFTBALL FIELD AND THEY PROPOSE TO BUILD A SIMILAR ADDITION FOR THE BASEBALL FIELD. THE ADDITION WOULD BE ATTACHED TO THE SOUTH SIDE OF THE BASEBALL FIELD AND THEY PLAN TO PICK UP THE ROOF LINE OF THE EXISTING BUILDING. AIR CONDITIONING WILL NOT BE INSTALLED; HEAT ONLY. TWO TREES MUST BE REMOVED AND WILL REPLANT THE AREA AFTER THE ADDITION IS BUILT. THE GAS MAIN IS UNDER THE TREES SO THEY CANNOT BE MOVED. THE COMMISSION APPROVED THE APPLICATION PENDING THE OUTCOME OF THE ARCHITECTURAL REVIEW BOARD.

THE APPLICATION WAS RECOMMENDED FOR FINAL SITE PLAN APPROVAL.

2. 1201 Franklin Avenue (**Fairchild Sons Funeral Home**- accessory building) presented by Kevin Walsh, Esq. Mr. Gustavson recused himself since he is involved in the project.

Mr. Walsh presented drawings of the site plan with elevations as well as a landscape plan. Fairchild is requesting Site Plan Approval and would like to avoid a sketch plan conference. Mr. Walsh stated that the existing building was an office building and the owner would like to turn it back to retail to open a florist to serve the entire area, improve the site and make the area more pedestrian friendly. Improvements will include new paving, a landscape plan and changes to the exterior of the building. The existing overhang is on Village property since the building abuts the south property line. The building department previously approved the overhang in error. Fairchild would like to modify the existing encroachment with two awnings which extend three feet from the building onto Village Property.

Mr. Walsh further stated that at present, the parking lot is unworkable. The proposal is for the installation of two curb cuts and open the municipal lot- Parking Field #12, thereby creating two new parking spaces. This will require Board of Trustee approval as well as permits from Department of Public Works for the curb cuts. Also, two onsite spaces will be created for two independent retail spaces; one to be determined. Since the proposal is an improvement over the existing situation, a traffic study may not be necessary, if approved. A suggestion was made that the northerly opening would be for ingress and the parking lot at 12th Street would be for egress.

Mr. Gustavson stated that due to the blind curve in the area, it is proposed to remove the existing hedges so as to not obstruct vehicular traffic. A suggestion was made to remove the whole row of hedges. There is fencing along the side of the hedges but it was decided that only the hedges along the north east corner would be removed. No fence or gate would be installed at the driveways. The egress/ingress will be dual and a question was raised about traffic signs and parking for patrons of funeral/florist only. A discussion ensued regarding updating the lighting. The elevation drawings reflect the additional lighting to include sconces and possibly security lighting will be added off the corners on the rear elevation.

The Board stated the submission would be an improvement to the area. The Board agreed to waive the sketch plan conference and to waive the traffic study. The submission was approved for the lighting, removal of the bushes and subject to license from the BOT and Architectural Review Board.

The Application was recommended for Final Site Plan Approval.

I. WORK SESSION

Village of Garden City - Parking Study

Brad Gustavson furnished the Commission Members with a summary of the Parking Study for submission to the Board of Trustees. A question was raised if the BOT would question why the Planning Commission would agree to the parking study as indicated that sufficient parking exists.

With reference to Parking lot 7S – The Commission agreed with the consultant pertaining to Seventh Street. Paragraph 1 demonstrates that parking exists but to eliminate the second sentence and the word “easily” be stricken from the report. New uses were approved on the south side of 7th Street for new tenancy.

Paragraph 2 is not clear as to what is being recommended as to the parking requirements- The Commission does not want to recommend an increase in FAR but allow for future modifications of zoning. Paragraph #2 should state the recommendation for the future to allow for increase for commercial properties in areas of excess parking.

Paragraph 3 –The recommendations of the consultant suggests adjusting the ratios in the Zoning Ordinance. The Commission would consider charging stations. One station for each 40 spaces in residential buildings and a similar ratio for office buildings. They may wish to go back to the consultant for Parking Lot 7S and 13th Street.

Paragraph 4- Shared off street parking to be included in the recommendation.

Paragraph 5- The Commission recommends that moving forward, the standard parking dimensions be revised to 9 feet by 18 feet. Currently, the standard is 9 feet by 20 feet. When the Village re-stripes they do not have to follow the recommendation.

Paragraph 6- The Commission agreed.

Mr. Gustavson also recommends that the Village should consider solar panels in certain parking lots which would also provide protection for the vehicles and the profit can be sold back to the Village. License agreements would have to be obtained to prevent liability. A suggestion was made to prepare a suggestion to be presented to the BOT for solar panels of Village lots or a geothermal system- i.e. the Village Municipal yard or the pool. An RFP should be done. An inquiry to check with Bob Mangan if this study was done before prior to getting a representative from a solar panel company.

The Meeting adjourned at 9:00 p.m. .

