

## September 8<sup>th</sup>, 2014 – Meeting Summary

Members present: Gloria Rabinowitz, Marlene Haresign, Rachel Verno and Joe Krazewski

Non Members present: Tom Halsey, Artie Muller, Mary and Kevin Willetts

### FLYING POINT PROPOSAL:

Discussion and review of the proposal for 2 buildings on the property on the southeast corner of Flying Point Rd and Rte. 27.

Applicant is replacing the existing corner building with a 4,999 sq ft building and plans to construct a new 15,000 sq ft building which is an “as of right”.

Applicant has won a lawsuit that allows a long term lease for these two properties under the condition that they receive site-plan approval within 12-18 months.

No tenants for either building have been secured (although the tenant of the existing solar business would like to continue at that site) and no use for either building has been discussed. The 15,000 sq ft building could be divided into smaller businesses, some being retail and/or one use. The current zone is HB.

A cross access road would be constructed to connect all the buildings and funnel onto Flying Point Road. The plan has no details about how the overflow onto a residential road will be handled. The cross access would eliminate left turn lanes onto the highway and would give people access to a stoplight for safety. It would also eliminate some of the curb cuts onto Rte. 27

The traffic report presented is for 2 days in February. The CAC will ask for a traffic report during peak summer months and will also ask that from now on, no traffic reports be accepted unless conducted over summer months with a holiday weekend included.

Concerns were raised re: landscaping and buffering from the residential properties to the south, the future of Fortunoff, Princess Diner, and Pier 1 in relation to these two new buildings. All the businesses at this corner need to be looked at as a unit and how they impact the area as a whole. The CAC will submit a letter to the Planning Board.

### MILL POND/DEERFIELD ROAD PROJECT:

Tom Halsey gave a brief update of Phase 1 of the storm water abatement project and also reported on research he has done on other water bodies using Phoslock. He also has information from his own observations regarding the condition of the pond and the geese population. He continues to ask for the test results that LeeLyman conducted on the pond for the past 6 years. The only test results that have been provided are for 2013. This information from prior years exists and at past CAC meetings, the Supervisor and Councilwoman Scalera agreed to facilitate having this information sent to Tom. This remains an issue and the CAC feels that the test results for the past 6 years conducted on Mill Pond should be provided.

Illegal fishing continues to be an issue at Mill Pond and people are spending the night and pulling up the surveyor sticks. Trustees had promised to address this issue with the Bay Constable but this continues to be a problem

### CR39 SPEED LIMITS:

-The CAC needs to submit a second letter requesting that the speed limit on CR39 from Dale to the intersection with Rt 27 be reduced from 45mph to 35mph.

### OTHER BUSINESS:

-The CAC agreed to support the Town Board resolution regarding special exceptions and will also ask that traffic studies be conducted in July and August and over one holiday weekend. CAC also agreed to support the effort to reject The Hills PDD application and support the SH Water Protection Alliance's efforts.