

August 27, 2009

Planning Commission

- Public Hearing: 4276-78 Monticello Blvd, Conditional Use, Inner Healing Ministries
- AeroControlex, 4223 Monticello Blvd, preliminary review of site plan modification
- Lot Consolidation, 1353 Argonne Rd

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Dennis Fiorelli, Martin Gallito, Andre Reynolds and Ron Sabransky. Also present: Paul Kowalczyk, Building Commissioner and Ed Gallagher, Economic Development Director.

7:00 P.M.: Public Hearing, Conditional Use, 4276-78 Monticello Blvd, Inner Healing Ministries – Reverend Benjamin Franklin, Jr., Valdia Burns and Gary Hoffman, representing the building owner Croton Development Co., Inc., were present. Chairman Goddard stated that the information that was requested at the last meeting was not submitted yet to the city. Mr. Kowalczyk stated that the city issued a non-conforming temporary occupancy for 60 days from August 13, 2009 to October 12, 2009. Rev. Franklin distributed an interior site plan to the commissioners. He stated that the exit lights are all working and the access to the exits have been cleared. The existing businesses are Ivy's Catering (Greenmont Party Center) Peter Pan Donuts, Nu-Attitude Hair & Nail Salon, a Barber Shop and a daycare that is now vacant. Ms. Burns stated that there are about 150 spaces for parking on the upper level and 75 spaces on the lower level. Mr. Hoffman stated that the parking lot is being repaired and will be relined. Chairman Goddard stated that the applicant needs to submit to the city by September 3rd in writing the chart with the number of parking spaces, the hours of operation for the existing businesses and hours of operation for the church. An appointment shall also be scheduled for the fire inspector to inspect the building. Chairman Goddard closed the public hearing.

Aero Controlex, 4223 Monticello Blvd, preliminary review of site plan modification – Mr. Gallagher stated that Aero Controlex would like to expand their facility. John Kuss, representing Aero Controlex and David Lynn, Building Industry Consultants, were present. Mr. Kuss stated that a 7500 square foot addition is needed to facilitate the purchase of a valve business in California. They would like to start construction in October and move in by the end of the year. Mr. Lynn stated that the building covers less than one acre on the 5 ½ - 5 ¾ acre site. The existing parking should be adequate even with the loss of 18 spaces for construction of the addition. Mr. Kowalczyk stated that they will need site plan recommendations from the Planning Commission and approval from the Architectural Review Board. Chairman Goddard informed the applicant that the site plan showing the modification and the parking spaces that are being removed is all that is required to be submitted by September 3rd.

Lot Consolidation, 1353 Argonne Rd - Mr. Kowalczyk stated that Jeremy S. Swartz owner of the two parcels was unable to attend because he was called out of town on business. Mr. Kowalczyk stated that Mr. Swartz purchased the lot next to him and would like to combine the two parcels. Mr. Kowalczyk also stated that he received a letter of approval from Andy Blackley, City Engineer. After some discussion, Chairman Goddard made a motion to approve the lot consolidation at 1353 Argonne Rd to include permanent parcel #702-12-029 & #702-12-028 to be named as parcel "A". Seconded by Mr. Fiorelli. All ayes. (4-0-0) Mr. Gallito was absent for the vote.

Chairman Goddard made a motion to approve the minutes of August 13, 2009. Mr. Fiorelli pointed out that the minutes should show that Mr. Gallito was absent. Seconded by Mr. Reynolds. Minutes approved as amended: Mr. Gallito absent. All ayes. (4-0-0)

Mr. Kowalczyk stated that Professor Alan Weinstein will meet with Mayor Georgine Welo and Michael Lograsso, Law Director on September 15th. Mr. Kowalczyk will meet with Professor Weinstein before that date to show him the three locations which will be commercial sites that have parking and are buffered from residential properties.

Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Sabransky. All ayes. The meeting adjourned at 8:15 P.M.

Arthur Goddard, Chairman

Date

Barbara Latini, Recording Secretary