

Village of Canton

Planning Board Meeting

September 1, 2020

Courtroom, Canton Municipal Building

4:00 pm

Members Present

Chairperson Barry Walch; Jessica Sierk; John Hill; Charles Rouse

Recording Secretary Jeni Reed

Members Absent

None

Others Present

Code Enforcement Officer Jeff Murray; Mayor Mike Dalton; Steve Wilson; Shaun Cunningham; Varick Chittenden; Brooks Washburn; Toby Irven

Call to Order

The meeting of the Village Planning Board was called to order at 4:03 pm by chairperson Barry Walch.

Approval of Minutes

Minutes from February 11, 2020 Corrections:

- Correct Jessica Sierk's name in several places.
- Change wording "cartoon" to "simple diagram."
- Change 30 Main Street to 30 Miner Street (page 4).

Pending these corrections, the minutes from the February 11, 2020 meeting are approved.

Minutes from May 15, 2020 Corrections:

- Change adjournment time from 11:35 pm to 11:35 am.
- Add that if Dairy Queen changes ownership, the sign will have to be brought into compliance as the approval goes with the owner of the property and not the property itself.

Pending these corrections, the minutes from the May 15, 2020 meeting are approved.

Agenda Items

1. Site plan review for McDonald's Project

Steve Wilson on behalf of Bohler who is handling the McDonald's project presented the proposed site plan. The project has faced some delays but at this time is ready to proceed. The proposed site is located at 111 East Main Street, in front of the Price Chopper. This site is already developed but is underutilized with the current infrastructure. The property will be leased from the landlord who also owns the plaza which houses Price

Chopper. The proposed building will be designed in earth tones and very muted with a sophisticated design. Proposed height of the building facing the road will be 21 feet, and the total square footage of the building will be 4400 square feet.

The proposed drive thru has been fully reconsidered and redesigned from previous presentations. The drive thru will be a 2:2:1 design (2 lanes entering, 2 lanes ordering, 1 lane pickup). The dumpster corral has been moved to the rear of the property to make room for this. Three windows will be in place for the drive thru; a pay window, a standard pickup window, and a “pull forward” window which will allow for larger orders without congesting the drive thru. The entire site is designed to move traffic in a counterclockwise direction.

Infrastructure for water and sewer already exist and will tie into the municipal supply. The entry driveway has also been moved further back to prevent cars queuing outside the lot and allowing more space for drive thru queuing inside the parking lot. Questions regarding snow removal and storage were also addressed; green space is available for snow storage as well as additional space in the rear of the lot. Snow removal will be handled by the landlord. Drainage has been confirmed as available, with several catch basins on the property itself and a storm water basin located by the muffler shop which all drainage runs to. Storm water is retained underground, and the site disturbance is less than 1 acre which means there is no additional requirements to be met from the DEC.

Mr. Wilson asked if the drive thru spaces contributed to required parking; as the site plan sits there are 30 dedicated parking spaces plus 15 drive thru spaces (minimum) which meets the 45 parking space requirement for the size and use of the building. However it was determined that there is plenty of spillover parking in the plaza lot which adjoins the site, and as there is no curbing to distinguish the separate lots it becomes a moot point.

The presented plan has not yet been reviewed by the county; however the only changes from the previous iteration are the adjustment of the entry driveway and removal of a row of parking on the west side of the lot. It was determined that tractor trailers will be able to access the site appropriately. The only issue presented by the county that has not yet been addressed is the addition of a hitching post for Amish buggies; but they will be considering this request.

Signage will include a free standing sign out front, directional signage, and building signage on three sides. All signage will meet code with the exception of the free standing sign out front, which is expected to go to the ZBA for review after consideration by the code enforcement officer. Lighting will be arranged to cover the parking lot and building, but will be “dark sky friendly” and all downcast.

The board agreed that the proposal seems to fit the site nicely and meet all requirements.

A motion was made by John Hill to approve the proposed site plan with no signage consideration at this time and as long as shared parking is utilized to cover parking needs; Jessica Sierk seconded the motion. Charles Rouse added that signage would need to be considered by the code enforcement office and ZBA, and if approved can still be reviewed by the planning board; this was agreed and the revised motion carried.

2. Site plan review for drive thru at Kentucky Fried Chicken located at the Mountain Mart

Brooks Washburn presented the site plan for the proposed updates to the Mountain Mart on East Main Street with the addition of a drive thru for the incoming Kentucky Fried Chicken (KFC) restaurant. KFC will be filling the space left vacant by Domino's. The site plan addresses the addition of the drive thru and some changes in

aesthetics to the exterior of the building for both KFC and Dunkin restaurants. The design will be nearly identical to the existing location in Potsdam and the newly approved changes in Massena.

It was noted that drive thru locations have been crucial during the COVID-19 pandemic. The site plan proposes two drive thrus that “cross over” - one for KFC and the other for Dunkin. This will be accomplished at a very low speed and is already working at the Potsdam location.

Six parking spaces will be eliminated in the installation of the KFC drive thru; a concern for the board was if parking would still be sufficient. It was agreed that if the company can provide six additional parking spaces elsewhere on the lot, there will be no issue to address.

Regarding the aesthetics, two “fins” will be added to either end of the building representing the KFC and Dunkin brands. Signage for these will be reviewed by the code enforcement officer. All required signage calculations have been done and will be reviewed.

A motion was made by John Hill to accept the presented site plan with the caveat that the same number of parking spaces must be maintained, and that if parking becomes an issue the board may compel the company to provide additional parking. Jessica Sierk seconded the motion, and the motion carried.

3. Review sign proposal for Grasse River Heritage

Grasse River Heritage is requesting approval of a sign to be placed at Heritage Park. Varick Chittenden, representative for the group, indicated that the sign will direct and help prevent individuals from climbing on the sculptures. The actual sign is the same in color scheme and smaller than the one that currently exists across the street. The new signage will be 3 feet by 5 feet, and posted perpendicular to the street so it can be seen from both sides.

A motion was made by Charles Rouse to approve the sign as requested. John Hill seconded the motion, and the motion carried.

4. Review sign proposal for Windward Music

Shaun Cunningham, owner of Windward Music on Main Street, is requesting approval of a projecting sign over his shop. The hanger necessary for the sign is already present. He is requesting a sign that would project 2.5 feet out toward the street and 4 feet down, and would remain 7 feet above the sidewalk. The color scheme would match that of Grasse River Outfitters which is the shop above his.

The board indicated that in order to meet code, the sign must be 9 square feet or less; the proposed sign would be 10 square feet. To meet the requirements, Mr. Cunningham agreed to obtain a sign that would project out 2.25 feet instead of 2.5 feet. Mr. Cunningham is considering a commercially done sign, in metal or painted wood, and does not anticipate any lighting on the sign at this time. The board indicated that should he decide to light the sign in the future, the light should face East only and not West. Any lighting request would need to return to the board for approval at a later date.

As the proposed sign would now fall under the code requirements, Mr. Cunningham needs to only submit a sign design and color scheme to the Code Enforcement officer.

5. Review sign proposal for Gamer Craze

This discussion was tabled as the owner did not attend the meeting to present his request.

Other Items

No additional business.

Adjournment

The meeting was adjourned at 5:11 pm.