

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman  
Ray Porterfield  
Joe Polidori  
Jim Oper  
John Patta, Council Representation

ALSO PRESENT: Tom Ockington, Building Commissioner  
Barbara Stanton, Acting Secretary

Chairman Albier called the Brooklyn Planning Commission Meeting to order. Clerk call the roll: Mayor Albier, "here", John Patta, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".

Chairman Albier: On tonight's Agenda is approval of the minutes from May 5, 2011; Request from ADA Architects, Inc. for conditional use approval to locate a Huntington National Bank with a drive-thru facility on the vacant property located at 4260 Ridge Road. P.P. # 431-22-014; Request from ADA Architects, Inc. for preliminary site plan approval to construct a new 1500 square foot Huntington National Bank located on the vacant property at 4260 Ridge Road. P.P.# 431-22-014; general business and adjournment.

A motion was made by Joe Polidori, second by John Patta to approve the minutes from May 5, 2011. **Vote Resulted:** Yes - Mayor Albier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: The first item on the agenda is a request from ADA Architects, Inc. for conditional use approval to locate a Huntington National Bank with a drive-thru facility on the vacant property located at 4260 Ridge Road. Commissioner Ockington: The bank is not a conditional use but the drive-thru facility is and needs a conditional use approval. I spoke to the police department regarding any concerns regarding traffic. The police department's opinion is there would be far less traffic with this type of facility than the previous business. John Patta: Are the underground storage tanks removed from this location? April Skurka representing ADA Architects: Yes, they have all been removed. There are several monitoring tanks (wells) remaining. There are four of them left. I will need to check with the EPA to see when the remaining four monitoring tanks will need to be removed. At this point we are assuming monitoring tanks will remain underground. Commissioner Ockington: They have received a "no further action letter" from the EPA. The monitoring well is just like drain tile that they can open up a plug and place a rod down with a chemical on it to determine if there is any fuel contamination. April Skurka: The monitoring tanks are located in the parking lot. The Commission reviewed the drawings. Commissioner Ockington: The fuel tanks have been removed. A motion was made by John Patta, second by Jim Oper for the approval of conditional use of a Huntington National Bank with a drive-thru facility located at 4260 Ridge Road. **Vote Resulted:** Yes - Mayor Albier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: The second item is a request from ADA Architects, Inc. for preliminary site plan approval to construct a new 1500 square foot Huntington Nation Bank located on the vacant property located at 4260 Ridge Road. Commissioner Ockington: To construct the building as proposed they will require a 5% green-space variance from the Board of Zoning Appeals and a 17 foot parking set back variance for the four spaces along Memphis Avenue. There will be substantially more green-space as they are adding about 10% green-space on the lot, but they will still need the required variances. The concrete is right up to the sidewalk. There was further discussion. A motion to approve the preliminary site plans to locate a new Huntington National Bank at 4260 Ridge Road was made by John Patta, second by Jim Oper. **Vote Resulted:** Yes - Mayor Albier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

A motion to adjourn was made by John Patta, second by Ray Porterfield. **Vote Resulted:** Yes - Mayor Albier, John Patta, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.

  
Barbara Stanton  
Acting Secretary

  
Mayor Richard Albier  
Chairman