

# Planning Board Minutes February 8, 2011

BOSTON PLANNING BOARD FEBRUARY 8, 2011

PRESENT: David Stringfellow, Chairman

Mike Cartechine, Secretary

Robert Chelus

Keith Clauss

Mark Coppola

Joe Litwin

Jennifer Lucachik

EXCUSED: Patricia Hacker

Rich Skinner

ALSO Michael Kobiolka Town Attorney

PRESENT: Jeff Genzel Councilman ? Town Board Liaison

Thelma Faulring Secretary to the Boards and Committees

Richard Brox Planning Consultant

H.W. Prentki 6474 Willow Drive

Michele Jablonski 6484 Willow Drive

Ann Susan Prentki 6474 Willow Drive

Marianne Matyas 6444 Willow Drive

Mark Matyas 6444 Willow Drive

Ronald Yormick 6405 Deanna Drive

Marian Schiralli 6410 Deanna Drive

Mark Schiralli 6410 Deanna Drive

Toby Cronk 6417 Deanna Drive

Dana Darling Applicant ? BMH Community LLC

Joseph Gauthier Applicant ? BMH Community LLC ? 1790 Bullis Road

Sean Hopkins Attorney ? BMH Community LLC ? 5500 Main Street, Williamsville

Dave Dahl (8:20 PM) Sun/Journal reporter

Chairman Stringfellow called the meeting to order at 7:30 PM and appointed alternate members Robert Chelus and Jennifer Lucachik to serve as regular voting members for this evening.

## MINUTES

Mr. Stringfellow asked if there were any additions or corrections to the minutes of January 11, 2011. Being none Mr. Chelus made a motion to accept the minutes, seconded by Mr. Litwin and carried

GENERAL CORRESPONDENCE: Secretary Faulring reported having no correspondence.

## AMENDED APPLICATION / SITE PLAN REVIEW / REQUEST FOR REZONING

(Please Note: extreme trouble with taped recording. Statements may not be in their entirety; or not typed at all if not decipherable. The name of the person speaking will be noted.)

Mr. Hopkins introduced himself, Mr. Darling and Mr. Gauthier to those in attendance; displayed and described the former proposal.

Mr. Hopkins gave an overview of the amended application and site plan:

- ? Acreage to be rezoned from R-2 and R-A has been reduced from 42.71 acres to 25.94 acres
- ? Number of mobile home sites reduced from 110 to 53
- ? Northern parcel will remain at R-2 for an additional 32 single family dwellings
- ? Preserving 46.7% or 27.53 acres of the site as Open Space

? The project will be developed in phases based on demand

? Referred to exhibit A in proposal

Mr. Stringfellow: Manufactured homes, are they built on a foundation?

Mr. Gauthier: No, they're built on piers.

Mr. Stringfellow asked for member comments, concerns and questions.

Mr. Clauss: Are there different styles?

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Mr. Hopkins: We've been in contact with the manufacturer and have looked at two or three styles. Limited color choices will be available. They will all have a front porch, they are all aesthetically pleasing.

Mr. Kobiolka referred to Town Engineer Hannon's report of June 21, 2010: not a Type 1 Action and needs to meet the requirements of SEQRA 617.4.

Mr. Hopkins: We filed the long SEQR report even though your requirements only asked for the Short EAF. We knew the long form would be required.

Mr. Chelus: The southern portion, can you rezone a portion of a parcel?

Mr. Hopkins: That's a separate parcel that will be rezoned to R-4. The end of Deanna Drive will stay R-2.

Mr. Chelus: What utilities will be provided in the subdivision?

Mr. Hopkins: Electric, sewer, water...

Mr. Coppola: Nothing at this time. We only received this on Friday, and I for one did not have time to go through the whole package.

Mr. Clauss: In the new subdivision, there will have to be a new road; is that Town owned and maintained?

Mr. Hopkins: It will be turned over to the Town; they will maintain it.

Mr. Cartechine: Nothing at this time.

Mr. Litwin asked how long it would be until the new subdivision road would be paved.

Mr. Darling: That will have to be done before we can sell any lots.

Mrs. Lucachik:

Mr. Hopkins response:

? There will be a common property line

? Buildings will have to meet setbacks

? The plan shows no landscape

Mr. Stringfellow read Mr. Brox's review dated February 6, 2011.

Mr. Hopkins: Mr. Brox's letter from June 2010 is under Exhibit K in the package.

Mr. Chelus: Are you still aiming for age 55 and above?

Mr. Hopkins: Yes. I checked and it is legal. That would cut down on traffic and no school buses.

Mr. Stringfellow allowed the many residents in attendance to speak, but to limit their comments to two minutes, as this is not the Public Hearing; that will be at Town Board level. He asked them to state their name and address.

Ron Yormick ? Deanna Drive

His concerns were:

? Drainage problems already existing on Deanna Drive

? Did not like infringing on the northern portion

? R-2 ? the whole 26 acres?

Mr. Hopkins: Yes, with deed restrictions.

Mr. Yormick: Which takes preference?

Mr. Hopkins: Will begin with both?

Mark Matyas ? 6444 Willow Drive: 15,000square foot lots, what is the cost of the mobile homes?

Mr. Darling: \$150,000 +.

Mr. Matyas: What is the square footage of the mobile homes?

Mr. Darling: 1,400 square feet.

Mr. Matyas: 18-Mile Creek flooding?

Mr. Hopkins:

Mr. Matyas: What about the access to the mobile home park?

Mr. Hopkins: There will not be an access to the mobile home park from Deanna, the mobile home park will have its own access to Boston State Road.

Mary Ann Matyas ? Willow Drive: Why aren't they checking out the drainage?

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Mr. Brox: They will have to do that.

Mrs. Prentki: It comes down the hill and right across the road and down?

Mr. Hopkins: Law says that you cannot increase the water runoff than from what it was before the project started?

Mrs. Prentki: ..why so many?

Mr. Hopkins: ?new single family homes?lowers the number of mobile homes?

Michelle Jablonski ? Willow Drive: The new Deanna Drive homes, will they back right up to Willow?

Mr. Hopkins: There will be a shared property line.

Mr. Prentki ? Willow Drive: I?m against it completely?

Mark Schiralli: Which will be built first?

Mr. Hopkins: We plan to start both at the same time?

Mr. Schiralli: What?s going to happen once you have your foot in the door; you?ll start the mobile home park and in two or three years you?ll come back and ask to have more land rezoned.

Mr. Hopkins: That is not what we?re asking for.

Mr. Schiralli: We all know that?s what?s going to happen.

Toby Cronk ? Deanna Drive: You?re going to restrict the age to 55 and older? Can you do that?

Mr. Hopkins: Yes, we checked into that and we can do that legally.

Mr. Cronk: Will you?

Mr. Hopkins: Yes.

Mrs. Matyas: How many mobile homes are in town already?

Mr. Brox: ?Comprehensive Plan? 5.7%

Mr. Stringfellow: On this plan, I would like to see lot dimensions on the mobile home lots; and the other numbers are so small that I can hardly read them.

Mr. Hopkins: We can provide full size copies for you to review.

Mr. Stringfellow: Are there any other questions or comments?      Being none is there a motion?

Mr. Coppola: I'll make a motion to table further discussion; seconded by Mr. Clauss and carried

#### SITE PLAN REVISIONS REVIEW

Mrs. Lucachik: when I went through this I found that many of the Code Sections are overlapping, between Chapter 97, Site Plan Review and Chapter 123, Zoning?rather than citing each section?

Mr. Kobiolka: Do you think we should eliminate the reference of all Code Sections?

Mrs. Lucachik: No, leave what's there, but don't add any more.

Mr. Litwin: I found the same thing?and agree with leaving just what's already there. What should be added is ?of the Town Of Boston Code??following Site Plan Review, Chapter 97.

Mr. Litwin: I'll make a motion to accept the site plan revisions with that addition, seconded by Mr. Cartechine and carried.

#### COUNCILMAN GENZEL ? LIAISON

Mr. Genzel thanked everyone for all of their hard work on the Code revisions.

Mr. Genzel: The Town Board has appointed a 5-member Ethics Committee?

- ? Inappropriate conduct by
  - o Appointed Board members
  - o Residents
  - o Town employees
  - o Town officials

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Mr. Coppola asked why this committee is being formed.

Mr. Genzel: There is an Ethics Chapter in the Code Book?nothing has been done with it for several years?thought it was time someone (review/act on) it?

The committee members are not:

? Town of Boston employees

? Politicians

The Chairperson is Rev. Bonnie Bates from Faith United Church of Christ.

TOWN ATTORNEY KOBBIOLKA

Mr. Kobiolka had nothing further for this evening.

Chairman Stringfellow asked if there were any further business for this evening.

Being none, Mr. Coppola made a motion to adjourn (8:24 PM), seconded by Mr. Clauss and carried.

Respectfully submitted,

Thelma Faulring

Secretary to the Boards and Committees