

Planning Board Minutes January 10, 2012

BOSTON PLANNING BOARD JANUARY 10, 2012

PRESENT: David Stringfellow. Chairman

Patricia Hacker, Vice Chairman

Robert Chelus

Keith Clauss

Rich Skinner

Dr. Paul Ziarnowski

EXCUSED: Mike Cartechine

Jennifer Lucachik

ALSO Michael Kobiolka Town Attorney

PRESENT: Jeff Genzel Councilman ? Town Board Liaison

Thelma Faulring Secretary to the Boards and Committees

Richard Brox Planning Consultant

Ron Yormick 6405 Deanna Drive

Joe Gauthier Brookfield Rezoning ? Applicant

Dana Darling Brookfield Rezoning ? Applicant

A.S. Prentki 6474 Willow Drive

Henry Prentki 6474 Willow Drive

Marion Schiralli 6410 Deanna Drive

Mark Schiralli 6470 Deanna Drive
Karl Simmeth 6678 Meadowbrook Drive
Mark Matyas 6444 Willow Drive
Tony Zeniuk 6540 Hillcroft Drive ? Prospective member

Chairman Stringfellow called the meeting to order at 7:30 PM. and appointed Dr. Ziarnowski to serve as a regular voting member for this evening's meeting.

MINUTES

Mr. Stringfellow asked if there were any corrections or additions to the minutes of December 13, 2011.

Being none, Mrs. Hacker made a motion to accept those minutes, seconded by Mr. Clauss and carried.

CORRESPONDENCE

Secretary Faulring reported the following:

? Code Enforcement Officer's End of Month report for December, 2011

Other correspondence at point.

SITE PLAN REVIEW - PROPOSED BROOKFIELD RESIDENTIAL PROJECT

Correspondence received:

? Richard Brox review dated January 4, 2012; previously sent to members

? Engineer James Hannon review dated January 9, 2012; distributed this evening

? Copies of each were given to Mr. Darling and Mr. Gauthier

Mr. Stringfellow: This is not a Site Plan Review as listed on the agenda, rather a request for rezoning. In their letter dated December 27, 2011 they have requested a SEQRA from the Town Board and a positive recommendation from the Planning Board for the rezoning. I have questions as do others, someone please start.

Dr. Ziarnowski: I'm trying to figure out the acreage that you say that needs to be rezoned. You have different numbers on here; 34 acres here?

Mr. Darling (pointing to the plan): This is it right here, it's not the entire 34 acres, it's on the? I think it's on 44 or so?

(paper shuffling going on; Mr. Darling is not clearly being understood as he talked).

Discussion continued between Dr. Ziarnowski and Mr. Darling, with others joining the conversations, as they referred to the site plan.

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Mr. Brox: We're having one meeting here, not several, Thank you very much. Now to clarify your question if I may? They are requesting a partial rezone because the balance of the property that they originally wanted to rezone the whole thing is going to remain as the wetland, open space around the creek so there is a zoning line drawn on the bottom of map that goes somewhere above the. Its 626.51 feet, everything below that is not being rezoned. So that is why there is a discrepancy when you look at your numbers. That's simplified so that there aren't five or six discussions going on. Does that answer your question?

Dr. Ziarnowski: Very bluntly, yes. Thank you, Mr. Brox. I believe my question for Dana, anyway, not you.

Mr. Stringfellow: Pointing to a map and saying "this part," "that part," is difficult for the secretary to know what part is being discussed.

Mr. Stringfellow: Let's begin with questions and discussion on the upper part first; then we'll go to the lower section, rather than jumping around from section to section.

Mr. Chelus: The single family, not too many questions on that: the only thing I'd rather see is having the whole street put in rather than phase it; but if it was to get phased I did put something in with your packet to give some ideas of how to go about the phasing of it; personally I'd like to see the whole road go in at once.

Mr. Stringfellow: I will add here that the Town Engineer's report brings up the point that the majority of the proposed R-2 lots do not comply with the minimum lot depth requirement of 175 feet, Section 123-26 D 1. This is something that the sponsor will have to address.

Mr. Darling: We know they don't comply; but they are consistent with the layout of the existing sub-division, and we'll have to go for a variance on that.

Mr. Brox: They do meet the square footage requirement of 15,000 square feet; just the depth does not meet the R-2 requirement.

Mr. Darling: But they are consistent with the existing sub-division, exact same layout.

Mr. Genzel: This was sub-divided previously. Map is already platted.

Mr. Brox: This is an existing map that's platted?

Mr. Chelus: They did make a change because there was a stub street to go towards Willow Drive.

Discussion followed regarding the re-opening of that stub street, in Phase 1 for access to Willow Drive.

Mr. Chelus: On lot 6 there is an electrical transformer; do they need an easement to get on that lot?

Mr. Darling: I would imagine so.

Mr. Chelus: Also, there's pole electrical there now, are you going to stay with that?

Mr. Darling: Underground.

Mr. Stringfellow: I agree 100% that we should not go for a phase development here. We have seen too many phased developments started, Deanna Drive being one of them, which was originally planned to be larger than it is, they build a few lots, they either didn't sell fast enough, or make enough money on them, and they simply walked away. We're left with a small dead end street, with a T-turnaround. T-turnarounds are not acceptable, except on a temporary basis.

Mr. Skinner: On Deanna Drive, are you going to widen the whole road starting up at 391, or is it going to stay the same 17 foot wide pavement.

Mr. Darling: It will probably be 24 feet.

Mr. Brox: This is going to a Town road; it has to be to Town specs.

Mr. Chelus: Are you going to put curbing in or are you going to leave it.

Mr. Darling: No. Open ditch, which is consistent with Town?Mr. Darling was not clearly understood.

Mr. Skinner and Mrs. Hacker both voiced their concerns with open ditch because of the many complaints that have come from the residents of the Hickory Meadows subdivision.

Mr. Darling: They have the east hill runoff coming right off the hill at them.

Mr. Brox: The typical roadway section of the Town has a note that says: "storm sewers, if required, may be constructed in the location of the standard ditch." So if this Town Planning Board says "we want pipe," you get pipe.

Brookfield ? Lower Section

Mr. Stringfellow: We see a lot of buildings with little projections, are those garages?

Mr. Darling: Yes.

Mr. Stringfellow: Is this a condominium development or are these rental properties?

Mr. Darlings: Rental property,; those are garages sticking out.

Mr. Chelus: Is there one garage per unit?

Mr. Darling: Yes.

Mr. Chelus: Are there basements?

Mr. Darling: No basements.

Mr. Chelus: The driveway ? two cars?

Mr. Darling: Two cars per driveway.

Mr. Brox: One in the garage and one in the driveway, that?s in the paperwork.

Mr. Chelus: Where is the parking for the guests?

Mr. Darling: On the street.

Mr. Chelus: Snowplowing would be difficult. I would recommend visitor parking be made available.

Mr. Stringfellow: Here again the proposal is a phased development with three to six phases. I am not very comfortable with that for the same reason. If the first few phases don't sell, that's as far as it goes. I would be much more comfortable to build them all or don't build them.

Mr. Darling: Build the whole thing, and hope that somebody comes?

Mr. Stringfellow: Do your marketing research ahead of time to know if you have a market for it.

Mr. Skinner and Mr. Clauss agreed with Mr. Stringfellow's suggestion.

Mr. Chelus: As far as phasing goes. I do see building two buildings and see how it goes. I do want to see?in a community like this I see 105 units?I don't see a rental office; I don't see where maybe a community room or something. I know your demographics were 55 and up and maybe young professionals. I am your demographic basically. I am not going to move into this apartment and pay \$1,000.00 a month rent and not have some amenities, I'm going to want something that's going to make me want to live in your community. Are there laundries in each unit?

Mr. Darling: yes.

Mr. Chelus: If you have a car in the garage and a car in the driveway and no basement to store anything ? all that stuff is going right in the garage. Mr. Chelus went on about living in the Oakwood Apartments, with 4? by 4? storage facility.

Mr. Chelus: I stood where the entrance of your development is going to be and you cannot see the cars coming until they are right on top of you, coming from 219 toward your project. The brush that's in the way is on the adjacent property. That's why I would like to a connection with the single family development and this development for people to get out there. Also, while living on Thornwood, I saw four accidents there. Out of all those homes there is one way getting out of Thornwood, Willow and Park and that's on Thornwood. Mr. Chelus went on at length about connectivity between developments; and egressing from Deanna Drive onto Boston State Road.

Mr. Skinner: Does a traffic study have to be done?

Mr. Gauthier: It's already been done.

Mr. Chelus then suggested that the speed limit be lowered at that section of Boston State Road.

Discussion followed about initiating the same speed limit for the length of Boston State Road through town.

Mr. Stringfellow: While reading through this I got the distinct feeling there were two garages per unit. Building B is only four units?

Mr. Darling: Yes.

Mr. Stringfellow: What is the square footage per unit?

Mr. Darling: It's about 1,000 (square feet).

Discussion followed about rental prices and what is included and not included and length of leases.

Dr. Ziarnowski: For us to consider this for rezoning, what is the advantage to say, "this is a great idea"?

Mr. Darling: The advantage is that we're trying to put something together a little bit more attractive to the seniors and young professionals. These are just a little bit more appealing than just a regular apartment building. People that might live here with parents, or seniors that are downsizing, selling their properties, and we would like to keep them in this area. Give them more options rather than picking up and moving to another town.

Mr. Chelus: I worry about the proposed ponds.

Mr. Darling: They're just proposed. This has to go through full engineer and site plan review. This is all just preliminary plot, everything is subject to approval through D.E.C. and everything else that is involved.

Mr. Skinner: Three or four years ago the creek came up and the fire company was down there rescuing people, down on Park and Willow. Where is this in reference?

Mr. Darling: This is higher.

Mr. Gauthier: That's why there's so much green space down there by the creek.

Mr. Darling: They're actually another tier down, another 15 feet down at least. This is actually sits higher than Wildwood Drive as well which is to the south.

Mr. Chelus: There's quite a change in grade from those existing trailer homes to your property, are you going to keep enough of a buffer that the trailer homes in the picture on the last picture; back in the back you see the grass and then how it kind of goes up? Right up to where it gets darker, that's the level of their property.

Mrs. Hacker: It's that much higher?

Mr. Darling: There is a buffer between there. A lot of that is on the trailer park property. That will be looked at too.

Mr. Chelus: The units that back up to each other ? is there going to be a grade difference ? am I going to be looking in my neighbor's back window when I'm at the back of my house?

Mr. Darling: Unless we decide to put some trees down between them. The backs each have their own partitions like for a deck.

Mr. Chelus: Another issue is the driveway from the town home units going down the backyard of your southern lot of your single family homes ? are you going to have a buffer?

Mr. Darling: Tree between the two properties.

Mr. Chelus: The exception parcels..

Mr. Darling: That's already been addressed by the State. Nancy Herder, we already got a reply to that and that's going to be kept the same. Just clean it up and put a fence around.

Mr. Stringfellow: You will be responsible for maintaining that lot?

Mr. Darling: Yes.

Mr. Brox: That exception parcel ? is it deeded in such a way that it would prohibit cross traffic or a roadway or something to connect the single family's to the townhouses for an emergency access or something like that?

Mr. Darling: The exception, New York State Preservation, through Nancy Herder, is acknowledged as a cemetery but it is not recorded. The legal technicalities I don't know but she responded to us that we can't do anything through there, except clean it up and maybe put some benches and a fence around there.

Mr. Brox: That's New York State for you. Maybe we could take a little bit of land from lot 17.

Discussion followed regarding eliminating lot 18, and adjusting lots 15 and 16, for a sub-street, for a connecting road.

Mr. Stringfellow: The Town Board has asked us for a recommendation?

Mr. Darling: Again, we know that there are still a lot of things up in the air. A recommendation isn't something that's going to set this in stone; just to get the wheels turning and move us on to the next stage, so that we can get back here for preliminary drawings, which will be under scrutiny inevitably.

Mr. Kobiolka read from Town Engineer James Hannon's review.

Mr. Skinner: I make a motion to table discussion until the Town engineer receives the information that he has requested.

Mr. Clauss: I'll second.

All were in favor of the motion, there none opposed.

Mr. Stringfellow: Thank you all for coming and being interested. This is not the time for you to speak because nothing is happening yet. If you are interested in what is happening keep up with it on the Town website or any other way you can. You are always welcome at any Planning Board meeting; and when it is the proper time for you to speak, we will ask you to.

Mr. Yormick: Where does it go from here?

Mr. Stringfellow: It goes nowhere until the Town Engineer has received some more information and has provided us some more guidance on what he feels about and in what direction we should go..

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel reported: from the Town Board meeting of January 4, 2012:

- ? Two new councilman were seated
- ? Some reassigning of liaisons, I am still Planning Board Liaison
- ? Appointments and establish salaries
- ? Mr. Brox was reappointed
- ? Town Engineer was reappointed

Mr. Claus: Is the Christmas lighting going to go back to volunteering, or are you going to keep having the Parks Department do that?

Mr. Genzel: We're going to keep having the Parks Department do that. At this time the insurance is extremely hard to obtain for the volunteers; the majority of them were getting older and we thought it was in the best interest of the Town. That's not to say it won't change in the future.

TOWN ATTORNEY ? MR. KOBIOLKA

Mr. Kobiolka: I don't have anything additional for tonight.

ELECTION OF OFFICERS

Mr. Stringfellow: First let me say that I really would like to give up the Chairman's job. So if you're interested please nominate yourself.

Chairman

Mr. Stringfellow: Are there nominations for Chairman?

Mrs. Hacker: I would like to nominate David Stringfellow.

Mr. Skinner: I'll second it.

Mr. Stringfellow: Are there any other nominations for Chairman?

Mr. Stringfellow: Is there a motion for the secretary to cast one ballot for David Stringfellow for Chairman?

Mrs. Hacker: I'll make a motion for the secretary to cast one ballot for David Stringfellow for Chairman for 2012.

Mr. Stringfellow: Is there a second on that motion?

Mr. Chelus: I'll second.

Mr. Stringfellow: All in favor say "Aye"?

Mrs. Hacker, Mr. Chelus, Mr. Clauss, Mr. Skinner and Dr. Ziarnowski were in favor.

Mr. Stringfellow: Any Opposed?

Mr. Stringfellow: Opposed.

Vice Chairman

Mr. Stringfellow: Are there nominations for Vice Chairman?

Mr. Skinner: I'll nominate Robert Chelus.

Mr. Clauss: Second.

Mr. Stringfellow: Are there any other nominations for Vice Chairman?

Mr. Stringfellow: Is there a motion for the secretary to cast one ballot for Robert Chelus for Vice Chairman?

Mr. Clauss: I'll make a motion for the secretary to cast one ballot for Robert Chelus for Vice Chairman for 2012.

Mr. Stringfellow: Is there a second on that motion?

Mrs. Hacker: I'll second it.

Mr. Stringfellow: All in favor say "Aye"?

Mr. Stringfellow: All are in favor, there are none opposed.

Secretary

Mr. Stringfellow: Are there nominations for Secretary?

Mr. Skinner: I'll nominate Jennifer Lucachik.

Dr. Ziarnowski: I will second that motion.

Mr. Stringfellow: Are there any other nominations for Secretary?

Mr. Stringfellow: Is there a motion for the secretary to cast one ballot for Jennifer Lucachik for Secretary?

Mr. Chelus: I'll make a motion for the secretary to cast one ballot for Jennifer Lucachik for 2012.

Mr. Stringfellow: Is there a second on that motion?

Mr. Skinner: I'll second

Mr. Stringfellow: All in favor say "Aye"?

Mr. Stringfellow: All are in favor, there are none opposed.

DISTRIBUTION OF UPDATED SITE PLANS FOR EMERLING CHEVROLET EXPANSION

Secretary Faulring distributed the plans that were received.

The only discussion was "they added an addition for cold storage."

EXECUTIVE SESSION

Mr. Stringfellow: I'll make the motion to go into Executive Session.

Mr. Chelus: I second.

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Mr. Stringfellow made the motion to return to Regular Session, seconded by Mrs. Hacker and carried.

Mr. Chelus: I make a motion to table making a recommendation for appointment until at least one more interview is made.

Dr. Ziarnowski: I'll second that motion.

Mr. Stringfellow: A motion has been made and seconded; is there any discussion? Being none, all in favor say "aye"?

All were in favor of the motion.

Mr. Stringfellow: Is there any further business for this evening?

Being none Mr. Clauss made a motion to adjourn, seconded Mr. Chelus and carried. (8:31 PM.)

Respectfully submitted,

Thelma Faulring

Secretary to the Boards and Committees