

Planning Board Minutes January 23, 2007

BOSTON PLANNING BOARD JANUARY 23, 2007

PRESENT: David Stringfellow, Vice Chairman

David Bernas

Robert Chelus

Bill McGirr

Santo Tricarico

EXCUSED: J. David Early

Patricia Hacker

Tim Kirst

ABSENT: Jeff Mendola

ALSO Brien Hopkins Councilman ? Town Board Liaison

PRESENT: Brian Downey Town Attorney

John Schleyer Engineer for proposed construction on Boston State Road

Jennifer Kuhn Representing property owner of proposed construction site

Vice Chairman Stringfellow appointed alternate members Bill McGirr and Santo Tricarico to act as regular members for this evening's session.

MINUTES

Vice Chairman Stringfellow asked if there were any additions or corrections to the minutes of January 9, 2007. Being none, Mr. Bernas made a motion to accept the minutes, seconded by Mr. Chelus and carried.

CORRESPONDENCE

Mr. Stringfellow reported the following:

- Planning Board letter dated January 10, 2007 to Town Board with election of officers results
- Letter dated January 17, 2007 from Norm Nawrocki to Planning Board complaining about condition of Rice Road
 - o Not Planning Board jurisdiction
 - o Letter forwarded to Highway Superintendent Telaak
- Memo from Erie County Environment and Planning advising of training session on March 1, 2007 at the Erie County Emergency Operations Center in Cheektowaga

PRELIMINARY DISCUSSION ? PROPOSED CONSTRUCTION ON BOSTON STATE ROAD

John Schleyer from Krog Corporation: Introduced Jen Kuhn, daughter of property owner at proposed building site.

Mr. Schleyer: At the last meeting we discussed revising the location of the buildings, and we've done that.

Mr. Bernas reading from the minutes: ?Mr. Downey suggested at the next meeting it be made clear that these discussions are preliminary and a formal completed application and referral from the Town Board is necessary; and that nothing has been or will be agreed too at these preliminary discussions.?

Mr. Schleyer: This is more of a work session for everybody to discuss what we're doing.

Mr. Schleyer distributed copies of the proposed building site:

- Originally the buildings were turned on the site to best utilize the odd-shaped site, the consensus from that meeting was to make it more appealing; get it away from these residences; try to emulate some of the plazas that have been happening in this area; that it might be better to turn them on the site and create a nicer architectural feature from the road front. From the first meeting: was try to eliminate a lot of the parking field in front of the store fronts, which is what we've done here

Discussion followed.

Concerns of the Board were:

- Landscape on out parcel
- o Ms. Kuhn said that it would be landscaped
- First design works better with layout of land
- First design was easier to see what's in the plaza
- Proposed secondary access flows better into empty field as indicated on the first plan
- Not utilizing the property in the best way
- Response of community
- o Those factors will be looked at from the SEQR

BOSTON PLANNING BOARD JANUARY 23, 2007

- Height of buildings
- o Approximately 14 feet
- Vision of buildings will not be obscured from the residences on neighboring hill
- Out parcel proposes another type of use ? restaurant, coffee shop, etc.
- Sea of parking lots
- o Parking is needed for all phases
- Construction material
- o Masonry decorative block and dress-up the fascia
- Traffic
- Out parcel
- o Probably would be more of an independent user
- Drainage

Mr. Schleyer: The feedback at the last meeting was really the opposite; that layout plan wasn't desirable so we came up with this layout. We're trying to appease this Board, but also we need to do what's right for the project.

Mr. Stringfellow advised Mr. Schleyer that there is no way of predicting how long it's going to take this to get through the Planning Board and the process

A Town Board / Planning Board referral schedule was given to Mr. Schleyer.

LIAISON ? COUNCILMAN HOPKINS

Mr. Hopkins: Nothing really, I've been on vacation.

OLD BUSINESS

Kids Country Child Care ? 7346 Boston State Road

Mr. Downey: I spoke with Bill Ferguson, Code Enforcement, and he said that a summons was sent to the proprietor's residence in West Seneca, she never signed for it, so the Court re-issued it and was sent to the business directly and the Court date is February 5, 2007, now that's just the beginning of the process, because that will be the first appearance. They're acting on the continued violations

Mr. Stringfellow asked if there were anything else?

Mr. Downey: I missed the beginning, on the minutes: ?Mr. Brox recommended that all members go to the same training.? His recommendation was that they NOT all go to the same training.

Mr. Bernas: Are you making changes to the minutes, is that what you're proposing?

Secretary Faulring: The minutes have already been accepted.

Mr. Bernas: In the paragraph above that, you've got self-taught, self-taught, you've got it twice.

Mr. Stringfellow: Who serves as parliamentarian for the meeting?

Mr. Downey: You do.

Mr. Stringfellow: I'll reopen the minutes to make changes if I can do that?

Mr. Downey: Yes, you can.

Secretary Faulring: I will go through the tapes again. David, was that self-taught, self-tested?

Mr. Bernas: Yes.

Mr. Stringfellow: My impression was that Mr. Brox meant it was a good idea for all not to have the same training.

Mr. Tricarico: I can't remember if he said diversity was good, or that was a problem and he wished all of them would have had similar training.

Discussion followed.

Mr. Stringfellow: Would you like me to call Mr. Brox and ask what he meant?

Secretary Faulring: I will review the tapes and call Mr. Brox if I don't get a better understanding of what he said.

Discussion followed regarding the State required training for Planning Board and Zoning Board members, and the information received so far.

Mr. Bernas made a motion to adjourn at 8:28 PM, seconded by Mr. Chelus and carried.

Respectfully submitted,

David Stringfellow, Vice Chairman