

## Planning Board Minutes June 23, 2009

BOSTON PLANNING BOARD JUNE 23, 2009

PRESENT: David Stringfellow, Chairman

Keith Clauss

Rich Skinner

EXCUSED: Mark Coppola

Patricia Hacker

ABSENT: Bill McGirr

ALSO Cathy Maghran Councilwoman ? Town Board Liaison

PRESENT: Brian Downey Town Attorney

Richard Brox Planning Consultant

Don Hoefler TVGA - Engineer

William K. Williams Applicant ? West Tillen Road

Dana Darling Applicant ? 7074 Boston State Road

Chairman Stringfellow called the meeting to order at 7:31 PM; and stated that there are only three members present and so there is not a quorum. He asked Mrs. Maghran to have a notice put in the paper for new members.

MINUTES

Tabled until next meeting.

## GENERAL CORRESPONDENCE

Tabled until next meeting.

## REZONING REQUEST ? 6800 WEST TILLEN ROAD

Planning Board comments that made were:

- ? I like the idea ? I'm all for that
- ? R-2 to R-A is an extension of an existing
- ? Falls into the area of low density and mixed use hamlet backing into view shed areas according to the Comprehensive Plan and the future land use plan and is compatible with the direction of the Comprehensive Plan
- ? It would not be a hindrance to our development if this small piece of R-2 sent back into R-A that surrounds it
- ? Have no objection to it
- ? We only recommend to the Town Board, they make the final decision
- ? Believe the Town Board has no objections either, they just wanted it to come through here

## PRELIMINARY DISCUSSION ? 7074 BOSTON STATE ROAD

Lengthy discussion started with the installation of a pond that meets DEC and Town requirements.

Drawing distributed.

Planning Board comments:

- ? Only building, building B ? that would mean Phase 2 B and Phase 2 C ? we would need to see construction drawing of how you're going to split the parking and work in building B as a Phase
- ? Haven't completed the site work and landscaping as required for Phase 1
- ? Is it going to stay a four unit building
- o Talking with a fitness center and they are interested in almost the whole building, about 3000 square feet

- ? When will work be done on Phase 1
- o Grass is in so now I can get in and get the landscaping done
- o Will get that done by the next meeting
- ? A pond is there, but in a different location than proposed
- ? Flag pole is not in
- ? Dumpster corral is not in
- ? Do not have a problem with the second phase
- ? Would like to see a clear set of drawings and up to date
- ? Complete set of drawings for Phase 2-B and Phase 2-C

Flag pole discussion:

Height?

- ? American Flag ? any height you want and any size flag you want
- ? Sorry 25 foot maximum for flagpole height, unless you get a variance

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Flag Pole discussion, cont.

- ? The flag can be left up during the night if lighting from the bottom of the flagpole is provided

Other comments discussions:

- ? Façade of buildings will be the same
- ? Need for fitness center/gym in this area
- ? Additional parking needed for storage units, in Phase 3?
- o Each unit is its own parking space

Mr. Darling: I would like to start on a building in Phase 3. How do I go about that? There's been some interest in that. That's something I want to go forward with.

Mr. Downey: It would be best to go for a Use Variance. Go to the Building Department to get that process started.

Discussion followed for what needs to be provided for the variance request.

Mr. Downey advised Mr. Darling to provide any information that will answer people's questions up front; and once that variance is approved that's what he is locked into.

Preliminary discussion continued on Phase 3.

Mr. Downey asked about the SEQR for Phase 2.

Mr. Darling will contact his lawyer as to what was submitted and what was approved.

Discussion followed.

Mr. Brox read from the minutes of June 26, 2007 regarding the SEQR and referred to the minutes of October 9, 2007.

#### LIASION ? COUNCILWOMAN MAGHRAN

A letter of request for appointment is in the Town Clerk's office.

Mrs. Maghran reported that David Ruzzine has been appointed to the Town Board as Councilman to fill open seat until December 31, 2009, which was vacated by Richard Hawkins who was appointed Supervisor. A letter of request for new members has been sent to the Hamburg Sun and Springville Journal, per Town Clerk Shenk.

#### TOWN ATTORNEY DOWNEY

Mr. Downey reported that he had spoken to Code Enforcement regarding the parking at 9038 Boston State Road.

Discussion on parking space sizes.

Mr. Downey referred to Town Code Section 123-105.

Parking space discussion ? Mr. Brox will bring in Code on parking angles.

Discussion also included number parking spaces per seats; green space; and buffer between parking and residence next door to this property.

Mr. Downey will meet with Code Enforcement Officer about this issue.

Being no further business the meeting was adjourned at 8:17 PM.

Respectfully submitted,

David String fellow

Chairman