

Planning Board Minutes May 11, 2010

BOSTON PLANNING BOARD MAY 11, 2010

PRESENT: David Stringfellow, Chairman

Robert Chelus

Keith Clauss

Joe Litwin

Rich Skinner

EXCUSED: Mike Cartechine

Mark Coppola

Patricia Hacker

ALSO Jeff Genzel Councilman ? Town Board Liaison

PRESENT: Michael Kobiolka Town Attorney

Thelma Faulring Secretary to the Boards and Committees

Joseph Corto Applicant ? 7186 Boston State Road

Diana Corto Applicant ? 7186 Boston State Road

Chairman Stringfellow called the meeting to order at 7:30 PM. and appointed Alternate member Robert Chelus to act as a regular voting member for this evening?s meeting.

MINUTES

Mr. Stringfellow asked if there were any additions or corrections to the minutes of April 27, 2010.

Being none Mr. Litwin made a motion to accept the minutes, seconded by Mr. Clauss and carried.

GENERAL CORRESPONDENCE

Secretary Faulring reported the following:

- ? Sent to members Erie County Development and Planning notice of training at Niagara Community College on June 16, 2010
- ? Code Enforcement Officer Ferguson's April End of Month report

SITE PLAN REVIEW ? 7186 BOSTON STATE ROAD

Mr. Stringfellow read the following:

- ? Richard Brox written review dated May 7, 2010; distributed to all members
 - o Parking lot is not re-striped; show 10 by 20 foot stalls; only 8 will fit in the area; overall 10 spaces; 8 are shown; they are not drawn quite to scale but it clearly shows 8 and it clearly show 10 by 20; in text material the parking spaces should be 10 not 11
 - o The width of the right-of-way on Boston State Road is not shown
 - o Dumpster location not addressed

Mr. Stringfellow: You said that you were not having a dumpster until such time that one is needed. I do not see any problem with not having one. Does any one else? Mr. Chelus looked at the lot and the lights that are on the northwest side of your property, I am told, really belongs to CVS and they put them on your property by accident.

Ms. Corto: I believe so.

Mr. Corto: There's also some other ones on the poles that she's going to have the power company turn on and maintain them for her. There's one on the State Road and one on Zimmerman Road.

Mr. Stringfellow: I think you're going to have enough lighting in that parking lot as it is; particularly the side of it that gets used because on the CVS side, that's really not used. I really don't have any problem with the lights. Does anyone else?

Mr. Litwin: They noted the soffit lights on the building, that's a change on the plans.

Mr. Stringfellow: Yes and they should light the building quite well. Except with those items that the architect simply just missed I don't have any problem with the plan. Does anyone else?

Mr. Stringfellow: I'll suggest that we recommend approval to the Town Board contingent on the applicant providing to the Code Enforcement Office, a site plan corrected to 10 spaces instead of 11 and shows the width of the right-of-way on Boston State Road. I think that is something that can be done

quickly and easily; get it in to Code Enforcement before the Town Board meets. I'll just go ahead and make that the motion.

Mr. Chelus: I'll second it. All were in favor of the motion.

Mr. Kobiolka: That should be done as soon as possible, the next Town Board meeting is next week.

Mr. Stringfellow: The Building Inspector's office is open on Tuesday and Thursday, noon to 5:00 PM.

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Mr. Corto: I think Jay Braymiller was planning on getting something done by Thursday.

Mr. Genzel: Do you want only 1 corrected copy or 10?

Secretary Faulring: You should have at least one for the Code Enforcement Officer and one for the file; and possibly one for the Town Board.

Ms. Corto: I'll drop three off on Thursday. Then after that??

Mr. Stringfellow: The Town Board will put it on their agenda, you will be notified at what Town Board meeting it will come up at and the Town Board will take action. They usually follow the Planning Board's advice, but they are not by any means required too. They are the elected officials and they can make any decision they wish to. I think it would be good to be at that meeting in case there are any questions.

Ms. Corto: After that then do we wait to see the Building Inspector to get the Building Permit?

Mr. Genzel: We'll vote next Wednesday, and approve it and on Thursday you can get your Building Permit, I would think.

Mr. Corto: I'm confused. I thought this was the last step before going to the Building Inspector.

Mr. Genzel: The Town Board has to see it. The Planning Board makes a recommendation and the Town Board makes the approval or disapproval after they receive the Planning Board recommendation.

SUMMER SCHEDULE

Mr. Stringfellow: During the summer we usually meet only once in July and August. Has the Town Board set their summer schedule?

Mr. Kobiolka: I think July 7th and I think the first Wednesday in August.

Following discussion it was decided to have the Planning Board meetings on Tuesday, July 13, 2010 and Tuesday, August 10, 2010.

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel reported the following:

? First, another empty building in Town its filled ? that?s great

? We approved the zoning change for the knife factory on Wednesday, May 5; I think they closed on the deal so they should be in there soon

TOWN ATTORNEY ? MR. KOBIOŁKA

Mr. Kobiolka:

? This is the first time I?ve had a chance to be with the Planning Board. I had some conflicts with my Prosecutor job in Eden, I finally have that resolved so I intend to be here each and every Tuesday that the Board meets

? If any of the members have any questions, please just give me a call; if we don?t have the answer , I?ll certainly do my best to find it

? I served on this Board, about twelve years ago for about three years; I want to thank everyone here for their time and dedication; it takes time and effort to come out in a thunderstorm, a snowstorm, and when you have other things to do; on behalf of myself and the Town thank you for your service, it?s much appreciated

? Thank you too to Councilman Genzel for keeping me informed when I wasn?t here, I was fully aware of what was going on through the rezoning process

? Councilman Genzel is spearheading an effort to streamline the building applications when they come into Town, when that process is complete we should develop a systematic system as to how we go through the application, based upon the requirements of the Code

Mr. Stringfellow: Just a comment. You may have noticed two people that were here tonight did not realize, until tonight, that now they had to go to the Town Board. That?s one of the things that Mr. Genzel is working on addressing ? a handout that they get at the beginning of the process that explains the steps of the process and a checklist that the Code Enforcement Officer can use to make sure that the package is complete before it gets submitted to us.

Mr. Stringfellow: Is there anything else that anyone would like to bring up? If not is there a motion to adjourn?

Mr. Clauss: I make a motion to adjourn (7:48 PM). Seconded by Mr. Litwin and carried.

Respectfully submitted,

Thelma Faulring

Secretary to the Boards and Committees