

Planning Board Minutes May 23, 2006

BOSTON PLANNING BOARD MAY 23, 2006

PRESENT Patricia Hacker, Chairman

David Stringfellow, Vice Chairman

Tim Kirst, Secretary

David Bernas

Robert Chelus

Bill McGirr

Jeff Mendola

Santo Tricarico

EXCUSED: J. David Early

ALSO Brien Hopkins Councilman ? Town Board Liaison

PRESENT: Brian Downey Town Attorney

Bill Ferguson Code Enforcement Officer

Andrew Gow Engineer ? Tanglewood Acres

Miranda Nason Government Student ? Springville-Griffith Institute H.S.

Adam Pidsadnik Government Student ? Springville-Griffith Institute H.S.

Chairman Hacker called the meeting to order at 7:31 P.M.

MINUTES

Mrs. Hacker asked if there were any additions or corrections to the minutes of May 9, 2006. Being none Mr. Stringfellow made a motion to accept the minutes, seconded by Mr. Chelus and carried.

CORRESPONDENCE

Mr. Kirst reported the following:

Planning Board letter dated May 10, 2006 to Town Clerk Shenk advising of this Board's recommendation to approve the site plan for 8909 Boston State Road.

DISCUSSION ? PROPOSED TANGLEWOOD ACRES

Mr. Kirst read the Planning Board letter dated May 11, 2006 to Andrew Gow asking that he be in attendance at this meeting to address some concerns of this Board.

Mr. Gow: I spoke with Ann Goode at NYSEG, and they will not let us bury lines around the cul-de-sac due to the number of lots that we are doing. What they will let us do is put two poles on the cul-de-sac at about 180° from each other with two lights on those poles, typical cobra-head lights. Their concern is that they are going to put poles in and don't know the order the houses are going to go in, they want to see the order of homes before they commit to where the pole location is going to be. The developer agreed to put the poles in, the lights will go on the pole, NYSEG puts the lights on the poles and the Town leases them back

Discussion followed on type of lights and placement of lights prior to subdivision approval.

Mr. Gow: We prefer underground wiring ourselves, but there is an existing home with service, the lines go right over where we have the cul-de-sac placed now, that would change once the poles go in because then it would be diverted around the cul-de-sac, from the existing pole to another pole within the R-O-W and then over to that home instead of right over the top of it.

Discussion followed concerning burying of the utility lines.

Mrs. Hacker will talk to the Town Engineer and Ann Goode at NYSEG.

Mr. Downey: In other towns, do they do the same thing or do they have Code in those towns that forces them to do it underground?

Mr. Gow: We bury most all lines in all subdivisions. I don't think that's necessarily by Code, but by the size of the subdivision that we are doing and the number of lots; normally we're putting in from 10 to 150 lots, which obviously you're going to need to bury it. But it's because there is an existing service right in the middle of our parcel and they're not willing to go to the expense of burying lines for three additional homes.

Mrs. Hacker: What is the situation with existing low hanging overhead wires?

Mr. Gow: Our plans recommended that they be buried.

BOSTON PLANNING BOARD MAY 23, 2006

Mr. Gow: Is there any way that we could get this approved with conditions? The developer has agreed that she is willing to work with the Town in any way to do what you want, as far as the lighting, the electric; but we are losing our construction season right now

Discussion followed about not having a timeframe for installation of streetlights. Mr. Gow indicated that the poles would not go in until the homes are built.

Mr. Gow: We cannot sell a lot in the subdivision until the map cover is signed by the Town. The Town is not going to sign that map cover until all the public improvements have been made. You can always limit the sale of those lots, until all the improvements have been made as to the plan.

Discussion followed.

Mr. Downey: (to Mr. Gow) So what you're saying is NYSEG would like us to wait until the permit, but you're willing to go ahead and do what we need to do to get it done outside of that desire.

Mr. Gow: We will work that out.

Mr. Kirst made a motion to approve the final site plan conditional on:

- Utility wire placement, preferably underground, is discussed with NYSEG
- Determination of placement of poles for street-lighting
- Determination of style of streetlight lamps
- Installation of streetlight poles being complete prior to the Map Cover being signed

Seconded by Mrs. Hacker and unanimously carried by those members present.

CODE BOOK ? CHAPTER 97 REVIEW AND DISCUSSION

Mrs. Hacker: Mr. Downey has suggested that we look at Hamburg Code as far as ?minor changes/modifications? to existing buildings. We?ll wait for that to arrive and take a look at it.

SUMMER SHCEDULE

Mrs. Hacker: Earlier this year we set our summer schedule for July 25 and August 22. Is that still satisfactory with everyone and the new members? There were no changes to be made.)Town Board meetings have been scheduled for July 12 and August 9.)

LIAISON ? COUNCILMAN HOPKINS

- Mr. Hopkins (and Mr. Downey) reported from the Town Board meeting of May 17, 2006:
- Creekfield Subdivision Public Hearing was held
- There is going to be an amendment to the Draft Environment Impact Statement, that should be here in two to four weeks
- Public comment period is going to be for thirty days after that
- Many verbal comments that were supposed to be followed up in writing, and never were, so the verbal never got entered, and so it?s an accommodation for that, so those things also were added
- Muffet Mauche George ran the meeting
- There were many comments
- Will probably have to have another Public Hearing

OLD BUSINESS

7346 Boston State Road ? nothing received.

Mrs. Hacker asked if there were any further business for this Board?

Being none, Mr. Stringfellow made a motion to adjourn at 8:17 PM, seconded by Mr. Kirst and carried.

Respectfully submitted,

Tim Kirst

Recording Secretary

TK:tf