

Planning Board Minutes May 24, 2011

BOSTON PLANNING BOARD MAY 24, 2011

PRESENT: David Stringfellow. Chairman

Patricia Hacker, Vice Chairman

Keith Clauss

Jennifer Lucachik

Richard Skinner

EXCUSED: Mike Cartechine

Robert Chelus

Joe Litwin

ALSO Michael Kobiolka Town Attorney

PRESENT: Jeff Genzel Councilman ? Town Board Liaison

Thelma Faulring Secretary to the Boards and Committees

Richard Brox Planning Consultant

Sean Hopkins 5500 Main Street, Williamsville ? BMH Community

Dana Darling 6540 Omphalius Road ? BMH Community

Timothy O'Brien Bohler Engineering for Dollar General

Ron Yormick 6405 Deanna Drive

Bryna Torre 9309 Holland Glenwood Road ? Student in Government project

Stacie Zwolski 7525 Hunn Road, Boston ? Student in Government project

Mark Schiralli 6410 Deanna Drive

Marian Schiralli 6410 Deanna Drive

Toby Cronk 6417 Deanna Drive

Joe Gauthier, Jr. 1790 Bullis Road ? BMH Community

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

MINUTES

Mr. Stringfellow asked if there were any corrections or additions to the minutes of May 10, 2011. Mrs. Hacker made a motion to accept the minutes, seconded by Mr. Skinner and carried.

CORRESPONDENCE

Secretary Faulring reported the following:

? Previously mailed:

o Town Board Summer schedule

? Town Board letter dated May 23, 2011 approving the split of parcel 2 from the CVS approved site plan

Town Board letter dated May 19, 2011 thanking Mark Coppola for his service on the Planning Board

? Town Board letter dated May 19, 2011 to Robert Chelus appointing him as regular member of the Planning Board

Other correspondence at point.

Mr. Stringfellow asked that agenda item #6 Boston Mobile Home Community be moved to this point in the agenda.

BOSTON MOBILE HOME COMMUNITY ? BOSTON STATE ROAD & DEANNA DRIVE

Mr. Stringfellow reviewed the amended application:

- ? Referred to the Town Board to discuss Lead Agency
- o That has happened and they have referred it back down to us
- ? Request is for rezoning 24.20 acres from R-A to R-4
- ? Request is for rezoning 1.74 acres from R-2 to R-4
- ? Mobile Home Court application

Sean Hopkins: As the Board will recall we submitted an amended application in January 2011. Based on input that we received from this Board last year and as well as public testimony that was received at that time, we decided that rather than develop the entire site, as originally proposed, we would develop the northern part as the residential subdivision and then develop the southern portion as the mobile home community with approximately 46% density of what was previously proposed. A couple months ago it was determined that this project was subject to State Environmental Quality Review Act.

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Mr. Hopkins: continued: you referred it back to the Town Board with the recommendations:

- ? The project be classified as an Unlisted Action
- ? The Town Board declare its status as Lead Agency
- ? And although it's not required, the Town Board conducts a coordinated environmental review.

Mr. Hopkins: On May 4, after thirty days declared Lead Agency. What we are asking to consider this evening is whether or not our request to rezone the southern part only as the details in our plan indicated. If you made that recommendation, that's not the end; we would have to come back for on two separate occasions first for the mobile home community, and then in connection for with the residential subdivision. This is not one project but in reality it is three separate projects; will be done in stages based on demand. If the Town Board approves the rezoning then we'll come back in front of you, the Town Board the Town Engineer, that's where we're at this evening.

Mr. Kobiolka: I think the Town Board sent this back as a total package, rezoning and for the mobile home application.

Mr. Hopkins: The only other issue is drainage. The D.E.C. is very stringent with this issue: you cannot increase runoff; and you have to insure that the water is clean as well; and if you can't meet those regulations?

Mr. Stringfellow: I will make a motion to table this item at this time until we receive an answer from the Town Board as to whether they are okay with doing the rezoning before we get into all the details of a site plan review. Is there a second?

Mr. Clauss seconded the motion and all were in favor.

PROPOSED RETAIL PROJECT ? BOSTON STATE ROAD

Tim O'Brien: Bohler Engineering out of Albany, NY

- ? This parcel is divided from a larger parcel
- ? Have prepared a lighting package ? distributed to members
 - o Most lights are mounted on the building
 - o Two free standing light poles
 - o Not spotlight like ? more a balanced mounted fixture
 - o Parking lot will be lit mainly by the lighting on the building
- ? Prepared a building package
 - o So you can look at different variations of building elevations
 - o The first picture is all brick, except the back of the building which is metal sheeting
 - o The second picture is a brick building with a metal fascia and metal on the sides of the building
 - o The third is very similar to #1 except the metal will look more like a stucco, with the sides a brick veneer bottom and ?texture-clad? metal panel

Mr. O'Brien: Have driven around town and a lot of the buildings are brick, some of them have different material on the sides of them. We have created, we reasonably created a couple of variations; our concern was that if you have a building there that is all brick it might not look to appealing to the road, so we've proposed these variations for you to look at. Otherwise we have submitted a complete site design there is drainage there; we have not completed the drainage for the SWPPP. We did have

someone come out to the site and did perk tests on site so that they were comfortable with the design. We will have some infiltration and a pond also. We have designed a system that actually has two ponds, two infiltration systems that we're very comfortable with.

Mr. Stringfellow: The ponds will be detention rather than retention and will not be wet most of the time.

Mr. O'Brien: Correct. There is a design for infiltration, there's like chambers to the pond, a portion for infiltration that will spill over and then it will work its way out to the street. You don't want the water going straight out to the street. You want the water to settle out and taper off. This is slowing the flow rate down.

Mr. Stringfellow: There will not be ponds of standing water that will be there day after day?

Mr. O'Brien: That's correct. You have to understand that it might take a little bit for it to go down.

Mr. O'Brien: One request that we make tonight is that you forward recommendation to the Town Board:

? so that they can begin the SEQR process and declare themselves Lead Agency

? that you forward a favorable recommendation to the Zoning Board in regard to the parking

This is a new building, not an old building. It's a Dollar General, some items go up to \$7.00

Mrs. Hacker: What is the difference in parking spaces?

Mr. O'Brien: 10 spaces. We're showing 36 spaces. The requirement is 1 space per 200 square feet of gross floor area. We've designed the parking on the retail space only.

Mrs. Hacker: My concern is in the event that Dollar General is no longer with us and it becomes something else with tables in there and so many parking spaces are needed per table, what happens then.

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Mr. Brox: I mentioned in my letter to the Board that because of the shopping center's location there would be parking available.

Mr. O'Brien: We're actually designing this to meet that prior development, so when that does come through you will have that shared parking. We actually have a construction easement from the seller so

that we can construct the entrance to his benefit that this gets built. We will have the right-of-way in that easement in and out of this site.

Mr. Genzel: Your client will own the ingress/egress?

Mr. O'Brien: That's correct.

Mrs. Hacker: on the elevations diagrams you're showing three options, is that correct?

Mr. O'Brien described the variations and combinations of the three proposals.

Discussion followed regarding the combinations:

? brick on the front

? stucco for the sides

? do not like the sign

Mr. O'Brien: Signage is not part of this application. This particular retailer likes to hire someone local to design and install the sign. It will go on the front of the building.

Mrs. Lucachik asked about the ingress/egress and cars coming in and going out at the same time.

Mr. O'Brien said a stop bar and guide striping could be added.

Mrs. Lucachik asked about garbage trucks entering and leaving the site.

Mr. O'Brien: ??they will pull up and back out. I think we've addressed everything that you asked about last time we were here. I'd like to wrap up the drainage, the SWPPP with your engineer. But in the meantime would like to proceed with the project.

Mrs. Hacker: Where are you going to put snow?

Mr. O'Brien: We have some room out front; don't want to get it in the low end of the ponds but can push it out back and to the sides.

Mrs. Lucachik: Was this design done in other areas?

Mr. O'Brien: this is almost identical to everyone we've done.

Mr. Brox: read his recommendation for plantings. Trees can go on either side. On the overall plan the other mall itself has trees that has to go along the frontage and around the parking lot.

Discussion followed on landscaping: beware of utility lines, water and sewer.

Mr. Stringfellow: Mr. Bros has made suggestions as to what should be planted, we will not reject it if you put in a different variety.

Mr. Stringfellow: What are the thoughts of other members?

Mr. Clauss: I have no problem with Dollar General. I've been to Dollar Generals; I've bought stuff there, automotive parts, stuff like that. But it's my same story: I like Boston the way it is. There's one in Eden, Hamburg, North Collins, Springville. I don't really want another "box store" coming in. I've got no beef with the corporation; no beef with an outfit like I just don't think we need it in Town. I will be a nay vote one way or the other.

Mr. Skinner: Just about the same thoughts as Keith. Don't need one in Town when there's one in every other town

Mrs. Hacker: I think we've got all our questions answered and I think we've done a lot of work on this project and I think we really want to see something positive in here and I think it would be good for the people around.

Mr. Stringfellow asked several comments and/or questions (most answers were not understood from the tape):

C: 5-foot deep drywalls

response not understood

C: on grading ? 715 contour with big S

Mr. O'Brien: "drainage that comes around the place like this" keeping that flow from going around"that's why we have that grading there also

Q: the parking spaces along the building, it looks like you have a poured concrete?

Mr. O'Brien: That's a curb and the sidewalk by the building.

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C: it looks like up here there are wheel stops.

Mr. O'Brien: yes we have wheel stops especially by the pond, to keep cars from rolling in.

Q: will the snowplows move them?

Mr. O'Brien: If they anchor them correctly they will not move.

Q: The final set of plans must be certified.

Mr. O'Brien: The final set will be signed and sealed.

C: On the location map Route 277 ends at Route 391, on the other side of 391 is Zimmerman Road, and the R-O-W is not shown on Boston State Road

Mr. Brox: The R-O-w is on the survey.

C: Adjacent landowners are not identified on the map

C: sewer connection out back

Response not understood

Q: on the utility plan ? diameter of the pipe?

Response not understood

C: I did not see the total square feet of grass area.

Mr. O'Brien: We will add that.

Q: The heating and ventilation slab ? that has no roof?

Mr. O'Brien: Correct.

Mr. Stringfellow referred to Town Engineer's letter.

Members started to review the EAF Long Form submitted.

Mr. Kobiolka: We should see if the Town Engineer will do Section 2.

Mr. Stringfellow: Is there any archeological impact?

Mr. O'Brien: The site has already been disturbed, per SHPPO.

Mr. Stringfellow: Are there any other questions for Mr. O'Brien. Being none I will make a motion to recommend to the

Town Board that they accept Lead Agency for the SEQR process, as recommended by Town Engineer James Hannon.

Mrs. Lucachik: Second. All were in favor of the motion.

Mr. O'Brien: I would ask that the Planning Board send a favorable recommendation to the Zoning Board for the reduction

in the number of parking spaces, per your review of the site plan.

Mrs. Hacker: that has not been our practice in the past and I am not of favor of making that recommendation now.

Mr. Stringfellow: Is there any further questions or comments for Mr. O'Brien. Being none, we will table further discussion

on the Dollar General project.

COUNCILMAN GENZEL ? TOWN BOARD LIAISON

Mr. Genzel reported from the Town Board meeting of May 18, 2011:

? Received a request from the Historical Society requesting financial support

? Approved use of the Lion's Shelter to the Boston Community of Churches on Sunday, July 24, 2011 for the Ecumenical Community Service

? Set Summer schedule

o July 13, 2011

- o August 10, 2011
- ? Sent letter of thanks to Mark Coppola for his service on the Planning Board
- ? Appointed Robert Chelus as a regular member of the Planning Board
- ? Tabled Zoning Board of Appeals appointments

Under new business

- ? Councilman Wieckowski is renegotiating with Waste Management
- o There will be roll back in cost to the 2005 prices
- ? (further comments were not understood)

TOWN ATTORNEY ? MR. KOBIOŁKA

Mr. Kobiolka: Nothing further for this evening.

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SET SUMMER SCHEDULE

Discussion followed;

Consensus of the members present: Tuesday, July 12, 2011 and August 9, 2011.

Mrs. Hacker asked about the status of membership.

Secretary Faulring: With Robert (Chelus) being appointed as a regular member, we now need one alternate member.

Mr. Genzel: We announced at Town Board meeting that another member is needed.

Secretary Faulring: Next meeting we will probably have site plan for 8032 Boston State Road, for a motorcycle sales and service shop; but I guess there is a question with the zoning.

Mr. Kobiolka: We're checking on the zoning. If it's C-1 there would have to be a rezoning or Use Variance; if it's C-2 then we're all set.

Mr. Genzel: The applicant's stopped into our agenda meeting last week. They seem to be a nice young couple; family oriented; they own a shop in Lockport, Niagara County. They're looking at restoring vintage cars and motorcycle sales and services.

Mrs. Hacker: Are they purchasing the building?

Mr. Genzel: Purchasing and they have a deal to get the parking lot paved?(not understood)

Discussion followed about the proposal at 8032 Boston State Road.

Brief discussion on delaying discussion of Long Range planning.

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

Being none Mrs. Lucachik, made a motion to adjourn (9:02 P.M.); seconded by Mr. Clauss and carried.

Respectfully submitted,

Thelma Faulring

Secretary to the Boards and Committees