

PRESENT: Paul Jusko, Chairman
Kevin Maxwell, Secretary
Margaret Andrzejewski
J. David Early
Thomas Edington
Jeff Mendola
Michael Pohl
David Stringfellow

EXCUSED: Patricia Hacker

ALSO Dennis Kramer – Code Enforcement Officer
PRESENT: Michael Perley – Town Attorney
Councilman Dennis Mead – Town Board Liaison
Councilman Karl Simmeth
Sharon Thompson – The Girls Café
Donna Brock – The Girls Café
Thomas Thompson

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

MINUTES

Chairman Jusko asked if there were any additions or corrections to the minutes October 9, 2001. Being none Mr. Edington made a motion to approve the minutes, second by Mr. Stringfellow. All in favor.

CORRESPONDENCE

Mr. Maxwell reported the following correspondence:

- Letter from Mr. Perley, on behalf of Dennis Kramer, to Carl Morgan, attorney for a concerned resident about the construction of a horse barn on Zimmerman Road. Mr. Perley's letter stated that the property is in an R-A Zone, which would allow for the construction of a horse barn or stable.
- Letter from Town Clerk Shenk – referral of site plan for change of use at 8373 Boston State Road
- (future site of The Girls Café).
- Copy of letter from ZBA Chairman Gerald Hice to prospective property owner in Boston Hills Sub-division, Kevin Lewandowski, stating that the pond Mr. Eckis installed has been inspected and near enough to completion that Mr. Lewandowski could proceed with the purchase of the property.

Mr. Jusko asked why a pond is being installed.

Mr. Kramer explained that Mr. Lewandowski wants to build on a private road in the sub-division. At the Public Hearing in August the Zoning Board placed a stipulation on the approval that Mr. Lewandowski install a pond large enough to provide fire protection to his home. Mr. Lewandowski's financial situation, because of the shale on his property, would not allow him to do this. Mr. Eckis said that he would install a pond, with a dry hydrant to the road, to the west side of the T turn-around.

LIAISON – COUNCILMAN MEAD

Councilman Mead said the Highway Superintendent has requested that the 'T' turn around, in Boston Hills Sub-division, be completed before any more driveways are installed. The Town Board agreed with

Councilman Mead, con't

the Planning Board decision that the 'T' be completed and a cul-de-sac be installed if additional lots are sold.

Mr. Mead said that the Southtowns Planning and Development Meeting is October 29, 2001 and that Councilman Wiktor would be attending in his place.

THE GIRL'S CAFE

Chairman Jusko stated the last discussion was this Board's need for interpretation as to the continuation of use. The Building Inspector was satisfied with the changes inside the building, and now remaining is the delineation of the parking lot on a formal site plan. Mr. Jusko asked Mr. Perley for his opinion on the continuation of use. Mr. Perley stated that these non-conforming buildings have always been a concern especially with modification of parking requirements; this building does not have to comply with the open space maneuvering room requirements. As long as this proposed use of this building continues to conform with the Zoning, and provides the required number of parking spaces. Mrs. Thompson said they are planning to add 12 parking spaces.

Mr. Jusko said a total of 38 parking spaces are needed.

Mr. Maxwell asked for an architecture prepared site plan showing these parking spaces. Mr. Maxwell also said that he visited the site and did not see any catch basins. Mr. Kramer said that the stone parking lot would be sufficient for drainage. Mr. Maxwell thought that it should be a dustless material and that he does not consider stone to be a dustless material.

Mr. Jusko addressed the Thompson's and Mrs. Brock and said that the remaining issue is for them to obtain a formal site plan with delineated parking spaces. He added that there is a question of stone or gravel, and so indication of type of material should also be on the site plan.

Chairman Jusko asked for other comments or questions.

Mrs. Andrzejewski said that she thought it should be a dustless material.

Mr. Edington asked the hours of operation. Mrs. Thompson said 6:00 AM. To 2 PM.

Mr. Mendola asked if there should be added lighting if the parking lot is added to the south side of the building. Mr. Jusko said it also should be added to the site plan.

Mr. Stringfellow asked if there could be an entrance to the south side of the building. Mrs. Thompson explained that would lead in to the kitchen or the to tenants entryway.

Chairman Jusko asked for a motion.

Mr. Stringfellow made a motion to table any recommendation pending receipt of a site plan indicating parking spaces, lighting in new parking area, elevation, and paving material. Second by Mrs. Andrzejewski. All in favor.

Chairman Jusko advised Mrs. Thompson that there needs to be 38 parking spaces including the beauty salon.

CODE ENFORCEMENT OFFICER KRAMER

Nothing to report.

Chairman Jusko asked if there was any other business to be brought before this Board.

Mr. Maxwell asked if he was correct in assuming that the Eckis 'T' turn around is not installed. Councilman Mead said that Dennis Neureuther has been doing some work for Mr. Eckis and believes he would be completing the turn around. Mr. Perley said the Town Engineer should be consulted so that it meets proper specifications.

Mr. Maxwell asked about the status of the Liaros property.

Mr. Kramer said that the driveway is at the end of the road. Mr. Perley added that no building permit has been issued for this property.

Mr. Stringfellow asked why this point is still being discussed, as this Board's decision has been sent to Mr. Eckis.

Mr. Maxwell asked if Mr. Eckis is in contact with Town Engineer Harris. Mr. Perley said that he would check with Mr. Eckis the next day.

Discussion continued.

Mr. Perley reported on the Hickory Meadows drainage talks:

- Either modification by the developer, or
- installation of a drainage district by the town

Mr. Perley said the creation of a drainage district would not require Planning Board input, but he would encourage the Town Board to consult with the Planning Board for an informal approval of such a project.

Mr. Early asked about the cost to the Town if such a project were started. Mr. Perley explained that the Town would borrow the money and the property owners would then pay the Town back. He added the only expense to the Town may be engineering costs, but most of this cost would also be paid by the residents.

Chairman Jusko asked if there was any other business to be brought before this Board.

Being none, Mr. Stringfellow made a motion to adjourn at 8:14 P.M., second by Mr. Early. All in favor.

Respectfully submitted,



Kevin G. Maxwell
Secretary

KGM:tjf