

Planning Board Minutes September 14, 2010

BOSTON PLANNING BOARD September 14, 2010

PRESENT: David Stringfellow, Chairman

Patricia Hacker, Vice Chairman

Mike Cartechine, Recording Secretary

Robert Chelus (Alternate)

Mark Coppola

Rich Skinner

EXCUSED: Keith Clauss

ABSENT: Joseph Litwin

ALSO Jeff Genzel Councilman ? Town Board Liaison

PRESENT: Michael Kobiolka Town Attorney

Thelma Faulring Secretary to the Boards and Committees

Richard Brox Planning Consultant

Jennifer Lukachik Prospective member

Joe Palumbo Carmina & Woods, 487 Main St., Buffalo

Ronald Meyer 8298 Feddick Road ? Boston Fire Company

Pat Penrod 6786 Redwing Drive ? Boston Fire Company

Dave Dahl Sun/Journal reporter

Chairman Stringfellow called the meeting to order at 7:30 PM and appointed Robert Chelus to serve 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 June 22, 2010.

Being none Mr. Chelus made a motion to accept the minutes, seconded by Mrs. Hacker and carried.

GENERAL CORRESPONDENCE

Secretary Faulring reported the following:

- ? Code Enforcement Officer Ferguson's end of month report for July and August
- ? Received ? Jennifer Lukachik letter and resume´ requesting appointment to the Planning Board
- ? Received ? Town Board referral dated September 2, 2010 for Jennifer Lukachik request
- ? Sent ? Planning Board letter dated September 1, 2010 to Jennifer Lukachik requesting an interview at this evening's meeting
- ? Received ? Notice of TVGA Workshop on October 22, 2010
- ? Received ? Wetlands information pamphlet

DISCUSSION ? SITE PLAN REVIEW

At this time no one for the Boston Fire Company project was present.

Chairman Stringfellow moved ahead in the agenda.

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel: We've had three erosion control projects start in Town: Colonial Drive, May Drive, a horseshoe (shaped area) on Back Creek Road, behind a residence. Also the sewer project will be starting on the north end of Town.

To be announced tomorrow, through the efforts of (County Legislator) Lynn Dixon we were granted funding to finish Omphalius Road. That will be started; the hump will be removed; some drainage work along the side; go up through and mill it; it will be fixed from the hump downhill. We've been working with Ms. Dixon for months to get, about, the \$250,000.00 to get this done. We hope to have this done before the snow flies. Other than that we're working on the Boston Hotel situation.

Mr. Coppola: What's going on with that? With the news that was in the paper on Monday (arson)?

Mr. Kobiolka: I'm kind of miffed by that myself, it's been about a year and a half. There were three people in there at the time, who would you be looking at? The insurance company is handling that.

Mr. Genzel: it sounds like a ploy of Mr. Dellamore's to make it a crime scene, and not have to have it torn down. Mr. Kobiolka can give a better report on that than I can.

Mr. Genzel: Does anyone have any questions? I have a little drainage fund of about \$30,000.00 budgeted to do a couple little projects, it hasn't quite been decided where they're going to be; but they're going to be off-road drainage sites to help some areas out, Boston Cross Road?that's about it.

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BOSTON FIRE COMPANY Please note: applicant's are not heard clearly on tape (LR will indicate low response)

Secretary Faulring noted the correspondence:

? Planning Board letter dated September 1, 2010 to Planning Consultant Richard Brox requesting his review

? Planning Board letter dated September 1, 2010 to Town Engineer James Hannon requesting his review

? Planning Board letter dated September 1, 2010 to Christopher Wood at Carmina ? Wood ? Morris PC requesting their presence at this evening's meeting; copy to Martin Schwanz ? Boston Fire Company

? Richard Brox review dated September 7, 2010

Joe Palumbo: Good evening. I'm from Carmina, Wood and Morris. I'm representing the Boston Fire Hall/

Mr. Palumbo displayed a site plan and distributed packages of elevations and floor plans to the members that were not included in the original package. In a nutshell what we're proposing is to build a new fire station for the fire hall. It's 5940 square foot building. It will have four truck bays; an office; facilities inside for the firemen to workout; storage facilities for their equipment. Basically we're proposing to put it on the same place where the existing house sits now and I do believe the (LR) for practice for training. We're proposing to demolish that house; put in new services for the fire hall and update services that are required for the existing building. Parking in back will stay as it is now. We're not proposing any new parking except for three spots out front which will be kind of for first response parking spots, for those who are first to arrive so they have a quick place to get into right near the front door and the man door to get into the equipment. Behind the building we will have the emergency back-up generator, the siren pole and essentially that's it. I'd be happy to answer any questions that anybody has.

Mrs. Hacker: With this additional paperwork that we just received, that helped a lot because the original package didn't have any of the dimensions or height elevation. The handicapped

entrance, I see the sidewalk but I don't see a place big enough to accommodate?is there a spot designated for handicapped?

Mr. Palumbo: The idea is to use the existing handicapped spaces that we're using now.

Mrs. Hacker: I don't mean parking; I mean entrance to the building.

Mr. Palumbo: All of the entrances will be basically ADA compliant. There's no need for any ramps. The front of the building, the main entrance basically is the southwest corner that would be the main entrance and the office area and that would be ADA compliant, so will the door on the north end of the building, facing the street. The door out back isn't going to have any sidewalk around it, so that isn't going to be accessible for entering, but in case of emergency someone will be able to get out that door. There's a grade change there, it drops drastically.

Mrs. Hacker: What about the elevations for the, I don't see any elevations for the height of the second story.

Mr. Palumbo: The height of the building is 16 feet to the eaves and then has a 9 foot ?so 25 feet overall.

Mrs. Hacker: All of those things will have to be noted on any of our plans. The lot dimensions aren't shown on the plans that we received, I do see them on the new set.

Chairman Stringfellow asked for any other comments.

Mr. Cartechine: Nothing at this time.

Mr. Skinner: Not at this time.

Mr. Coppola: I didn't have any major issues at this time, at this stage.

Mr. Chelus: I'm good for now.

Mr. Brox: What is the existing building going to be used for?

Mr. Meyer: We're going to continue using it for everything that we do now. The new building is just an engine house to store trucks. Our truck space is currently outdated.

Secretary Faulring asked that the speaker identify himself.

Mr. Meyer: I'm Ron Meyer; I'm chairman of this project. The existing building is going to keep being used for everything used for now, except for the truck bays and that may just turn into storage, I don't know.

Mr. Penrod: I'm Pat Penrod, it's getting more and more difficult to have a truck built anymore that will fit in there. We can't go any higher with the doors and it takes a lot to get a truck to fit in there.

Mr. Brox: This I couldn't figure out. This frontage line is 126 feet along the center line of the road, but what is this dotted line for because it looks like?

Mr. Palumbo: That's an old lot line, it probably should have removed and not shown. A lot of time they'll leave them on there so if questions come up as to where things are located.

Mr. Brox: The other thing is the 6 inch slab of concrete, the wire right in the middle is useless; they've got to be two inches down from the top or two inches up from the bottom depending on whether you want a wheel load or frost not to crack it. Wires in the middle just bend, they don't do anything.

Mr. Meyer: the wire is probably going to be two inches up from the bottom because our heat is in the floor, and the only purpose the wire serves is to lift higher our (LR)

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Mr. Palumbo: This actually (LR) the exterior slab that we're driving on. This is standard view until we get back and once we look forward and have a better design for the actual plan.

Mr. Stringfellow: To make sure that we're clear here: you begin with a Conceptual Site Plan which is clearly defined in the Town Code, you have to submit plans that meet all those requirements, you have a lot of it here but not all of it. When conceptual Site Plan is acceptable to the Planning Board then we move to Final Site Plan. I'd advise you to read the requirements for Final Site Plan, in some places you have to do part of something for conceptual, but you have to do all of it for final, so you might as well do all of it at one time. So look at both sections of the Code and know what you have to do so that you don't end paying to do the second half or second time. I think in general my feeling is that you do need more space and a bigger building and I don't see anything wrong with it really. From the elevation drawings that we just got tonight I suspect that it's essentially a sheet metal building, is it?

Mr. Meyer: Right. We may put wainscoting at the bottom; we may put brick; something to make it look more appealing to the road. We aim to shorten the appearance of to the road with the Dutch hip and cutting that back and hopefully we will shorten that up visually so it doesn't look that long; make it more appealing.

Mr. Stringfellow: Yes I would encourage you to make it as nice looking in the front and even if you have to spend a few more dollars on landscaping in front, it will pay off in the end. We all know that we need fire halls and we all know fire companies don't have enough money to build a Taj Mahal, but we still like to keep the Town looking as good as we can.

Mr. Meyer: Absolutely, understood.

Mrs. Hacker: Does the back wall have any windows on it, which is the west wall?

Mr. Palumbo: Opposite the big doors?

Mrs. Hacker: Correct.

Mr. Palumbo: I think there's a couple?.

Mr. Coppola: Two windows and a man door.

Mr. Kobiolka: The stairs on the back wall, do they lead to a second story?

Mr. Penrod: That leads to a loft which will be used for storage, it won't be inhabited, just access to extra storage space.

Mr. Kobiolka: Is there a choice of colors on the building?

Mr. Meyer: We haven't actually crossed that bridge yet.

Mr. Penrod: I guess it would depend on what we use for wainscoting. It'll depend on what we do with the lower portion and what would look good with that.

Mrs. Hacker: For the final we would need to see that on the plans.

Mr. Meyer: Absolutely.

Mrs. Hacker: We will be asking those questions.

Mr. Meyer: And we will have the answers.

Mr. Stringfellow: The ceiling heights in the truck bays?

Mr. Meyer: 16 feet, 14 foot doors and the ceiling height is two feet higher, standard configuration to use standard door tracks.

Mr. Stringfellow: I'm guessing at the end of the building the cabinet rooms will be 8 or 10 foot ceilings?

Mr. Meyer: Yes, 8 foot ceilings and then 12 inches of (LR).

Mr. Stringfellow: There's going to be storage over that?

Mr. Meyer: We're going to put a deck that's open because it would be wasted space otherwise, so we might as utilize it. The more stuff we can put up there the less we have on the floor.

Mr. Genzel: How many trucks are you going to park in here?

Mr. Meyer: Four. We have three in the existing building and then we've got a trailer with an off-road ATV that is parked outside right now. Our existing space is bumper to bumper and we hope to eliminate some of that.

Mr. Genzel: So every bay will be full?

Mr. Meyer: Correct. We're not looking to make it any larger than it needs to be.

Mr. Stringfellow: You have a vacant lot west of where you're building?

Mr. Meyer: A portion of that shows up in the wrong color on the site plan, and I wasn't sure I wanted to get involved with that. By keeping where it is now the, the main entrance on the south corner lines up directly with our walk-in door into our meeting room, so we can walk back and forth directly across the driveway and use the common parking lot. If we moved all the way over to the vacant lot you still got an abandoned (house) in disrepair standing there looking at us. And then we're father away from the existing building. We want to be close enough to use the yard there.

Mr. Brox: Any plans for recreational facilities on that vacant land? Ball diamond, grove, whatever?

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Mr. Meyer: No, I ?

Mr. Genzel: It's utilized for parking by the firemen for their fundraisers. They use that land, I know that.

Mrs. Hacker: Am I seeing the dimensions of 166.19 distance between the corners the two buildings for the turn-around? Is that right?

Mr. Palumbo: That 166.19 is the distance from the corner of the lot to the building, the proposed building.

Mrs. Hacker: How much room do you need to turn around a thirty foot truck?

Mr. Meyer: There's existing parking along?

Mrs. Hacker: If we have our trucks parked in those parking spaces, can you turn around there easily with the trucks? Back it in, swing it?

Mr. Palumbo: Oh yes (LR).

Mr. Coppola: That concrete pad that is shown is thirty feet deep and the distance between that concrete pad is not clear here, but you're looking at sixty feet, you've got about ninety feet to where the cars are parked up against the existing building, to be able to swing that truck and back it in.

Mr. Stringfellow: The fence and trees just to the west of the existing house, are those going to remain or not?

Mr. Meyer: No, the existing fence is where essentially where the row of poles for back wall of the building is going. That row of trees is in the way; we may move the fence beyond the berm.

Mr. Stringfellow: What you gave us shows no consideration of drainage. That will be?

Mr. Palumbo: We've not got the full engineering report on that yet; we're still at that conceptual stage.

Mr. Stringfellow: There are woods at the back end; that would be the south end. Please show where the wood line is when you get to doing your site plan so it shows.

Mr. Stringfellow: I'm not sure how to rate parking spaces. This is basically a garage for their trucks. The existing building is and will continue to be?

Mrs. Hacker: And will continue to be and it is not addressed, fully there.

Mr. Palumbo: Where the new building is, is either lawn or (LR) and we're actually going to have more pavement to make up the difference in between the (LR) what's lawn now.

Mr. Brox: Show counts of parking spaces. So they can determine if, you're holding a fish fry at the fire hall, that they can determine that there is adequate parking for that kind of turn out.

Mr. Palumbo: I've discussed that with Bill Ferguson and we tried to come up with a number that makes sense, and there's nothing in the Code Book for it. it was kind of vague. So we ended up using the one space per 350 square foot?

Mr. Coppola: In their defense, I've been to their fund raisers; this is all flat, it's grass parking, it's?

Mr. Palumbo: Obviously it's not a strip mall where you're going to get all that commercial?you're going to use it once, twice a year, occasional weekend?

Mrs. Hacker: Mark that on the site plan that it is a flat park-able area, with this much square footage.

Mr. Palumbo: We tried how best to describe what the parking situation is out there, it's really not very well defined at this point; other than some guidelines. What I've laid out there would be if you used town plan for parking size, what you can kind of get at that end of the site. It does travel over and the grade drops off. But we feel there is adequate parking there.

Mrs. Hacker: Around the existing garage and the loading area, there's plenty of space to put in another twenty spots; just so that they are shown. They should be shown on the plans.

Mr. Palumbo: I'll be happy to address the parking more.

Mr. Stringfellow: Would you calculate the floor area of that odd shaped building?

Mr. Palumbo: I already did that. It's got a footprint of 8440 square feet.

Mr. Genzel: A question about green energy savings. You're adding a whole new building here, Are you thinking of anything to save utility costs? Now that you're going to have utility costs for two buildings.

Mr. Meyer: The in-floor heat is one of the most efficient things that we could come across. Langford, for example, is a similar laid out building?oriented?doors on the other side. The basic floor plan is the same (LR) in floor heating (LR) their utility costs are, for the entire year, including the hall part (LR) is, it averages under \$3000.00 a year (LR) turned on in September to maintain the heat from the summer, and that?s the way to go. The floor is always dry, you can wash the trucks inside and two hours later the floor is dry.

Mrs. Hacker: How about the lighting? Low-cost lighting? The new Wal-Mart just put in low lighting, no fluorescent lighting in it. It is available, I don?t know the cost.

Mr. Coppola: Not to change the subject, but is the cost of what they?re building any of our business right now?

Mrs. Hacker: I?m not asking about the cost, I?m asking about being green.

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Mr. Coppola: The Planning Board doesn?t have to deal with utilities and all that other stuff. We?re dealing with the building right now.

Mr. Genzel: Mark, I?m questioning them, they?re having two facilities now?I?m thinking of any type of green energy.

Mr. Coppola: They should do that at a budgetary meeting?I don?t think that?s any of our concern at Planning Board.

Mr. Meyer: The truck bays are well insulated and we?re going to, it is separated buildings, we?re going to shut that off, drain the water transfer some of the utility costs to the new place. Since the existing fire hall was remodeled fifteen, seventeen years ago, we haven?t had any energy assessment and we?re going to have somebody look at that. We can re-insulate the place; it?s just an area that hasn?t been addressed yet. And we have people that are looking after the grounds that are going to do that. Hopefully we can?.

Mr. Penrod: One other thing is that the bay doors, which will be the majority of the building, at least part of that is window so you?re going to get natural light coming in, so we won?t have to have lights on, so that should save some.

Mr. Kobiolka: If the Board members were to stop out in Langford, would they see a similar building?

Mr. Meyer: The only difference, their doors are on the gable end and ours are on the side wall. We have four bays, the basic floor would be easy enough to (LR).

Mr. Stringfellow and Mr. Meyer conversation not discernable on tape.

Mr. Stringfellow: Are there any other questions from the Board. I think basically the Board has, certainly, no objection with the concept of you building a new fire hall. The plans look reasonable. I would say ?get going.?

Mr. Brox: We need a motion to accept the concept plan.

Mr. Cartechine: I'll make that motion.

Mr. Coppola: And I'll second it.

Mr. Stringfellow: What they have submitted is not really conditions for a Conceptual Site Plan.

Mr. Coppola: If they were to move forward; what were the actual problems with the conceptual other than parking spaces, which they already have for the existing building. The fundraisers are in the other building; this is a garage with an office, kitchen and bathroom. I don't know why we would ask them to come back with another conceptual before they move forward.

Mr. Stringfellow: Elevations for one thing, drainage has not been considered at all. I think there is a set of contours that show the existing contours, but after they build, things are going to be raised and lowered, the building has to be leveled and now the ground slopes a little; and the drainage needs to be considered; the provisions for garbage disposal, at this point there's a dumpster sitting out right in the open, what's going to end up being between your two buildings, and?

Mr. Meyer: That's the cardboard recycle bin, the dumpster for garbage is behind the garage, it's on the drawing, and that garage is going to stay.

Mr. Palumbo: I don't think the dumpster made the drawing.

Mr. Stringfellow: I believe the Code requires the dumpster to have an enclosure around it, just so it doesn't look so ugly. Here you've got it behind a garage, I'm not sure where an enclosure is really required if it's not visible or not.

Mrs. Hacker: Is there real garbage in that or is the real garbage in the garage?

Mr. Meyer: No, the garbage is in the dumpster behind the garage; but we could move that fundraising cardboard one behind there too.

Mr. Skinner: No you want that out in the open.

Mr. Stringfellow: Sewer and water connections are not shown in what you've submitted. I guess that about covers it. Mark I understand where you're coming from. I'm toying with the same issues: do we want to ask them to go back and do a more formal Conceptual Site Plan, when they're going to have to come back for final anyhow.

Mr. Palumbo: If we make sure that all your concerns are all adequately addressed on Final Site Plan, we can always amend that final plan if there are any additional things that you aren't comfortable with, later. As far as the basic concept we can help you visualize that.

Mr. Stringfellow: The motion was to approve the plan.

Mr. Brox: Accept this as conceptual and everything required for Final Site Plan is submitted. Make sure you follow that checklist very closely.

Mr. Stringfellow: You will need to get a copy of the Code, or at least that section that deals with Site Plan Review.

Mr. Coppola: There's a new checklist that spells out exactly what we are looking for.

Mr. Skinner: Is that enforced now?

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Mr. Genzel: No, I'm still waiting for everybody's comments back, the Town Board has to review it, approve it and then a Public Hearing. There's quite a bit of work left to do on that.

Mr. Stringfellow: But remember that checklist is not law and the Code is.

Mrs. Hacker: It was my impression that this was just discussion and from what I came in with, we didn't have enough to make a decision. I'm all for the project, but I still think we have to go through conceptual before we go to final. But if the motion's been made we certainly can vote on it.

Mr. Stringfellow: The motion has been made and seconded. Any other questions?

Mr. Stringfellow: The motion then is to approve what we have received as Conceptual Site Plan,

Mr. Brox: With the stipulation that the Final Site Plan would follow the guidelines and be complete. This is complete enough to give you an idea where they're putting the building, parking facilities, whatever. The Final Site Plan will show everything ? drainage, parking, landscaping, utilities, everything that is required in the Code for..

Mrs. Hacker: Garbage, fence, drainage, landscape, woods, dumpster and those are just a few notes that I made, there's a lot.

Mr. Cartechine: I make a motion that we approve the Conceptual Plan and make them move toward the Final Review, with completion of requirements by the Code Book. This is by far the most complete project that we've received to look at as far as the conceptual phase.

Mr. Coppola: I second.

Mr. Stringfellow: Please take a roll call vote on the motion.

Secretary Faulring: Motion is to accept the Conceptual Site Plan as submitted, moving on to Final Site Plan Review and to meet all requirements relative to the Final Site Plan Review.

Mr. Cartechine vote for

Mr. Chelus vote for it

Mr. Clauss excused

Mr. Coppola for

Mrs. Hacker nay

Mr. Litwin absent

Mr. Skinner vote for it

Mr. Stringfellow nay

Mr. Stringfellow: Four voted for it, that's a majority, the motion passes. You are approved with Conceptual Site Plan, you are ready to move into final and there are a lot of things to go to work on.

TOWN ATTORNEY KOBOLKA

Mr. Kobolka: I don't have anything at this time Mr. Chairman.

DISTRIBUTION OF UPCOMING PROJECTS

Secretary Faulring: None.

NON-AGENDA ITEMS

Town Code CD's

Mr. Stringfellow: I still have two CD's of the Town Code, does any member not have one?

Mr. Brox requested one of the CD's.

N.Y.S. Required Training

Mr. Stringfellow: The record show that none of us have completed the four hours of training for this year, we have to get this done before December.

Suggestions were:

- ? Schedule with Town Engineer
- o Mr. Genzel said he did not believe Mr. Hannon was State approved to supply this training
- ? Get training session for meeting night, non-meeting night at Boston Town Hall
- ? Invite surrounding Towns
- ? Mr. Kobiolka will check with Jill Sawyer at TVGA about schedule, and courses available
- ? Evening session of 6:00 PM to 10:00 PM, agreed upon by all members
- ? One four hour evening class in neighboring community or in Town
- o Mr. Kobiolka will check with other Towns for their schedules

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Comments/concerns/complaints were:

- ? Daytime hours not good for those working
- ? Full day classes not reasonable
- ? Locations/distances to travel for evening sessions after work

Mr. Stringfellow thanked Mr. Kobiolka for checking into the scheduling of a class.

Mr. Stringfellow asked all non-members to leave for the discussion of the prospective member.

Mr. Stringfellow: I make a motion to make a recommendation to the Town Board for the appointment of Jennifer Lukachik as the second alternate member, and thus making this Board's membership complete.

Mr. Coppola: I'll second that motion. All were in favor.

Mr. Stringfellow asked that letter be sent to the Town Board with the recommendation.

Mr. Genzel said that he would bring the appointment up in Preliminary Matters, as it is to late for the Town Board agenda.

Mr. Stringfellow: Is there anything else for this evening? Is there a motion to adjourn?

Mr. Coppola: I make a motion to adjourn. (8:25 PM)

Mr. Chelus: I'll second that. All were in favor.

Respectfully submitted,

Thelma Faulring

Secretary to the Boards and Committee