

Planning Board Minutes September 27, 2005

BOSTON PLANNING BOARD SEPTEMBER 27, 2005

PRESENT: Patricia Hacker, Chairman

David Stringfellow, Vice Chairman

Michael Pohl, Secretary

David Bernas

Robert Chelus

Tim Kirst

Jeff Mendola

EXCUSED: J. David Early

ALSO Kelly Vacco Town Attorney

PRESENT: Brien Hopkins Councilman ? Town Board Liaison (at 8:05 PM)

Robert Telaak Superintendent of Highways

David Pohl Community Service ? Orchard Park High School

Chairman Hacker called the meeting to order at 7:30 PM.

MINUTES

Being no corrections or additions, Mr. Stringfellow made a motion to accept the minutes of September 13, 2005, seconded by Mr. Chelus and carried.

CORRESPONDENCE

Mr. Pohl reported the following:

- Planning Board letter dated September 19, 2005 to the Town Board with the recommendation to allow Verizon Wireless to place an antennae on the tower at 6405 Ward Road
- Town Board letter of September 27, 2005 thanking Paul Speich for his service on the Planning Board.

LIAISON ? COUNCILMAN HOPKINS

Mrs. Vacco said that Mr. Hopkins had a family commitment this evening, but planned to be here a bit late.

TANGLEWOOD ACRES ? PROPOSED SUBDIVISION

Mr. Pohl reported the correspondence:

- Foit-Albert review of September 18, 2005 with 20 items to be addressed
- Planning Board letter of September 19, 2005 to Superintendent Telaak asking that he be at this evening's meeting to address Planning Board concerns

Mr. Telaak stated his concerns:

- Does not like 18" corrugated metal pipe, would prefer HDPE plastic pipe
- Does not like open ditches (commented that the Town needs to adopt a local law prohibiting them)

Discussion followed.

- Would like 2" crushed run limestone as road base
- Would like to see a streetlight, but that's not my call?

Mrs. Vacco suggested that Mr. Telaak contact the Project Engineer Andrew Gow, with highway concerns.

Mr. Stringfellow: The cul-de-sac is on a slant off the road, is that going to be a problem?

Mr. Telaak: It shouldn't be.

Mr. Stringfellow: The Code calls for a 24' width cul-de-sac; I paced this at 16'.

Mr. Telaak: If he tapers it out to the 24, it should be okay.

Mr. Stringfellow: I think that the water lines should be extended to lots 3 and 4.

Mrs. Vacco: That's determined by Erie County Water Authority

Mrs. Hacker: We'll ask Mr. Brox and the Town Engineer to review that too, and make a recommendation if that line should be extended

Mr. Pohl: At the last meeting we requested that he show the service line.

Mr. Stringfellow: He doesn't show any cutting and filling. The contour line, at the worst place, is at a 6.25% grade in this cul-de-sac

Discussion followed.

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Mr. Pohl suggested that the contours they were looking at were the existing grades, and the boxed elevations are the proposed grades.

Mrs. Hacker: So there is a question on existing versus proposed.

Discussion followed.

Mr. Pohl: In preliminary site plan review we require proposed grades, do we require proposed contours.

A brief discussion followed regarding drop-off.

Mr. Pohl: Did we agree that we weren't going to require a seeded area in the center of the cul-de-sac.

Mr. Stringfellow: Yes, it's somewhere in the Code, but the drawing wasn't changed.

Mrs. Hacker: Where do we want the street light, in the center of the cul-de-sac?

Mr. Stringfellow: On the existing utility pole.

Mr. Kirst: There's a drainage easement between 2 and 3, it's already half piped; it would be easier to pipe the rest of it, it's only about 30 or 40 feet.

Mrs. Hacker: We can ask Mr. Brox and the Town Engineer for their recommendation on that, too.

Mr. Telaak: The catch basin at the south side entrance to the cul-de-sac, they've got the line for the 18-inch line going and it doesn't seem that it ties into the catch basin.

Mrs. Hacker: We will ask the Town Engineer and Mr. Brox look at that too.

SUBDIVISION CHECK-OFF LIST

Mr. Stringfellow: Do we really require "linen" prints?

Mr. Pohl: Maybe we could substitute "linen" with "reproducible".

Mrs. Hacker: Is that permissible, can we do that?

Mrs. Vacco: Yes you can; and then you choose to accept, what you accept. But you have set a high standard and if that's what you wanted you would be within your right to require that, but you can certainly accept less.

Discussion tabled until Mr. Brox is present or submits his comments and recommendations, as well as the Town Engineer.

DISTRIBUTION OF TOWN BOARD REFERRALS

Mr. Pohl read Town Clerk Shenk's letter dated September 27, 2005 with the application for a change of use at 8381 Boston State Road.

Mrs. Hacker excused herself from all discussion, recommendation and voting, due to a conflict.

Mrs. Hacker: Please advise the applicant that the application has been received, will be reviewed and discussion will be on the agenda October 11, 2005.

OLD BUSINESS

Kids Country Child Care: Mrs. Hacker asked that a letter be sent to the owner advising her of the Planning Board's concerns and ask her to give an update of the status of the on-going litigation, and that we are still awaiting the as-built site plan.

LIAISON ? COUNCILMAN HOPKINS

Mrs. Vacco reported:

- An informational hearing is scheduled for October 19, 2005 at 7:00 PM in regards to the Boston Free Library
- A public hearing is scheduled for October 19, 2005 at 7:45 PM, on the application of Verizon Wireless co-location request
- Several comments on the flooding

Being no further business Mr. Stringfellow made a motion to adjourn at 8:12 PM, seconded by Mr. Pohl and carried.

Respectfully submitted,

Michael J. Pohl

Recording Secretary

MJP:tjf