

## Planning Board Minutes September 27, 2011

PRESENT: David Stringfellow. Chairman

Patricia Hacker, Vice Chairman

Robert Chelus

Keith Clauss

Jennifer Lucachik

Rich Skinner

ABSENT: Mike Cartechine

Dr. Paul Ziarnowski

Joe Litwin submitted letter of resignation

ALSO Michael Kobiolka Town Attorney

PRESENT: Jeff Genzel Councilman ? Town Board Liaison

Thelma Faulring Secretary to the Boards and Committees

Richard Brox Planning Consultant

John Previty Applicant ? 8032 Boston State Road

Jennifer Previty Applicant ? 8032 Boston State Road

John Schenne Architect ? 8032 Boston State Road

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

MINUTES

Mr. Stringfellow asked if there were any corrections or additions to the minutes of September 13, 2011.

Being none, Mr. Chelus made a motion to accept the minutes of September 13, 2011, seconded by Mr. Skinner and carried.

## CORRESPONDENCE

Secretary Faulring reported the following:

? Received from Joe Litwin, letter of resignation from the Planning Board dated September 27, 2011, stating work schedule and commitments, as his reason for leaving

Mr. Stringfellow: With Joe's resignation, our first alternate is Jennifer. Are you interested in becoming a regular member of the Board?

Mrs. Lucachik: Yes.

Mr. Stringfellow: I will make a motion that upon receipt of Jennifer's letter of request the Town Board appoint her as a regular member of the Planning Board. Is there a second?

Mr. Chelus: I'll second. All were in favor of the motion.

## SITE PLAN REVIEW ? 8032 BOSTON STATE ROAD

Mr. Stringfellow read from Mr. Brox's review.

Mr. Brox: In my comments please delete #5.

Item #1: Leach field location ? side or rear?

Mr. Schenne, Engineer for this project responded:

? Originally shown on the side because that's where I thought it was

? As the site was cleaned up, it is where it is now shown on the drawing

Item #1: Does it meet Erie County requirements?

Mr. Schenne: As far as Erie County Health department requirements, typically for existing systems unless there is a failure noted they don't make you upgrade. I've done thousands in Erie County and this building is going to have very little sewage produced; there will only be a couple of employees there; you're looking at a flow of 20 to 30 gallons a day. So I am certain that it is adequate with what is there.

Mrs. Hacker: How many bathrooms?

Mr. Schenne: Two bathrooms; two working bathrooms, a toilet and a sink in each, nothing else. The usage for a building like this is 10 gallons a day per employee. Well less than 10% of a single family house. We don't see any problem with it.

Item #1: Should be protected so not driven over?

Mr. Stringfellow: I don't believe there is anything in the Code regarding this, so that will be up to the owners, your decision.

Mr. Schenne: Whoever put this in put it in where it is and looks like you have a traffic pattern in there, so it's a 50/50 chance that it was designed to be driven on; but if they break it, obviously they are going to have to fix it.

Mr. Stringfellow: To the best of my knowledge the building was originally a garden and lawn tractors type business, and that whole back area was sort of their used parts/junk yard. I have no idea of how the septic system is built, if you want to take the risk or do something so that people don't drive on it, that's up to you.

Item #2: Landscaping is not adequate: add shrubbery on north side in 10-foot green area, around pole sign show plantings in the bed along north side of building.

Mr. Stringfellow: We talked last time that you don't want to cover up the view of your display area from the road.

Mr. Preivity: Correct. We installed one tree here (10-foot green area) and three trees in the back parallel with the cherry tree, which we kept. That will all be green space back there. I believe that's noted on there.

Mr. Brox: It just says grass and snow storage.

Mr. Preivity: Correct and the three trees should be noted there too.

Mrs. Hacker: Yes, 6-foot Colorado Spruce.

Mr. Preivity: We want to put perennials in; but this year, we want to get done what needs to be done so that we can get in. We did put the Christmas trees in. It will look nice once we get done.

Mr. Brox: I would like to see some low evergreens around the pole sign to hide that.

Mr. Preivity: What we want to put in around the pole sign is the ornamental grass that comes up every year.

Mr. Brox: That would be good too. Those are the kinds of things that should be on the drawing so that we don't have to ask about them

Mr. Preivity: We want to get the issue about the sign resolved first. If we're not going to keep the sign we don't know about the variance.

Mr. Brox: I can live with that if the Board can; just something to clean the place up.

Item #3 and Item #4: Rear parking lot, side display area ? material?

Mr. Preivity: The rear lot has all been taken down, the fabric is there, we're waiting for approval from the Planning Board to put the stone in, it's approximately 80 ton of stone going in on top of the fabric. On the side - the lot on the drawing is asphalt. In front of the building is asphalt, the side display area is going to asphalt, ten foot from the property line. The rear is all stone. The fiber mat is put down and that is all stone.

Mrs. Hacker: Do we need to have those dimensions on the site plan, in relation to Buck's.

Mr. Brox: It's on the survey so that's sufficient.

Mr. Stringfellow: Thelma, please file the survey with the site plan so that it is all together.

Mr. Stringfellow: Is there a motion on the site plan to approve or disapprove?

Mrs. Hacker: I'll make a motion that we send a favorable recommendation to the Town Board for the Site Plan submitted by Bison Cycle Sales and Service.

Mr. Clauss: I second.

All were in favor of the motion, there were none opposed.

Mr. Stringfellow: You are officially through with the Planning Board. It still has to be reviewed by the Town Board. They usually follow our recommendation but certainly do not have to. It would be best if you were at that meeting.

Mr. Preivity: Will Thelma let us know?

Secretary Faulring: I will submit the letter of recommendation tonight, so you will be on the Town Board agenda next Wednesday, October 5th.

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel: I really don't have much for this evening. Does anyone have any questions for me?

Mrs. Hacker: There's property between the Town Hall Park and Hillcroft that was going to be a walkway or something. Do you have any idea how wide that property is?

Mr. Genzel: No Pat, I don't. Maybe the Town Attorney can help with that.

Mrs. Hacker: It borders the creek between the Town garage and Hillcroft Road, they were going to connect it but I think there's one piece they don't own, so it's not connected all the way through. My question is, I think it's fifty feet from the creek in ? someone is cutting trees over there, and it's not Town employees; cutting trees that are in a go-cart pathway, into the creek. Is that Town property or is it private property?

Mr. Kobiolka: How far south of the Town garage? How big a path are they cutting and how far from the creek?

Mrs. Hacker: Maybe 200 feet. Just after that little creek that the Town dug to relieve some of the flow from behind the Town building.

Mrs. Hacker continued speaking, so did Mr. Brox and Mr. Kobiolka. None of the conversations were discernable.

Mr. Genzel: On the east side or west side of the creek?

Mrs. Hacker: The Town Hall side.

Mr. Genzel: We just looked at a list of the all the properties that the Town owns. If they can be liquidated, what they were used for; but those certain parcels there were cut off for a walking path, exercise station, whatever. We will certainly take a look at what is going on in there, if it's Town property.

Mr. Stringfellow: If the Town is considering getting rid of some property that it owns; I would like to express something that has concerned me for some time now. Developments that are occurring in the valley, streets are running perpendicular to the State Road; as those areas develop we want to make sure that there are streets connecting each development, so that the kids living in one development don't have to go onto the State Road to get to the next one.

Mr. Genzel: I don't think that we're necessarily looking to get rid of any property, we were just looking for tax reasons, we asked Jeneen (McSkimming, Assessor) to give us a list of Town property. Where is it, what do we own, etc. But I do agree with your idea that subdivisions should be connected.

Mr. Clauss: She mentioned that at the training session too.

Mrs. Hacker: But looking across the street ? Holiday is not connected to Redwing, Redwing is not connected to the next, purposely so there is less traffic in them. What they thought about is less traffic, what they didn't think about is kids out on the main road.

Discussion continued about connecting future developments.

Discussion went to the future possible development by Dana Darling across from Omphalius Road, and to where that should be connected to.

TOWN ATTORNEY ? MR. KOBIOŁKA

Mr. Kobiolka: The only thing I have is ?what did you think about the training session??

Mr. Clauss: I thought it was interesting. They did talk about sprawl which everyone knows I'm anti-sprawl; but I thought it was pretty good. Its focus was on villages and clustering in villages. I didn't think that a lot of it applied to us. She got hung up on subdividing land whether it's a third of an acre or ten, I tried to clarify it, but didn't. In general I thought it was good. What did they say, ?development without growth is useless.?

Mrs. Lucachik: Because we increase utilities and the infrastructure within the Township it is going to cost twice as much if you don't look at it that, they're coming. So admit it and deal with it now versus using all your money later to try and plow a 500 foot road with two people on it. It makes sense depending on where your township wants to go.

Discussion turned to industrial parks and who wants them ? the public or the politicians.

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

Mr. Brox: One thing. Because of the recent rash of vehicles driving into restaurants and stores, I've prepared a little commentary if the Town Attorney maybe would talk to the Town Board about working and doing a Town Law:

?the elimination of perpendicular parking along building frontages to reduce the number of opportunities for cars to cross sidewalks and hit the building, on current buildings turn the twenty-foot wide strip into parallel and perhaps that it be where a handicap would go, the loss of a few spaces would not overly impact the current parking regulations as they're usually excessive anyway. A hundred foot long frontage would allow 10 cars under the current Code, the same hundred feet would allow four or five, if you limit sub-compact cars, maybe lose only five or six spaces, and it would eliminate the need for a proposal for bollards, for barriers, and

the future parking lots can be designed without the perpendicular frontage parking unless it's parallel to the building, or if the developer wants perpendicular parking, require bollards or barricades.?

I've sent that idea to a couple of other communities and wanted to bring it out here for your consideration.

Mr. Brox: Bison Cycles ? not the same as a restaurant where you get a lot of in and out traffic; however, Buck's right next door has tables in the front part of the building. If we asked Buck's to put in one bollard for each space, that's 10 posts, but if it were turned sideways, he could get only 5 cars out front, but there's a big parking lot in back.

Mrs. Hacker: I don't think people want to park out back.

Mr. Brox: In the future it should be considered. The Dollar Store, they may or may not balk at tuning the cars sideways, or putting in bollards.

Mrs. Hacker: What do bollards cost?

Mr. Brox: They're probably \$500.00, \$600.00 each.

Mrs. Hacker: But when you consider the cost of a new building?

Multiple discussions occurring at the same time.

Mr. Stringfellow: We talked about having a room available for Work Sessions. First of all, who would be available to come to Work Sessions at 7:00 PM?

All present agreed that 7:00 PM is okay.

Mr. Stringfellow: How can we get the use of the Court room?

Secretary Faulring: I can put it on the calendar in the Town Clerk's office, to make sure it's available.

Mr. Stringfellow: Let's give that a try and see how it works. Work Session at 7:00 PM, meeting here at 7:30 PM. it will limit our work session time, but will get us out of here when the meeting is done. We'll see how it works.

Mr. Stringfellow: Please add discussion of Local Law #2 to our next agenda, so that those who just received it have time to review it for discussion.

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

Being none Mr. Clauss made a motion to adjourn, seconded by Mr. Chelus and carried. (8:04 PM)

Respectfully submitted,

Thelma Faulring

Secretary to the Boards and Committees