

Planning Board Minutes September 28, 2010

BOSTON PLANNING BOARD September 28, 2010

PRESENT: David Stringfellow, Chairman

Patricia Hacker, Vice Chairman

Mike Cartechine, Recording Secretary

Robert Chelus (Alternate)

Keith Clauss

Joe Litwin

Jennifer Lukachik (Alternate)

Rich Skinner

EXCUSED: Mark Coppola

ALSO Michael Kobiolka Town Attorney

PRESENT: Thelma Faulring Secretary to the Boards and Committees

Tim Frappa Prospective purchaser ? 8034 Boston State Road

Dave Dahl Sun/Journal reporter

Chairman Stringfellow called the meeting to order at 7:30 PM; welcomed newly appointed member Jennifer Lukachik; 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 September 14, 2010.

Mr. Skinner made a motion to accept the minutes with minor corrections, seconded by Mrs. Hacker and carried

GENERAL CORRESPONDENCE

Secretary Faulring reported the following:

- ? Town Board letter dated September 16, 2010 to Jennifer Lukachik, and copied to the Planning Board, advising of her appointment as an alternate member
- ? Mailed to members ? TVGA Municipal Dollars and Sense Workshop
 - o October 22, 2010 at Michael?s Banquet Facility in Hamburg
- ? Mailed to members ? Green Infrastructure / Low Impact Development Workshop
 - o Thursday, October 28,2010 at Erie County Fire Training Center in Cheektowaga
- ? One seminar notice was not sent, at the direction of Mr. Stringfellow, due to it being a full day session and at a cost of \$389.00 per person

PRELIMINARY DISCUSSION ? 8032 BOSTON STATE ROAD

Mr. Stringfellow advised Mr. Frappa and the Board members that there is a question as to the present zoning is: C-1 or C-2. (any further discussion regarding zoning will not be noted in the minutes until the correct zoning is determined.)

Mr. Stringfellow: What we really need to know is what do you really plan to do on the property?

Please note: as this is just a preliminary discussion the following will occur: Mr. Frappa?s collective description of the type of business follows; following the description, the Q & A session will be noted.

Mr. Frappa:

- ? Torino Mosaic Flooring
 - o Commercial ceramic tile, terrazzo, CTP carpet company
 - o Majority of the work is storage
 - o We will move our office into the building
 - o We do polished concrete floors
 - o Now the concrete countertops, especially commercial, are becoming popular, so we?ve started doing those
 - o Eventually we?re looking to go into the high end trying to push the concrete countertops to the high end builders
 - o We may get into granite countertops, that?s not for sure right now
 - o The whole point of the showroom is for retail sales
 - o We?re looking at a showroom type to exhibit our countertops and ceramic tile and some carpeting and shower panels

- o Outdoor kitchens
- o Use of the whole building; gave description of building
- o Gave description of making concrete countertops; include some grinding
- o Not much manufacturing involved
- o Not a big operation

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Start questions and answer portion: Q = Planning Board member or Town Attorney

A = Mr. Frappa

Q Grinding noisy?

A No.

Q Dusty?

A No. water is used, retained and recycled.

Q How many employees?

A Right now four in the office and eight in the field; if I'm doing a job they'll be in the shop.

Q Do you own commercial vehicles?

A We own one pick-up truck, maybe we'll get another truck or something.

Q Eight people in the field, do they have their own vehicles?

A They have their own car, they drive to job sites and work there; they can do ceramic tile and do stuff in the shop. Eventually, hopefully as we grow, there will be a designated man in the shop

Q What is your current annual profit and what are you proposing to do while in this building?

A Roughly, I think we're going to do a million and a half in gross sales this year; we're just merging with a VCT guy who's a minority who will open up a whole new doorway; the company is doing very well; there are only three terrazzo companies in Western New York, all the way to Rochester; we're divvying up these schools, we're very busy come school season, and then pick up other work all year round; school renovations are big

Q Any storage of vast quantities of chemicals, polishing compounds?

A Polishing compounds are all latex based.

Q ?closed loop wash system?

A Right now we're not doing a lot of it; we're grinding, we pick it up with a ShopVac; it's not a huge operation, maybe it will be.

Q The tile cutting will be done more on site, more so than in the??

A Yes, right now no. If you have granite, you will have a saw; there are so many granite shops around; you can get it cheaper in Canada.

Q So you're doing more installation now?

A Yes, right now, yes; I don't want something to come up in the future where you said you never going to do something like that, I'm just throwing it out there, I don't want any problems.

Q Outside storage?

A We have terrazzo chips, in the back of the property there is an overhang; that would be the only outside storage? but even with that, the bags deteriorate; minimal at best and that would be in the back part of the building by the over hang.

Q Will you need to get trucks back to where you're...

A Yes we would.

Q Is there room on the side there?

A Yes there is; and the attorney is the same guy that closed for Buck's and so that's something we have to work out with them; we would have to pull in, go onto his property and then back up to ours; so we'd have to have a joint driveway.

Q Is there room on the Northside; there is a driveway there now but not much of one; Buck's driveway is only five feet from his building?

Discussion followed regarding the ingress/egress

Q Any changes for outside the building?

A No; the footprint is fine; it's the interior

Q Will there be a sign?

A I'd like a sign.

Mr. Stringfellow: There are requirements in the Code for a sign; if you come in with a site plan, if you know what you want

you might as well get it all done at once.

Mr. Frappa: We didn't understand site plan. Right now they have the site plan itself, we're not making any changes off the

footprint of the building, so what more would you need? Would you need it staked? That's what the attorney said, they

don't stake it; I could pay for the staking, right is that what?cause right now there is a site plan.

Mr. Stringfellow: Under the Code, if you move into an existing commercial building and make changes to the inside that

warrants a building permit, then a site plan review and approval is required; signs are part of the site plan approval and must

meet the Code.

Mr. Kobiolka referred again to Zoning and C-1 uses and C-2 uses.

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Q Cutting and grinding, done inside or outside?

A Inside.

Q So the impact of the noise would be?

A Within the building.

Mr. Frappa: If it is C-2 what do we?

Mr. Stringfellow: If it zoned C-2 your use is allowed in the present zoning; if it is zoned C-1 then we will have to address that, you will still need to do a site plan for re-zoning. You or your engineer will need to get a copy of the Code and follow that line by line to make sure everything is there before you bring it back, because that could cause a two week delay.

Q Hours of operation?

A Right now we start at 7, 7 to 3:30. The office is open 8 to 5, 9 to 5. The showroom hours will be determined later.

LIAISON ? COUNCILMAN GENZEL

Mr. Genzel was not in attendance this evening.

TOWN ATTORNEY KOBOLKA

Mr. Kobiolka distributed a list of classes he obtained from Erie County Planning and Development for the required N.Y.S. four-hour training:

1. The Community Plan ? Overview of Current Trends in Plans (1 hour, 20 min.)
2. The Community Plan ? Preparing the Community Plan (1 hour, 10 min.)
3. The Community Plan ? Keeping Your Plan Relevant (1 hour, 10 min.)
4. The Housing Plan (1 hour, 30 min.)
5. Suburban Place Marking (1 hour)
6. Confronting NIMBY?s (1 hour)
7. Permitting and Standards for Wind Power (1 hour, 15 min.)
8. Framework for Regional Growth (approx. 30 min.)

Following discussion: Topic numbers 3, 4 and 6 would be requested. Dates of Tuesday, October 19, 2010; Tuesday, November 16, 2010 or at the latest Tuesday, November 30, 2010 would be requested, preferably, for a one 4-hour session in a time slot of 6:00 PM to 10:00 PM; instead of two 2-hour sessions.

DISTRIBUTION OF UPCOMING PROJECTS

Secretary Faulring: None.

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

Mr. Clauss: I make a motion to adjourn. (8:07 PM)

Mr. Litwin: Second. All were in favor.

Respectfully submitted,

Michael Cartechine

Secretary