

PRESENT: David Stringfellow, Chairman
Jennifer Lucachik, Secretary
Dr. Paul Ziarnowski

EXCUSED: Robert Chelus
Cathy Maghran (previously submitted letter of resignation effective April 1, 2013)

ABSENT: David Bowen
Anthony Zeniuk

ALSO	Jay Boardway	Councilman
PRESENT:	Thelma Faulring	Secretary to the Boards and Committees
	Richard Brox	Planning Consultant
	Don Schreiber	Applicant – 7849 Boston State Road
	Mitch Martin	Prospective member
	Mary Ann Rood	Prospective member

Unofficial Meeting due to lack of quorum.

MINUTES

Mr. Stringfellow and Mrs. Lucachik had corrections/additions to the minutes of February 26, 2013
The minutes were not approved due to lack of quorum.

CORRESPONDENCE

Secretary Faulring reported the following:

- Code Enforcement Officer Ferguson’s February 2013 end-of month report
- Letter of request for appointment from Mitchell Martin
- Other correspondence at point

BOSTON VALLEY STORAGE ADDITION – SITE PLAN REVIEW – 7849 BOSTON STATE RD

Correspondence:

- Mr. Brox review – distributed in member’s folders and copy given to Mr. Schreiber
- Letter received from Schreiber & Winkelman requesting a change of Zoning from C-1 to C-2
 - Mr. Stringfellow reported in the absence of Mr. Kobiolka:
 - At the time this was built we had a different zoning code, the categories were different; the property at that time was zoned Residential-Business which allowed some small businesses but did not allow a storage facility; the builder at that time was proposing the building that is there and a miniature golf course on the other part of the lot; Mr. Kobiolka believed although he did not say that he had any firm evidence, this being relatively a residential area and not in one of the hamlets, the Town did not to just blindly zone this lot – business, which is roughly equivalent to our C-2, C-2 allows a lot of things that they would rather not have in that area; so what they did is allow it to go to a business zoning with the stipulation that the project had to be completed as proposed within two years or the zoning would revert back; the man built the storage facility but never built the golf course, so it didn’t complete the project so it reverted back to what was roughly equivalent to our C-1 Zoning and when the new zoning came in it got zoned C-1; whoever owned the building before Mr. Schreiber did had another buyer that was interested in it a couple of years ago and on those applications it was clearly listed as zone C-1; all indication show that this property is C-1

Mr. Stringfellow: I have talked this over with Mr. Schreiber and we decided the sensible thing to do was request a rezoning to C-2 to allow him to finish building this building and once this building is built it essentially fills the property so we will know what’s on it and don’t have to worry about it becoming a trucking terminal or something else. The letter of request for rezoning has come to us and to the Town Board. The Planning Board can recommend to the Town Board that they either do or do not rezone. If we had a quorum I would make a motion to recommend to the Town Board for the rezoning, but we don’t have a quorum.

Mr. Boardway: I’ve spoken to the other Board members, at least the Supervisor and Councilman Genzel, Councilman Murtha and the Board is fully going to support this. So don’t let it delay anything you’re planning because...I’ve got the votes to get this done, no doubt about it.

BOSTON VALLEY STORAGE ADDITION – SITE PLAN REVIEW – 7849 BOSTON STATE RD

Chairman Stringfellow asked for questions or comments from the members.

The following will represent:

- Planning Board member or associate question or comment
 - Applicant's response or comment
- South end of property, trees are there why cut them down?
 - Would rather add something nicer than what is there
- Need design and description of sign
 - Had description of sign last meeting – black sign with white lettering, green shamrocks, I will definitely have a description
- Need specs on the lights
- You're going to bring the other ones up to compliance?
 - We already did; they have shields that cast down; there won't be lighting on the back, only the anti-glare on the front
- Is there any outdoor storage?
 - No, none at all
- The entrance is that changing?
 - Yes
- Same grade?
 - It will be about the same, at about 5% going up
- The new one is 120 feet north of the old one, it is a 5% slope
- Where is the driveway across from Deanna Drive or Brookfield?
 - Mr. Schreiber pointed to the location of the driveway on the site plan – no verbal reply was given (from discussion: across from Brookfield)
- Site Plan needs to include a location map of project; dimensions of all new buildings; new building offset
 - Will be fifty feet all the way
- Need that dimension; show setbacks for the new building; rear yards setbacks
 - I will have them add the setback line – envelope the setbacks
- Adjoining property owners are to be shown; all buildings and owners to be identified within 200 feet of the project
- Description of pipe under driveway – 55 linear feet, 12 inch diameter perforated high density polyethylene – why perforated pipe under the driveway?

(following some discussion Mr. Schreiber said that he would probably go with perforated, depending on the flow of the water when they start cutting)

- The county is going to put in all new pipe in front of the hydrant, starting across and coming over 60 feet of HDP pipe, black plastic, 24 inch
- New ground sign is only 3 feet off the R-O-W line, needs to be 5 feet – the pylons, sign posts
- The invert of the pipe at the D.I.
- Will there be any water running across the road?
- No it will be running under the road - 24 inch metal corrugated pipe, that's existing road drainage
- What about drainage plan, drainage calculations, should that go the Town Engineer?
 - the runoff is minimal; I can have a letter drawn up confirming that the runoff is not going to exceed what is already there
- If the stormwater is marginal you may have to back off on the blacktop
- Barberry bushes – how high do they get? Do you trim them at a certain height?
 - They're planted at about 5 feet apart and go as high as 4 to 6 feet if they're let go; the nursery said to let them go for a couple of years and then do some pruning
- Show the landscape plan – what you're putting in, how far apart, size, name the plant you're putting in
- Maples are staying?
 - Yes
 - Can we transplant some of what is already there?
- Yes there is no problem with that

Mr. Stringfellow distributed his rendition of what the site would like, from Boston State Road, with the proposed screening. No recommendation could be made to the Town Board due to the lack of quorum.

A Public Hearing will need to be held at the Town Board. Discussion followed regarding Planning Board; Town Board meetings and Public Hearing schedules.

LIAISON – COUNCILMAN GENZEL

Mr. Genzel was not in attendance at this evening's meeting.

Mr. Boardway reported:

- Happy Easter to all from Mr. Genzel
- Tax bills are out and money is starting to come in
- We are in the quiet time right now at the Town Board
- New Recreation Director has been appointed
- Supervisor Ballowe is working on plans to finish the walking trail, some Boy Scouts have come to us with Eagle Scouts project, so we will be utilizing them for some signage and planting
- Finishing up the basketball courts.

Dr. Ziarnowski: Is that walking trail going to go all the way down to Hillcroft on Town property?

Mr. Boardway: Eventually that is the plan, it's not in the plan for this year. There is some of those...three of those bank erosion projects just got approved going in that direction, past Hillcroft and we need to get all that in place down there and get the County to come in and make sure that there is nothing this side of Hillcroft that they may want to work on. The back erosion projects that have been approved are down Jewel Dye's property, Burkhardt's, that area.

TOWN ATTORNEY – MR. KOBIOLKA

Mr. Kobiolka was not in attendance at this evening's meeting.

ELECTION OF OFFICERS

Tabled until next meeting.

Mr. Stringfellow: At the last meeting Mr. Yormick was in attendance and he sent this letter to me, did everyone get this letter?

Secretary Faulring: Yes.

Mr. Stringfellow: We should take the time to read and consider some of his suggestions and comments.

The meeting ended at 8:30 PM no Work Session was held at this time.

Respectfully submitted,


Thelma Faulring
Secretary to the Boards and Committees