

06/20/06 Planning Board Minutes

The meeting on Tuesday, June 20, 2006 was called to order by Chairman Reid at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Asst Bldg Insp
Michael Cirocco Jim Wyzykiewicz, Town Eng'r
Anne Fanelli Robert Pierce, Attorney
Greg Merkle
James Millard
Robert Waver
Thomas Reid, Chairman

The minutes of the last meeting of May 16, 2006 were approved as submitted.

The first item on the agenda was Marrano Marc Equity for a discussion on Springbrook Shores on Rice Road. Victor Martucci, Vice President of Marrano, was present for the meeting. Mr. Martucci began the discussion with a power point presentation and stated he was here to discuss the square footage restrictions approved by the Planning Board on May 20, 2003. The original restrictions approval was for a maximum 2400 sq ft to minimum 1200sq ft homes in percentage brackets. The definition of sq footage approved was living area excluding porches, garages, patios, etc. They have 53 signed contracts to date and a majority of buyers would like the addition of sunrooms, loft bedrooms/offices and finished basements which would increase the sq ft restrictions approved. Sunrooms range approximately 110-120 sq ft and lofts are approximately 250-350 sq ft. Further discussion included costs of materials, costs of the homes, Homeowner Assoc fees, and sewer treatment plant, the number of homes per acre and the footprints of the houses. Mr. Millard made the motion, after reviewing the motion that was approved at the meeting of May 20, 2003, to change the requirements of the square footage and keeping the definition the same to 100% under 2600 sq ft, 90% under 2400 sq ft, 70% under 2200 sq ft 35% under 2000 sq ft with 1370 sq ft homes continuing to be offered and to review this matter in 6 months to see what the sales are at in the development. Mr. Waver seconded the motion. Poll vote (5 ayes, 1 no, 1 abstained. Motion to approve carried. (Mr. Cirocco abstained and Mrs. Fanelli voted no.

Mr. Cirocco arrived late to the meeting.

The next item on the agenda was Daniel and Scott Smolarek for final approval for a Law and Dental Office at 5121 Clinton St. Scott Smolarek and Architect Mark Dean from DeanSutton Architects were present. Mr. Dean reviewed site plans for the 3900 sq ft building showing the proximity of the surrounding neighbors to the west and the east, screening will be a 6' high board on board fence from the rear of the building to the residence, evergreen trees will also be added, the Erie County Health Dept have reviewed the plans, the NYS Dot have reviewed the plans and have no issues. Lighting was addressed as minimal. The Dental office will occupy 80% of the building with the other 20% to be used as future expansion of the dental office and for Daniel Smolarek's Law Office. After reviewing the Type II SEQR, Chairman Reid made the motion the Planning Board accepts Lead Agency and check box 2 on the SEQR for a Negative Declaration. Seconded by Mr. Baker. Poll vote 7 ayes. Motion carried.

Chairman Reid entertained a motion to approve the final site plan for a 3900 sq ft building for Daniel & Scott Smolarek at 2151 Clinton St contingent upon receipt of the permit from the Erie County Health Dept, final approval from the NYS DOT on the curb cut and acceptance from the Erie County Dept of Environment and Planning on this project. Mr. Millard so moved, seconded by Mrs. Fanelli. Poll vote 7 ayes. Motion for final approval carried.

The next item on the agenda was Bo Tucker for a rezone on Seneca Street. No one was present for this case.

The last item on the agenda was approval for a cold storage building for Gorman Enterprise 691 Bullis Rd. Mr. Gorman and Jim Bammel from Fontanese, Folts, Aubrecht, Ernst, Bammel Architects were present. Mr. Bammel stated Mr. Gorman would like to construct a 60'x120' metal pole barn with 20' eave height for cold storage of bulky items and equipment. Also proposed is a 50'x60' potential expansion to this building in the future. Lighting was addressed to be minimal. No additional asphalt is required; the existing driveway will be used. No facilities to be added. The proposed building will not be visible to the adjacent resident or Bullis Rd. The Town Engineer has approved the drainage. Chairman Reid made the motion the Planning Board accept Lead Agency and check box 2 for a Negative Declaration on the Type II SEQR, seconded by Mr. Waver. Poll vote- 7 ayes. Motion carried.

Chairman Reid entertained a motion for preliminary approval on the site plan for Gorman Enterprises. Mr. Millard so moved, seconded by Mr. Waver. Poll vote 7 ayes. Motion carried.

Mr. Cirocco made the motion to approve the final site plan for Gorman Enterprises for a 60'x120' cold storage building, seconded by Mrs. Fanelli. Poll vote 7 ayes. Motion carried.

Old business:

Granting preliminary and final approval at one meeting for a single applicant was briefly discussed.

Correspondence:

All members have received information on the Planning & Zoning Summer School at SUNY Geneseo July 27, 2006.

There being no further business, the meeting was adjourned at 10:20PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk