

3/15/05 Planning Board Minutes

The meeting on Tuesday, March 15, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker Fred Streif, Chairman
Michael Cirocco also: Joe Colern, Building Inspector
Anne Fanelli Robert Pierce, Town Atty
Thomas Reid Gene Stevenson, Water Supt.
Robert Waver Jim Wyzykiewicz, Town Engineer

The minutes of the last meeting of February 15, 2005 were amended and approved to read:

- for Fischione Construction G^lúThe existing curb cut will be used as the entranceG^lÑ.
- Mr. Reid questioned the 15% rule (land to building) as to what the grounds were for the Zoning Board to allow the variance for SahlenG^l+s Sports Park and how will it be justified for other similar cases.

The first item on the agenda was Stone Ridge Estates on Rice Rd for a sketch plan review. Representing Stone Ridge Estates were Rich Alianello, consulting Engineer, Nick Capozzi, Rich Ebeling, Chris Muller & Carmen Todoro. A letter was submitted to the Board from Bruce Weller, the owner of the Rice Rd property, approving this proposal and giving his permission to move forward with this project on his behalf. 29 units are proposed, 14 lots of 2 acres, 4 lots of 4 acres, 11 lots of 5+ acres. The Road will be built to Town specs and deeded to the Town. The SEQR is complete and will be submitted to the Town. The property needs to be rezoned. The Town Board will have to set a date for the Public Hearing for the rezone. The Planning Board recommended to the Town Board at the meeting of October 19, 2004 to rezone this particular property. Chairman Streif stated this project looks favorable but will require the property be rezoned, Town Engineer approval of drainage, drainage concerns & wetlands to be addressed by the DEC, a drainage district being formed and a site plan review by the Planning Board. Subdivision classifications were discussed. Chairman Streif entertained the motion to approve the sketch plan as amended 2/9/05 and classified as 12 parcels being greater than five (5) acres fall into Chapter 100-2 and the remaining seventeen (17) lots being less than 5 acres fall into major subdivision classification. Mr. Cirocco so moved, seconded by Mr. Reid. Poll vote- 6 ayes. Carried.

Mr. Cirocco made the motion the Planning Board recommend to the Town Board to rezone to Residential B the lots as per the sketch plan dated 2/9/05, seconded by Mr. Reid. Poll vote- 6 ayes. Carried.

The next item on the agenda was Sahlen's Sports Park, 7070 Seneca Street. Representing Sahlen's was owner Joe Sahlen and Bill Samson, Manager of Sahlen's Sports Park. Mr. Sahlen briefly reviewed an outline on positive points regarding the 235'x350' indoor regulation soccer field to include hours of operation will not conflict with the local businesses regarding parking and vehicle traffic. Visual impact is minimal, the set back is 900' from Seneca St and will be 50% concealed by the existing structures, no additional screening is required. The closest private residence is 1450' away and the closest residence on North Star Rd is 1750' away. There was a lengthy discussion on the SEQR process. Chairman Streif entertained the motion to check box A on the Determination of Significance for a negative declaration and approve the SEQR for Sahlen's Sports Park. Mr. Reid so moved, seconded by Mr. Waver. Poll vote 6 ayes. Carried.

A letter from MOOG has been submitted allowing the use of their parking lot to cover overflow of parking. A parking analysis from December 2004 was also submitted. In reference to a letter from Spring Brook Fire District, Mr. Sahlen agreed to comply with all requirements. The driveway is wide enough to be striped for three (3) lanes designating traffic direction. Lighting was addressed to be directional & shielded. The septic system was briefly discussed. Chairman Streif entertained the motion to approve the site plan conditional upon all lighting being shielded, the entrance of the driveway being striped, approval of drainage by the Town Engineer, approval from the County Health Department on the septic, and incorporate by reference the negative declaration on the SEQR and all documents submitted. Mr. Reid so moved, seconded by Mrs. Fanelli. Poll vote- 6 ayes. Carried.

Under new business:

Chairman Streif and Mr. Baker mentioned the Association of Towns conference they attended in NYC in February. The classes were very informative, to include the SEQR process, variances and cluster housing.

There being no further business, the meeting was adjourned at 10:50PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk