

04/19/05 Planning Board Minutes

The meeting on Tuesday, April 19, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: Anne Fanelli also: Tom Stynes, Asst Bldg Insp
James Millard James Wyzykiewicz, Town Eng
Thomas Reid Robert Pierce, Town Attorney
James Tuck
Fred Streif, Chairman

The minutes of the last meeting of March 15, 2005 were approved as submitted.

The first item on the agenda was Verizon Wireless for co-location on the tower at 591 Pound Rd. Representing Verizon Wireless was Attorney Robert Burgdorf with Nixon Peabody. Mr. Burgdorf stated the tower at 591 Pound Rd is the technologically appropriate spot for an array. The Verizon Wireless array is 10' high and would be lower than the four (4) arrays presently on the tower. Exhibit I on the Structure Report, stating the array meets TIA/EIA wind standards, was briefly reviewed. Noise was addressed as being minimal from a generator during a power outage. There will be no lights on the fenced in building except above the door for entry. Chairman Streif made the motion to approve the Site Plan as presented. Seconded by Mr. Millard. Poll vote 5 ayes. Carried.

Chairman Streif moved to recommend the Town Board issue a Special Use Permit to Verizon Wireless contingent upon approval of the County Planning Department. Seconded by Mr. Reid. Poll vote 5 ayes. Carried.

The next item on the agenda was Fischione Construction, 2151 Transit Rd, for Final Site Plan approval. Mr. Fischione & Susan King of King Construction Engineers stated the parking has been addressed as requested with 34 additional parking spaces (32 were needed), there is a common drive way between the two properties with a circular turnaround. The Building Dept will verify the two (2) properties have been combined into one (1) with a common driveway. Conditional approval from the Health Dept on the septic has been received and as well as tentative approval on the water system. The owner of the adjacent property is deceased, so when the owner's son has legal title of the property he will submit a letter in support of the project. The new building will be facing

north. A hedge row will be moved to the south side for screening. Lighting was addressed as being minimal, with no lights on the south side. The west side elevation will be representative of the existing building and will be brick faced. The required Type II SEQR has been submitted. The Town Engineer notes drainage needs to be extended to the existing drainage district. Chairman Strief entertained the motion to issue a negative declaration on the Type II SEQR. Mr. Reid so moved, seconded by Mr. Millard. Poll vote- 5 ayes. Carried.

Mr. Millard made the motion to approve the Site Plan contingent upon the drainage district being extended, approval by Erie County Planning and final approval from the County Health Dept. Seconded by Mr. Reid. Poll vote - 5 ayes. Carried.

The next item on the agenda was a site plan review for Frontier Equine, 801 Jamison Rd. Owners of Frontier Equine, Keith Gargiulo and JoAnn Johnson stated they are making interior and exterior changes to the barn. The exterior work includes the addition of 3 windows and a man door. Future plans include adding an arena, full surgical facilities and an office at the back of the property. The apron to the existing driveway will be widened and there will be additional parking added (gravel). There will be a circular driveway allowing for trucks and trailers to drive thru without having to turn around. Horses will be loaded and unloaded behind the barn. Screening was discussed. A letter will be required from the adjoining property owner stating they do not want a fence used for screening. The Building Dept has received a letter of approval from the County Health on the addition of a bathroom in the barn. A Type II SEQR has been submitted. There will be no additional lighting. An existing curb cut may require an extension. Chairman Streif entertained a motion to approve the Site Plan as submitted contingent upon a drainage district being formed for the entire parcel, approval from Erie County Planning and no additional fencing for this phase of the project. Mrs. Fanelli so moved, seconded by Mr. Millard. Poll vote - 5 ayes. Carried.

The last item on the agenda was Stone Ridge Estates on Rice Rd for preliminary plat approval. Rick Alianello, Nick Capozzi and Chris Muller were present for the discussion. The site plan was briefly reviewed verifying there are 29 units, 14 lots of 2+ acres, 4 lots of 4 acres and 11 lots of 5+ acres. A public hearing is scheduled for the next Planning Board meeting of May 17, 2005 at 8:00PM. A Legal Notice will be published. Town Engineer Jim Wyzykiewicz noted there is debris on the property that needs to be cleaned up and removed, drainage issues need to be addressed and the Highway Superintendent has issues that need to be addressed. Letters are required from Elma and Springbrook Fire

Companies approving access as being sufficient. A letter is required from the Superintendent of Iroquois indicating they are aware of the proposed 29 unit subdivision. (Response of the Fire Companies & Iroquois is part of the SEQR process). Further discussion on this matter is tabled until after the public hearing.

Under new business:

Chairman Streif mentioned 2 conferences the Planning Board could attend if interested. The first is in Jamestown, NY April 27-29 on Main Street Revitalization and the second is at Houghton College in Houghton, NY, May 12th.

There was a brief discussion on limiting the building permits issued per year in the Town. The Planning Board suggests limiting the building permits to 50 a year and requests a meeting with the Town Board to discuss this matter.

There being no further business, the meeting was adjourned at 9:40PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk