

4/20/04 Planning Board Minutes

The meeting on Tuesday, April 20, 2004, was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Assistant Bldg Inspector
Werner Huber Jim Wyzykiewicz, Town Engineer
Jim Tuck Robert Pierce, Town Attorney
Bob Waver
Fred Streif, Chairman

The minutes of the last meetings of March 16, 2004 & Work Session March 27, 2004 were tabled for discussion until the end of the meeting.

The first item on the agenda was a site plan on parking for Bill Adams at 3211 Transit Rd. Mr. Adams is adding a business for Michael Penfold with Kustom Workz. Mr. Penfold was also present. Kustom Workz will be approximately 4250 sq ft to include a service area for the installation of car accessories (no repair work) and a showroom. The service area will hold 4 to 5 cars maximum, there will be 3 to 4 employees, so 7 to 9 parking spaces are needed. Parking needs to be reconfigured to create 100 numbered spaces for the plaza. Mr. Adams has received one (1) letter from Delacy Ford allowing the use of their lot to cover parking overflow and a letter is expected from St. Paul's Church for approval for use of their parking lot. Mr. Adams is negotiating the purchase of the adjoining property to be used for parking. Any future business at 3211 Transit Rd will require parking review by the Planning Board. Chairman Streif moved to recommend to the Town Board Preliminary approval of the Business Use Permit for Michael Penfold, Kustom Workz as this is appropriate use for this area conditional on parking as per Town Code. Seconded by Mr. Waver. Poll vote - Ayes-5. Noes-0.

Next item on the agenda was Crossroads Christian Church for revisions to their Site Plan. Representing the church was David Morris and Mike Lina. Building dimensions were discussed. The new building will have the same sq footage (8500 sq. ft) but will be located on the north side of the existing building, a fire wall will be built and a sprinkler system added to the new building, parking will be expanded from 80 spaces to 140 spaces and needs to be a hard based surface, additional egress will be added, the County is

reviewing the new curb cut, 3 light poles with timers projecting east will be installed. Chairman Streif entertained a motion to approve the revised Site Plan contingent upon a letter from the County on the new curb cut, a letter from the Erie County Health Dept accepting the septic system, Town Engineer approval of the drainage, and minimal lighting. Mr. Waver so moved, seconded by Mr. Baker. Poll vote - Ayes-5. Noes-0. The plans were stamped and given to the Building Department.

Minutes of the last meeting of March 16, 2004 were approved as amended to read for 3211 Transit Rd, GúPresently there are 100 parking spaces G(70 spaces for the karate school and 20 spaces for Enterprise Rent-a CarGÑ not Gúpresently there are 100-105 parking spaces G(70 spaces for the karate school, 6 spaces for Enterprise with 14 additional spaces for rental parkingGÑ.

Minutes of the joint Work Session March 27, 2004 were reviewed and approved as amended.

Under old business: Chairman Streif mentioned in the Supplemental Cluster Housing & Townhouse Regulations Section E. Minimum yards- item (2) was changed to read 7.5 feet instead of 10 feet. Letters dated June 6, 2002 and April 10, 2004 from Paul Rudnicki regarding the spacing between homes in Springbrook Shores Development were reviewed.

Under correspondence: Chairman Streif received a fax from Gene Stevenson at the Water Department on the fire hydrant for St. GabrielG'+s Church renovations.

There being no further business, the meeting was adjourned at 9:43PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk