

## **10/19/04 Planning Board Minutes**

The meeting on Tuesday, October 19, 2004 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: Michael Cirocco  
David Baker also: Tom Stynes, Asst Bldg Insp.  
James Millard Robert Pierce, Town Atty  
Thomas Reid Jim Wzykiewicz, Town Engineer  
Robert Waver Gene Stevenson, Water Supt.  
Fred Streif, Chairman

The minutes of the last meeting of September 21, 2004 were approved as submitted.

The first item on the agenda was a site plan review for Springbrook Grocery & Deli, 6150 Seneca Street. Owner Phillip Badawy stated his business is struggling and he would like to sell pizza and wings at his store, strictly for take out, no sit down. The Town Board approved a preliminary Business Use Permit for Mr. Badawy and referred him to the Planning Board to review the parking. Presently there are 24 marked parking spaces, 2 handicapped and 2 quick stop spaces in front of the building. Additional parking is available along the side of the building if needed. Assistant Building Inspector Tom Stynes states 4 parking spaces are needed for the apartments, 4 spaces for the Post Office and 26 for the store. Several complaints have been received regarding parking in the roadway in front of the store and across the street. Mr. Badawy says he's been trying to stop the roadway parking. Chairman Streif made the motion to approve the Site Plan for Springbrook Grocery & Deli contingent upon the elimination of the four (4) parking spaces in the front of the building and marking the areas with diagonal striping and "No Parking" signs, the addition of four (4) parking spaces at the south end of the parking lot and the addition of two (2) handicap parking spaces on the east side of the building. Seconded by Mr. Cirocco. Poll vote ( 5 ayes. 1 abstained. (Mr. Millard abstained).

Next item on the agenda was a Sketch Plan Review and Rezone for Stone Ridge Estates, a proposed subdivision on Bruce Weller's property on Rice Road. Mark Alianello, Consulting Engineer; Rich Ebeling, Carmen Todoro, Chris Muller and Nick Capozzi, (the four partners of the subdivision) presented revised sketch plans for the 118-acre subdivision. Proposed are 23 single family homes minimum 3,000sq.ft. with the smallest

parcel being 3.01 acres and the largest 7 acres. The four partners will live in the subdivision. Chairman Streif stated items of concern regarding this project as follows: impact on the school system, bordering the Primary School property and the Nature Trails (if the property is rezoned a letter of release will be required from the school district), historical preservation of a historical site (a barn) on the property, a letter from current property owner (Bruce Weller) stating he is aware of the use of the property, the formation of a drainage district and other drainage issues to be reviewed by the Town Engineer and the Ag District will need to be addressed. The Deed restrictions were briefly discussed. It was mentioned the road in the development will not be a private road and will be turned over to the Town. Gene Stevenson stated he has a complete set of specifications that will be given to the engineers if this project goes forward. Chairman Streif made the motion to recommend to the Town Board to rezone this particular property to Residential A or B, as this is appropriate use for this site. Seconded by Mr. Millard. Poll vote- 6-ayes.

The last item on the agenda was a discussion on the proposed EMW Soccer Fields on Seneca Street. EMW Soccer President Jody Miller was present for the discussion. Chairman Streif mentioned two items of concern regarding this project: 1.) the parking and 2.) future ownership of the fields. Mr. Miller stated he was not given an accurate number of parking spaces for the previous Planning Board Meeting, so he counted the parking spaces himself and came up with 157 actual lined spaces. He also said that they will be deeding a section of the property (approx. 48G<sup>+</sup> deep) to SahlenG<sup>+</sup>s which will be used for parking. Total parking spaces for EMW Soccer on SahlenG<sup>+</sup>s property will be approximately 290 spaces not to include MOOGG<sup>+</sup>s parking lot. Mr. Sahlen will submit a letter approving EMW SoccerG<sup>+</sup>s use of his parking lot. The programs at SahlenG<sup>+</sup>s Sports Park and EMW Soccer do not conflict, so parking should not be an issue. Mr. Miller went on to state they are filing an easement on parking. As for the future ownership of the fields, EMW plans to maintain the ownership. Mr. Cirocco commented this is the first time the Planning Board has ever given approval to a private, not for profit commercial project that had no on site parking. Mr. Miller had a question on putting a structure on the property and frontage required. He was referred to the Building Department on the matter.

Under new business Chairman Streif mentioned the Planning Conference he attended in Lake Placid, NY. He brought back information for the Board to read to include information on subdivision review and GIS.

Chairman Streif mentioned to the Board there will be a small library in the Town Clerk's office with reference material for them. Copies of the Master Plan are in for their review, but there are limited copies so they can be borrowed but must be returned for others to borrow.

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

Respectfully submitted,

Jennifer M. Ginter  
Secretary/Clerk