

## **6/15/04 Planning Board Minutes**

The meeting on Tuesday, June 15, 2004, was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Asst Bldg Insp.  
Werner Huber Robert Pierce, Town Attorney  
James Millard  
Thomas Reid  
Robert Waver  
Fred Streif, Chairman

The minutes of the last meeting of May 18, 2004 were approved as submitted.

The first item on the agenda was Ronald Kimmel with Aurora Excavation for a preliminary sketch plan approval. Mr. Kimmel would like to construct 3 G( 10,000 sq. ft. buildings. The buildings will be for either office space or retail space. The use is appropriate for the area. Presently, there are 87 proposed parking spaces, with additional future 38 spaces. Retail businesses will require 171 parking spaces, for office space parking is adequate. There is a detention pond for drainage on the adjacent property at 5800 Seneca St. Screening will be needed for the septic area. The State will fix any drainage or flooding problems at the roadside of the property. Mr. Kimmel states the entire parcel is zoned Commercial, but Chairman Streif would like that confirmed with the Building Department. Before final approval of this project Mr. Kimmel will need to:

1. Establish use
2. Address parking
3. Address drainage
4. Form a drainage district

The project is larger than 20,000 square feet and will need to be referred to the Town Board. Mr. Millard moved to table this matter and refer to the Building Department. Seconded by Mr. Huber. Poll Vote G!( 6 Ayes.

Next item on the agenda was a Preliminary Site Plan Review for the Farmhouse Restaurant for Mary David. Architect Diana Chase of Silvestri Architects PC and builder

John Kanutsu of JimG's Electric and General Contracting were also present. Proposed is a 5500 sq. ft., 1 story simulated cedar siding and asphalt roof building, with front porch on Maple Road. There will be parking along the front and the sides with lighting, receiving area in the back. The parking lot lights will be directed down and will be on only during business hours, 1 light will be left on for security. Light approved as minimal. Screening is adequate at the north and south ends of the property because of residences on each side. Retail and dining area will be in front; the kitchen, restrooms and storage will be in the back. Presently there are 91 parking spaces and seating for 96 people. Parking lot can be expanded if necessary. Items needing to be addressed before approval of preliminary site plan are:

1. A type II SEQR required (completed)
2. Review by Town Engineer of the drainage plans
3. A Drainage District to be formed
4. Approval of Preliminary Business Use Permit by Town Board
5. Approval by County Health Dept of sewage
6. A curb cut permit from the County for the driveway

Mr. Millard moved to check box 2 on the Type II SEQR. Seconded by Mr. Huber. Poll vote G( 7 ayes.

Chairman Streif made the motion to approve the preliminary site plan contingent upon the acceptance of the preliminary Business Use Permit by the Town Board, the completion of above mentioned conditions and issue a Negative Declaration on the Type II SEQR. Seconded by Mr. Millard. Poll vote- 7 ayes.

The next item on the agenda was a late addition for Fischione Construction for a referral to the Town Board for a rezone on Transit Rd. Anthony Fischione was present and stated Fischione Construction has purchased the lot next door to 2151 Transit Road, the lot is 100G'+ wide and 500G'+ deep and the first 300G'+ of the property would need to be rezoned to commercial. Mr. Fischione has signatures from the adjacent property owners approving the project. Screening has been addressed. Drainage was discussed. Chairman Streif made the motion to recommend to the Town Board as this is appropriate use for that area. Mr. Reid seconded. Poll vote G( 5 ayes. 1 no. Mr. Baker voted no.

Under old business: St. GabrielG's R C Church renovations and addition was discussed.

Correspondence was received from:

Erie County Department of Environment & Planning on Site Plan Review & Special Use Permits one day training on June 28, 2004 and a Community Development Needs Survey.

Planning and Zoning Summer School for 2004.

There being no further business, the meeting was adjourned at 10:00PM.

Respectfully submitted,

Jennifer M. Ginter  
Secretary/Clerk