

11/16/04 Planning Board Minutes

The meeting on Tuesday, November 16, 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 Atty
James Millard Jim Wyzykiewicz, Town Engineer
Robert Waver
Fred Streif, Chairman

The minutes of the last meeting of October 19, 2004 were approved as submitted.

The first item on the agenda was a Site Plan review for Al-Wil Auto Finishers Supply Co. The Town Board approved a Preliminary Business Use Permit for Al Wil but referred them to the Planning Board for a parking review. Sales Manager Greg Rutkowski and Store Manager Bill Root representing Al-Wil stated the owner is in Rochester and is unable to attend the meeting. The owner is in the process of purchasing the property and would like to take down the existing building and build a new store. The business will be the sale of body shop and paint supplies only, there will be no bodywork done at this location. Mr. Rutkowski said there would also be Penske Trucks available to rent and due to the high demand of the trucks there will be approximately 1-2 rental trucks on the lot at any one time. The parking area is 80G+ wide and 100G+ in depth, which would accommodate approximately 16 parking spaces. Mr. Rutkowski said the owner plans to put stone fill in the grass covered area in the back, move the dumpster and use the area for additional parking for employees and 3 delivery vans. Chairman Streif made the motion to approve the site plan for 1 year for the existing building under the condition they maintain 16 parking spaces and a maximum of 4 rental trucks on the lot. Seconded by Mr. Waver. Poll vote G(4 ayes.

Next item on the agenda was a Site Plan Review for Patrick Francabandiero, 2827 Transit Road. Mr. Francabandiero stated he would like to construct an addition on a rear storage building to house equipment. Trucks on his property are being broken into and equipment is being stolen, so he would like to store the equipment inside. The addition will be in line with the front building. He will check with the Building Department to verify the side setbacks. Town Engineer Jim Wyzykiewicz has approved the drainage. Chairman

Streif entertained the motion to approve the Site Plan as presented. Mr. Huber so moved. Seconded by Mr. Baker. Poll vote- 5-ayes.

The last item on the agenda was a Site Plan Review for Kustom Workz at 3211 Transit Road. Property owner Bill Adams, owner of Kustom Workz Michael Penfold and his assistant Chris Evert were present for tonight's meeting. Mr. Penfold would like to expand his business at the present location to include a second story within the existing building for storage, a breakroom for his employees, a second bay for short term work and a bay for long term parking, a showroom window and emergency exits. Presently there are 2 bays. Mr. Adams stated Enterprise Rent-a-Car backed out of leasing a space in his building. Chairman Streif mentioned complaints received about loud noises at the business and was concerned with the neighbors. Mr. Penfold apologized stating there was only one complaint that he knew of. He went on to say there is no outside work being done and the customers tend to test their newly installed equipment themselves outside the bay areas. Mr. Adams stated parking shouldn't be a problem with the expansion because work performed at Kustom Workz is by appointment only. Chairman Streif entertained a motion to approve the Site Plan under the present two (2) business use- (1) Kustom Workz; (2) Bill Adams Martial Arts on the condition of 82 parking spaces (70 for the school & 12 for Kustom Workz) and with 4 bays at 3 parking spaces per bay. So moved by Mr. Millard. Seconded by Mr. Waver. Poll vote 5 (5 ayes.

Under new business Chairman Streif mentioned a conference to be held on December 1, 2004. The conference is presented by the Western NY Planning Association and Buffalo Niagara Medical Campus. Also, Chairman Streif has received a publication from NY State with website listings.

Under old business Chairman Streif questioned as to the status of Springbrook Shores Development.

There being no further business, the meeting was adjourned at 9:28PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk