

**Town of Hamburg
Planning Board Minutes
June 27, 1990**

The Town of Hamburg Planning Board met in regular session on Wednesday, June 27th, at 7:30 p.m. Those attending included: Chairman Richard Crandall, Vice-Chairman Elgin Cary, Secretary Gerard Koenig, Dennis Gaughan, David Phillips, Steve Strnad, Sandy Carnevale. Others attending included: George McKnight, Councilman Mark Cavalcoli, Sheryl Bower, Rick Lardo, Bob Pietrocarlo, Attorney Dan Gorman, and Terry Dubey, Stenographer.

Minutes of the meeting of 6-13-90 were approved on motion by Mr. Cary, seconded by Mr. Carnevale. Carried.

Executive Session:

1. Copies of Ed Burke's History on Brierwood was distributed to members. Chairman Crandall noted that it will take awhile to absorb the material. As to a future time on the agenda, no action was taken until the material can be reviewed.

2. George McKnight noted that a Special meeting must be set up to discuss revisions to the Mobile Home Ordinance as the time element for the moratorium is up on August 10. Meeting is set for July 9th, at 7:30 p.m.

3. Hidden Hollow Subdivision--Chairman Crandall stated that the Conservation Board had requested that there be a 50' strip on the east side of the parcel for a public walkway which was to be dedicated to the Town. On the preliminary layout, it is identified as a private sanctuary. Mr. McKnight is to contact Mr. Parlato for that dedication.

4. Mr. McKnight noted that there have been complaints that people who are on the agenda, are not on time. Applicants go over the time allotted. A suggestion was made to table after the 20 minute period is up. Board members stated that sometimes it is better to come to a conclusion even though the time has expired. However, one thing that will not be allowed is to add additional items along with an item on the agenda. That will be discouraged.

5. Councilman Cavalcoli also pointed out that the Board should get away from giving "conceptual approval". This is misleading. It is either a preliminary approval or no approval. Attorney Gorman stated that in the P.U.D under A-2, the plat is subject to approval concept. The term should be defined more clearly as it is sometimes misleading to the applicant and to the board as to what actually has happened. George McKnight is to research whether that term is in the zoning ordinance in other areas beside the P.U.D.

Fairway Commons Proposed Rezoning for R. Tills, J. Cheney on Boston State Rd. from R-A to R-3.

Messrs. Tills and Cheney appeared before the Planning Board on an informational request for a proposed rezoning to be located on Boston State Road on the south side before the entrance to the Hamburg Town Golf Course. This proposal is for 4 unit townhouses for a total of 16 units and a mix of 2 and 3 family units on 2.57 acres. Fairway Commons has the necessary sewer available & is contiguous to R-1 and R-3 zonings. Messrs. Strnad, & Phillips & Koenig preferred to see R-1 rather than R-3. Messrs. Crandall, Carnevale, and Cary appeared to favor the proposal. Mr. Gaughan reserved opinion but would like to look at the site first. There is a small wet land on the area, but not a State designated wet lands. The area needs a great deal of fill. No action was taken.

Angeline Schiller Subdivision - 2 lots on Burke Rd.

Secretary Koenig read the following Legal Notice:

**LEGAL NOTICE
TOWN OF HAMBURG
PLANNING BOARD**

Notice is hereby given that the Planning Board for the Town of Hamburg will hold a Public Hearing at Hamburg Town Hall, S-6100 S. Park Avenue for the purpose of approving Schiller Subdivision on June 27th at 8:15 p.m.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Hamburg, County of Erie and State of New York, being part of Lot No. 43, Township 9 and Range 8 of the Holland Land Company's Survey, bounded as follows:

BEGINNING at the intersection of the west line of Burke Road (50-foot wide) with the north line of said Lot No. 43; Thence south along the west line of Burke Road, 170 feet to a point; Thence west at right angles to the west line of Burke Road, 155 feet to a point; Thence north at right angles to the last described line, 59.98 feet to the north line of said Lot No. 43; Thence east along the north line of said Lot No. 43, 190.08 feet to the point of beginning.

TOGETHER WITH all right title and interest in and to that portion of Burke Road which abuts the premises.
Dated: June 8, 1990

Richard Crandall, Chairman
Secretary Gerard Koenig
Town of Hamburg Planning Board

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Schiller Subdivision (Continued)

Chairman Crandall declared the hearing open: Mrs. Schiller appeared before the Planning Board on behalf of her 2 lot subdivision and is interested in selling the two lots on Burke Rd. This has R-1 zoning and the lots meet the requirements. Sewer is available. Comments are as follows:

Engineering--The site is in existing sewer and water districts. A storm drainage plan will be required. The subdivider does not have anymore land that could be subdivided and sanitary and water service is available. We have no objections if the map cover requirement is waived in this case. **Planning--**no comments.

Bldg. Inspection--placement of homes should conform to the zoning ordinance.

Chairman Crandall asked 3 times if anyone wished to speak for or against the subdivision. Hearing no further comments, the Public Hearing was declared closed.

Motion was made by Mr. Carnevale, seconded by Mr. Gaughan to approve the preliminary for the Schiller Subdivision and waive the requirement for a map cover. Carried.

Hillsboro Estates - Hewson Road - Mr. Mel Johnson, Developer

Messrs. O'Neill and Igoe appeared before the Planning Board on the Hillsboro Estates Subdivision which is an off shoot of the Pinehurst Subdivision on Rt.5 to be developed by Mr. Mel Johnson. At the last session, the applicant was required to do a topo in order to continue the review. Comments from departments are as follows:

Engineering: 4.3 - State permission is required to connect into Rt. 5 before plat approval. 5.3 All lot lines are to be radial or 90 degree to the street. Label them on the plan as such and revise as necessary. 7.3 There are four (4) stub streets shown on the original map cover. The developer must **Prove** that he owns these streets. 8.3 Access is to be provided to the adjoining parcel. The block length is 2500 feet, the code length is 1500 feet. 9.3 Two (2) walkways to the school property were provided for on the previous map cover. At least one (1) walkway to the school property should be provided. 10.3 The name of the owner or his agent is to be shown. 11.3 The zoning requirements are to be shown. Do all lots meet the code? 13.3 Are any deed restrictions proposed? 16.3 Number each proposed subplot with new numbers as this will be filed with the County Clerk. 17.3 Who owns the land at the end of Fairway Court? What is proposed here? 18.3 What is proposed along the lands of Iona Parisi?

Planning--The zoning requirement: District and lot size are required on the Plat S31-26A4.

It was noted that the walkway should be provided as a form of

Hillsboro Continued

buffer behind the lots and an access to the school. As to the property of I. Parisi, no one can locate where she is. An attempt was made to secure the information from Assessing and the bills are paid out of Chicago. The project includes 67 lots and in this case, on the green space, it will be money in lieu of land.

Mr. & Mrs. Frazier of Lakecrest Drive stated that they would like the approval with-held until the Town resolves the drainage problems in the area. We have requested a meeting with the Town, but so far, it has not happened. Mr. Pietrocarlo noted that the Building Inspector has written a memo to the Highway Supt. asking for a meeting, but the departments cannot seem to coordinate a meeting with all persons involved. It was noted that a preliminary approval sets into motion the engineering aspect of the project and it is at this time that drainage is addressed. This development will not make matters worse. Plan should reflect minor changes of the stub street and a walkway.

Motion was made by Mr. Cary, seconded by Mr. Koenig to approve the preliminary with the addition of the stub street and a walkway. Carried.

Abbott Pines - Plat Review - Abbott Road

Messrs. Paul O'Neill and Fran Igoe appeared on behalf of the Abbott Pines Subdivision off Abbott Road. One of the biggest issues on this project was a condition of the rezoning that the 3 acre parcel which includes the marsh must be protected, maintained and not drained. Other comments include:

Engineering - 1. The Highway Supt. has requested cul-de-sacs not be used. The length exceeds the 500' maximum for a permanent dead-end street. 2. All lots including the corner lots should not have access to Abbott Road. 3. Robin Hood Lane in Orchard Park should be located. 4. A water district extension will be required. 5. The site is in a sewer district. 6. All subplot lines are to be radial or 90 degree to street lines.

Building Inspection--Subdivision is zoned R-1. The minimum lot size is 90' x 125'. 90' should be at the set back line of 35'. Sublot 2-11 and 55 should exit only into the subdivision, not to Abbott Rd. For S.L. 1, the only access is from Abbott Rd. Traffic Safety should review this to see how close it is to the road.

Planning--How was the limit of the marsh determined? If the marsh is to be dedicated to the Town, that should be stated on the plan.

The marsh area to be left undeveloped encompasses approximately 8% of the total parcel. The proposed street names should be shown.

Mr. O'Neill explained that he based the limits of the marsh according to the F.E.M.A. flood maps. It was shown on the

Abbott Pines Continued

topographic map and has been expanded to a 40' x 65' area. Ms. Steele of the Conservation Board noted that Mr. Spittler would be glad to stake out the area first. The residents have also noted that there are 2 large wetland areas that have not been defined. The children ice skate in this area every winter.

Mr. McKnight noted that if this is a State designated wetlands, the D.E.C. gets involved. If it is less than an acre, the Corps of Engineers usually is the agency involved. This will become known when a permit is filed. Chairman Crandall noted that perhaps the matter should be tabled for two weeks until the environmental concern has been addressed as raised by the Conservation Board.

A resident, Mrs. Linda McGraw asked why the detention pond is near her property. Mr. O'Neill explained that in the topography there is a ridge in the middle and drains in two directions. The detention pond will not aggravate the situation but will rather siphon off water downstream to Rush Creek. This is the most feasible location for the detention pond.

Motion was made by Mr. Gaughan, seconded by Mr. Cary to **Table** this matter for two weeks pending the outcome of the walk thru with Duke Spittler and the staking of the marsh area. Carried.

BJ'S Wholesale Price Club--Milestrip Road

Messrs. Dave DePaulo and Randy Benderson appeared before the Planning Board for an approval of the BJ's Wholesale Club to be located on Milestrip Road. The following information has been received:

1. A letter from R.J. Russell, Region Director of the State Dept. of Transportation acknowledging receipt from E.M.S. Consulting of 1863 Clinton St. Buffalo, that a Traffic Analysis Report was received by their office for the proposed project.

2. A call was received from Bill Leslie of the Thruway Authority to the Planning office that the drainage plan has been sent to Benderson's for revision and modification. Mr. DePaulo stated that he had a letter in hand from the Thruway for approval.

3. **Engineering--**1.2 Curbing or bumpers are to be installed along the east line and in the northeast corner of the parking area. 2.2. We now have the N.Y.S. thruway approval. We have not seen a State Road Cut Permit.

4. Mr. DePaulo stated that he has the easement from Niagara Mohawk.

5. The issue from the Conservation Board asking for a 250' linear corridor under the power line is yet to be addressed by

BJ'S Wholesale Club (Continued)

the Planning Board. Mr. McKnight stated that there is a 30' strip along the east edge of the property that would be suitable. A 30' strip is not what the Conservation Board would like to see, but this would be in keeping with the spirit of the pathway. Ms. Steele noted that the Board is afraid this would set a precedent by letting a developer take over that portion of the land. Also, the 2010 Master Plan shows a linear corridor as part of the trail system along a stream. Mr. McKnight pointed out that the Board is trying to reserve an area for the corridor. There is also a proposal for a high pressure gas line in this right of way that has been in the works for about a year. The property still belongs to Niagara Mohawk. Also, the developer is to provide either a stockade fence or living hedge near the apartment area.

Mr. McKnight noted that the Planning Board at the last meeting asked for the preparation of the Part III, of the E.A.F. This was done in place of an E.I.S. It is as follows:

Impact on Land: The first phase of the project will include a BJ'S Wholesale Club containing 104,710 s.f. of gross floor area. Additional phases will include 63,823 of additional gross floor area in additional buildings. The potential mitigation would be if a lesser square footage were to be developed. The site can hold the square footage proposed.

Impact on Water: Although a majority of the site is currently paved, the additional development will create an increase in storm water runoff. The runoff is currently discharged onto the Thruway right-of-way. The developer is mitigating this potential impact by constructing a storm water detention pond that is acceptable in terms of size and discharge volume to the Thruway Authority.

Impact on Transportation: This project will generate a substantial increase in traffic volume. Eight hundred seventy three off-street parking spaces are shown on the development plan. This impact is being mitigated by the developer in coordinating the development with a current construction project on Milestrip Road being undertaken by the New York State Dept. of Transportation. Specific highway improvements that relate to the B.J. project are the design for turning lanes and the installation of a traffic control signal.

Impact on Growth and Character of Community and Neighborhood

The Town of Hamburg Master Plan identifies a linear trail corridor within the right-of-way of Niagara Mohawk power lines which traverse the project site. The developer's site plan proposes automobile parking under these power lines. The Planning Board has requested that the developer reserve a twenty-five foot wide grass strip on the eastern perimeter of the power line right-of-way as a section of the identified linear trail. The developer has agreed to do this. Both the parking and linear trail must be approved by Niagara Mohawk. The development will create an

BJ'S Wholesale (Continued)

"intensity of land use." The site, however, is zoned General Commercial and is currently being used less intensely in a commercial development. The proposed project will create a substantial increase in employment during construction and the project when completed, will provide a net increase of 170 permanent jobs.

This is a Type I action and the impacts involved were on traffic, drainage. Within that 30 day time element, which expired on June 18, no State or County agency responded negatively. Therefore, a statement that a negative declaration is to be incorporated as part of the approval, and a letter should be sent to the Conservation Board explaining the rationale of the 30' green strip to be the responsibility of the developer.

Motion was made by Mr. Carnevale, seconded by Mr. Cary to grant approval of the BJ's Wholesale Club site plan as presented; that in reviewing the site there will be no adverse impact with the construction of the project; that a 30' buffer is to be maintained as green space by the developer; and that a negative declaration is to be issued. Also, a letter is to be sent to the Conservation Board stating the reasons why the action is different from the request made by the Conservation Board by Mr. McKnight. The 35' setback is to have a grassed area with low landscaping and there is to be a curbed area along Milestrip Rd. Fence or living hedge to be along back edge near apartments. Carried.

Cocina Subdivision - Amsdell Road

Mr. Cocina appeared before the Planning Board on a proposed 2 lot subdivision. **Eng. Comments:** 1. Water service is available. 2. The site is not in a sewer district. Service is available if an out of district customer agreement is made with the Town. A road bore would be required for service. Sidewalks should be required so that it will match the Amsdell Park Subdivision. The subdivider does not have anymore land that can be subdivided. We have no objections if the map cover requirement is waived in this case.

Bldg. Insp.--Lot was an exception to Amsdell Park Sub. located on south side of Amsdell Rd., east of Coachman's Lane. It will be divided into 2 sublots which would conform to the zoning ordinance. The proposed home and garage will meet the setback reqmts. Hope this will have a Coachman's Lane address. On the second house, with proper setback, should meet the requirements.

Planning--a key or vicinity map should accompany the plat. Applicant was advised to revise his subdivision plat, bring in a legal description, and set a public hearing.

Colombo Subdivision - 2 lot subdivision - Heltz Rd. & North Creek

Bobbie Kaegel, realtor, and Mr. Colombo appeared before the Planning Board on a 2 lot subdivision on Heltz Rd. and North Creek.

Colombo Subdivision (Continued)

Mr. Colombo has owned the property for many years, and would like to parcel off part of the acreage. Thirty-three acres of land are involved. Frontage is on Heltz Rd. and North Creek Rd. The parcel on Heltz Rd. was sold off to Mr. Colombo's stepbrother. This was never a drawn subdivision as Mr. Colombo was unaware that he had to do a subdivision plat. He now wants to sell off a parcel to someone else. The property will not be landlocked and there is still another access point. Chairman Crandall noted they are looking at 2 lots. Another parcel will be sold with a 100' frontage. Comments are as follows:

Conservation--loss of trees. See Spittler letter attached.

Engineering--Water service is available. The site is not in a sewer district. The exception north of the subject site was subdivided previous. We have no objection if the map cover requirement is waived.

Planning--The scale is smaller than the required 100' to one inch. But given that this is only a two lot subdivision, this does not seem crucial. There has been some question raised as to whether the plan actually reflects the proposed action as stated by the Consv. Bd.

Bldg. Insp. - Property is zoned R-A on the north side of North Creek. The two lot subdivision conforms to the R-A zoning. The parcel is east of the Lakeview airport.

Motion was made by Mr. Phillips, seconded by Mr. Strnad to proceed to Public Hearing. Carried.

Oxford Heights - Townhouse Development - Southwestern Blvd. near Beth El Estates.

Messrs. D. Browdie, A. Mango, & J. Schmidt appeared before the Planning Board on their 140 unit Townhouse development which is to be located on Southwestern Blvd. near Beth El Estates. The zoning is R-3 for multiple units, on a 24 acre parcel. Mr. Browdie stated that the topo has been made but not yet printed. Comments are as follows:

Conservation Board--Removal of the secondary woodland and shrub-thickets. Tree groves on this site is not a significant effect on the environment relative to other similar actions taking place in the Town. No 2010 Master Plan open space areas are affected. No wetlands are affected. We would recommend that the 40 s.f. strip along the Thruway be dedicated as an open space corridor.

Engineering--1. The sanitary, storm, water and other utilities shown on the plan will be reviewed and approved separately by this office after Preliminary Plat approval is granted. 2. Each

Oxford Heights Continued Engineering--Page 9,

building lot shall be numbered consecutively starting with the number 1. 3. Several of the lots are located on the drainage easement granted to the thruway. This should be reviewed by the Thruway. 4. The State should approve the drive cut prior to plat approval. 5. A topo map of the site is required. 6. The centerline radius of all curves should not be less than 150'. Show the radius on the plan and revise as necessary.

Planning - 1. This plan contains 16.97 acres of common greenspace, approximately 70% of the total parcel. 2. The required front yard minimum of 35' is not met. 3. Each townhouse design does provide a two car garage. 4. None of the proposed townhouse groupings conform to Section 29-166(f)(2), requiring a side yard of ten feet be provided between the end of a group of townhouses and an interior lot line. But, because of the common area all townhouse groupings meet and exceed the required 20' between groupings. 5. Many of the groupings do not meet the required 35' setback between the end of a grouping and a private street. 6. All patio outdoor living areas on each townhouse lot shall be enclosed by a wall, fence or dense hedge screening. 7. A key or vicinity map is needed. 8. The lots should be numbered in consecutive order. 9. A topographic map should accompany the plat.

Building Inspection--The previous layout was a better one than the present. There are many zoning violations. There must be a proper setback from a private drive to permit parking in front of the dwelling units without interfering with the private road. A minimum of 25 feet is required. Under 29-48, required yards, B(3) there must be 30 feet between buildings. Under 29-48B, the rear yard should be a minimum of 50 feet from any property line. When a better plan is available, I will review. Drawings should be stamped by a licensed architect or engineer.

Discussion centered on green space and the fact that the development is quite dense. The Planning Board would like to see a drawing with units and recreation space. All items should be labeled on the site plan.

Motion was made by Mr. Phillips to **Table** for a topo, a better set of drawings, and the clarification of the active and passive areas, seconded by Mr. Koenig. Carried. Also, thought should be given to provide an emergency access along the Beth El side as this is a densely populated development.

John Klocke - Camp Road Car Wash--Big Tree and St. Francis Drive (area where billboards are presently located).

Mr. John Klocke appeared before the Planning Board on a design for a new car wash which is to be located near the circle. They had been to the Planning Board in 1988 but were waiting for a clear title. They are now ready to proceed. The topo information is in.

Car Wash Big Tree & St. Francis (continued)

This will be an automated car wash, with no gas pumps, and an island for vacuuming. It was noted that this site is in a 100 year flood plain, therefore a development permit will be required. The floor elevation must be 6" higher than the land area. There has been no Conservation Board input as yet as they just received the E.A.F. Comments are as follows:

Traffic Safety--The Traffic Safety Board recommends no action be taken on this proposal until the New York State Dept. of Transportation input can be given. This is a hazardous area which is presently under study by the State. The type of traffic that this operation may generate may have an important impact on the area. The State should be contacted.

Engineering--1. The site is in Zone A1 of the National Flood Insurance Map. 2. Access to the site must be approved by the State before Board approval. 3. One drive to St. Francis should be eliminated. 4. The site must be filled to obtain the elevations proposed. From where will the fill be obtained? 5. Curbing is to be provided around the site perimeter and entrance. 6. Sewer service is to be provided by an 8" mainline extension along St. Francis Drive from Old Big Tree Rd.

Planning--1. There is adequate landscaping around the building, but efforts should be made to landscape the curbed median in front and the area to the north of it. 2. Adequate parking is proposed. 3. This area has been identified on the D.E.C. Archeological & Historic significance map, as one having possible Historic significance. 4. At this time, we have not received review comments from Conservation. 5. What are the adjacent land uses? 6. Location of existing sign.

Building Inspection--The property is in the flood plain, A-1. Reference marks 15-18 (closeby). Provisions have been made for 11 spaces which is adequate; one should be designated for handicapped. The location of the existing fire hydrant adjacent should be designated on the site plan. This lot is overgrown and trees and stumps must be removed from the Town of Hamburg. No direct burial of stumps is allowed. This is the location of 3 existing billboards. There is a letter attached from the Town Attorney. I have been in touch with the architect and he has offered full cooperation to assure that there will be proper elevations and drainage from the site. When more information is available, I will review.

Letter from Town Attorney on Billboards

This is to confirm a meeting held at the Town Hall on Friday, April 27, concerning the billboards. Mr. Ron Hanehl wishes to move forward on the development of his car wash. It is pointed out that at the present time, there are two sets of billboards on the

Car Wash Continued

highway circle. Both sets include 3 1 sided signs. One set exists on the west side of the circle, on real property owned by Mr. Kanehl and where he now wishes to erect his car wash. The other set is on the western side of the circle across St. Francis Drive from Mr. Kanehl's property. The location of the billboards is to be worked out with Mr. Kanehl, and the property owner on the western side of the circle and the Town. Penn Advertising is willing to move or remove said billboards under certain conditions. Penn Advertising wishes to take down both sets of billboards and replace them with two new sets of framed, two sided billboards. Penn Advertising is flexible to the location of these two new, two sided one framed billboards. Penn Advertising is willing to work with Mr. Kanehl and the Town as to placement and location. There would seem to be no doubt that the proposal by Penn Advertising would be a great improvement on the present condition, location and status of the billboards on the circle. Penn Advertising would replace two aged three sided billboards with two new, one framed, two sided billboards.

The developer, Mr. Kanehl, stated that the lease is for 15 years. A question was raised by one of the members as to his knowledge billboards are prohibited in the Town.

Lake Shore Fire Co.- As far as fire protection is concerned, I have no problems with the proposed facility. There is adequate water supply and access to the area, and I am assuming all the Town building and fire codes will be met. I do request that a long hard look at the traffic situation be made as the Big Tree, St. Francis area has become one of our prime locations for response to auto accidents. During the past few years, we have had several fatals, along with numerous personal injury and property damage only accidents in this area. Most of these occur at that intersection. I feel the cause lies with confusion at the circle, the increased traffic using this route, cars attempting to cross St. Francis from the old Big Tree Rd. and traffic pulling in and out of the existing businesses in this area. I feel this situation should be addressed before it becomes worse. **Jeffrey Sweetland, Chief Lake Shore Fire.**

Motion was made by Mr. Koenig, seconded by Mr. Phillips, to **Table** further review until some input is received from the State Dept. of Transportation as to the traffic patterns at the circle and if a curb cut will even be allowed for this development.

Windshire Estates - Lee Weber and George Phelps, Marrano Equity Corp. for development off Abel Road.

Mr. George Phelps appeared before the Planning Board with a proposed layout for single family homes on the parcel that was rezoned last year for single family development. A feasibility study has been done on the parcel. The R-1 zoning is not appropriate on a marketing basis as the parcel is contiguous to Leisureland, Wanakah Nursery, taking in zoning from R-A, to M-2, to

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(Windshire Continued)

C-1 and C-2. Marrano would like to duplicate a housing development similar to Amsdell Park subdivision. However, they would like the 80' frontage as opposed to the 90' requirement. The Town Board was approached for a rezoning request to R-2. However, the board was not receptive to another rezoning. Marrano would like to build homes in the \$130 to \$170,000 price range. A cluster concept was suggested. In order for the project to be economically feasible, 220 lots must be obtained. A request was made to go with a modified cluster on an 80' lot. 91 acres of land is involved.

Comments are as follows:

Engineering--1. The site is in the Master Sewer District. 2. The site is not in a water district. A new district will be required. 3. The two cul-de-sacs should be eliminated by making them a through street. The Highway Supt. has requested cul-de-sacs not be used. 4. The corner lots along Able should not have access to Able. Label this on the plan. 5. Stub streets to adjoining properties should be considered for the future. 6. Drainage facilities such as the detention pond and open ditch shall comply with the design standards and requirements of this office. 7. A topo map is required. 8. A vicinity map is required. 9. Two of the block lengths exceed 1500 feet. (Section 31-19). 10. Side lot lines are to be at right angles or radial to street lines and should be labeled as such on the plan. 11. The name of the owner is required. 12. The zoning requirements are to be shown. 13. The names of the adjacent owners are to be shown.

Planning--1. Items 1-3 are missing from the plan. 2. Approximate R.O.W. width. 3. The number of acres devoted to each use. 4. The existing zoning R-1 should be included as notes on the plat. 5. A topo should be included. 6. The R-1 zoning requires a 90' width at the building line. Many of the lots do not meet this requirement and will have to receive variances. 7. The R-1 zoning requirements can be reduced if a cluster design is utilized, this plan does not utilize a cluster design.

Conservation--1. Empire Soils report on Page 11 recommended soil testing for heavy metals and P.C.B. in proposed areas. We feel a soil testing program is needed to insure area meets Part 360 N.Y.S.D.E.C. requirements. E.A.F. shows 140 lots, plan shows 210 lots. 3. There is no mention of 55 gallon drums in barn. Visible from the outside. 4. 50' on either side of bank should be dedicated to the Town.

No response was received from the Recreation Dept. as to whether they want active or passive recreation.

Conservation Board would like to see the results of the test borings. No action was taken.

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Proposed Change in Use for C. Fabrizzi On Camp Rd.

Mr. Benedatti appeared on behalf of Mr. Fabrizzi who is seeking to change part of his use on property located on Camp Road. Mr. Fabrizzi would like to put a small building in the back for his iron shop with an apartment above it. It was noted that residential is no longer acceptable in a C-2 zoning. Board members noted that the shop would be allowed, however, the living unit would not. Motion was made by Mr. Cary, seconded by Mr. Koenig to reject the proposed change in use for an apartment.

Other Matters:

Tops Market Joint meeting with Village Planning Commission.

Chairman Crandall read correspondence from Mr. Lauchert relative to the Tops which is a joint Town and Village proposal. Mr. Crandall stated that a memo should be sent advising that the Planning Board cannot make the Village Planning Commission meeting on July 10th as the Planning Board is having a special meeting on July 9th of that week and there are too many meetings to keep track of.

Motion was made by Mr. Cary, seconded by Mr. Carnevale to adjourn the meeting. Meeting adjourned at 12:20 a.m.

Respectfully submitted,

G. Koenig, Secretary

Special Meeting: July 9th, 7:30 p.m
Regular Meeting July 25th, 7:30 p.m.