

Planning Board Minutes of May 2, 2012

Present: Brian Perry, Chairman
Richard E. Forrestel
Daniel Kowalik
Mary Jane Shonn
Brian Murray, Alternate
Don Shonn, Attorney
Paul Bowers, Engineer

Absent: Jon Cummings
Ralph Migliaccio, CEO
Robert Anderson

Meeting Began: 7:01 P.M.

Chairman Perry opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Murray and seconded by Forrestel to approve the minutes of the Planning Board Meeting of March 21, 2012. Carried unanimously

48 Cedar Street

Russell and Kimberly Ormsby came before the Board to discuss their permit for a Storage Shed at 48 Cedar Street which is in an R-2 zone. Mr. Ormsby explained that they are putting a 12' x 18' shed up on an existing foundation for storage purposes and to give them maximum privacy from the property adjacent to them known as the Deposit Depot. The shed will be 3' from the property line which will need a side yard variance. Chairman Perry questioned the measurements of the shed and Mr. Ormsby stated that the length and width were backwards on the permit. The permit has been corrected. After discussion the Board stated that the shed will provide privacy from the B-1 zoned property that is adjacent, will not really be visible from the street and mentioned the fact that there was a shed situated there before.

RESOLUTION duly moved by Kowalik and seconded by Shonn to recommend to the Zoning Board of Appeals approval of the application for a side yard variance to build a storage shed at 48 Cedar Street be and hereby is approved. Carried Unanimously

Akron Village Commons

Developer Tony Zinaty came before the Board to give an update on the progress of the proposed Akron Village Commons subdivision. Mr. Zinaty explained that their engineer Robert Runge from RJR Engineering has been out of town and should be returning next week to complete the changes and corrections on the final plat. Mr. Runge should have all the changes and corrections completed by the end of next week. Village Engineer Bowers stated that RJR Engineering should have completed an evaluation of downstream flow for the sanitary sewers. Camden Group, Managers and Operators of the Village Sewer Plant, were able to provide flow monitoring numbers and it appears that some I/I mitigation will be required. Also, Engineer Bowers stated that discussion have been held regarding Sewer Tap fees which would be determined from the cost of any required improvements to the downstream system. Board Member Kowalik thought that the upgrade on the pumps had been done several years ago and could handle the proposed Subdivisions. Board Member Shonn suggested that information regarding this issue be requested from the Water/Wastewater Committee. Lastly Engineer Bowers mentioned that the extension of the approval period for the preliminary plat has expired and will need to be extended again. He recommended to the Board to extend another three months or by July 31, 2012.

RESOLUTION duly moved by Forrestel and seconded by Perry to extend the approval period for the Preliminary Plat until July 31, 2012 for the final questions to be addressed and the approvals from Erie County Agencies are received. Carried Unanimously

33 Parkview Drive

Ryan Ciurzynski came before the Board to consider his request for a rear yard variance for a shed on the property located on 33 Parkview Drive. The property is located in an R-2 Zone which requires 20' for an accessory building along the rear yard line. Mr. Ciurzynski would like to place it 5' from the rear property line so the shed would not appear to be in the middle of his back yard. He also mentioned that the neighbor directly behind him has a much larger two story shed that sits close to the property line and would be directly in line with his shed leaving little detriment to the neighbor. The Village Code Enforcement Officer, Ralph Migliaccio, was not able to attend the meeting tonight but did leave word with the Secretary attending the meeting that recommended the variance. After discussion the Board decided that they also agreed to recommend the variance.

RESOLUTION duly moved by Kowalik and seconded by Shonn to recommend to the Zoning Board of Appeals approval of the application for a rear yard variance for a shed on the property located at 33 Parkview Drive be and hereby is approved. Carried Unanimously

43 East Avenue

Village Engineer Paul Bowers gave an update on the property on 43 East Avenue which was previously used as the Village Department of Public Works. A Phase I Environmental Assessment report was completed by Hazard Evaluations who recommended that a Phase II Environmental Assessment report be completed as well. The property is currently zoned R-1 Residential and could be rezoned to R-2 Residential. Engineer Bowers stated the different uses authorized in those zones and asked the Board Members to check out the Village Code book for the different uses and the Special Use Permits and variances. The Village Engineer prepared a draft RFP/RFQ to send out to design and development teams for the development and sale of Village owned property located at 43 East Avenue.

Attorney Shonn stated he would send the Planning Board the draft RFP/RFQ and the Phase 1 Environmental Executive Summary for members to review and comment.

TRAINING:

Discussion was held regarding an upcoming training opportunity at Erie Committee College on June 14, 2012. Sessions include Comprehensive Plan, Aging in Place and Revising Zoning.

**Meeting adjourned at 8:45 P.M. on a motion from Kowalik and seconded by Murray.
Carried Unanimously**

Next Planning Board meeting: Tuesday, June 19, 2012 at 7:00 PM.

Submitted by:
Brian Perry, Planning Board Chairman