

Planning Board Minutes of July 23, 2012

Present:

Daniel Kowalik, Acting Chairman
Richard E. Forrestel
Robert Anderson
Mary Jane Shonn
Brian Murray, Alternate
Don Shonn, Attorney
Paul Bowers, Engineer
Jon Cummings, Manager of DPW

Absent: Brian Perry

Meeting Began: 7:02 P.M.

Acting Chairman Kowalik opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Forrestel and seconded by Anderson to approve the minutes of the Planning Board Meeting of June 19, 2012. Carried unanimously

Akron Village Commons

Akron Village Commons Engineer, Robert Runge, was present to update the Board on the status of the Preliminary Plat and approvals from Erie County Agencies. The Health Department gave him a verbal approval, but Mr. Runge is waiting for the hard copy. Received comments back from DEC and Project Engineer Runge has begun addressing them. He stated that the plans should be complete for review and approval by the next Planning Board Meeting. After further discussion of the updates the Board agreed to extend the approval period for the Preliminary Plat for 30 days.

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

63 Marshall Avenue

Code Enforcement Officer Migliaccio explained that the Zimmerman project needed a variance due to the fact that the residential property resided in an industrial zone. The house is considered a non-conforming structure for that zone and with the addition it becomes more non-conforming. Mina Zimmerman and Charles Schilling came before the Board to discuss the two different options for an addition on their home. The first site plan showed a second story layout which would cover most of the original structure and the other option showed a first floor addition which would almost double the size of the 852 square foot home. Discussion was held regarding the drainage of the property which apparently had issues in the past. Public Works Manager Cummings stated that the drainage pipe was blocked and has been corrected, so the drainage should not be an issue.

RESOLUTION duly moved by Anderson and seconded by Forrestel to recommend to the Zoning Board of Appeals approval of the application for a non-conforming use variance to build an addition at 63 Marshall Street be and hereby is approved. Carried Unanimously

First United Methodist Church

Church representative Marilyn Kasperek came before the Planning Board to share preliminary plans for community restrooms and a deck for the old Newstead Town Hall. The project consists of a handicap accessible 20' x 40' deck placed on the front of the building which would be the second floor and handicap accessible restrooms housed within the existing building, also on the second story. The deck would be accessed from a new sidewalk that would connect to the regular street sidewalk. The deck and restrooms would be available to all during events in Russell Park. The two trees located in the front of the building would be removed so anyone sitting on the deck would have a better view of the park and its events. Marilyn stated that grants and donations from area organizations such as the Lions Club and Rotary Club would finance the project. Code Enforcement Officer Migliaccio informed the Board that due to the zone the property is in a front yard variance would be needed. According to Village Attorney Shonn, the Village would like to re-zone that area in the near future, which would eliminate the front yard variance. Village Engineer Paul Bowers asked if the water and sewer lines were taken into consideration on the preliminary plans due to the added restrooms to the building. Public Works Manager Cummings stated that the water supply would definitely have to be looked at and possibly enlarged to a larger line. Board Member Murray suggested that an AED be installed in the hallway for emergencies. The AED could also be hooked up to an alarm at the Fire Hall for monitoring. Board Member Shonn questioned if the Zoning fee could be waived for this project due to the community enhancement. Village Attorney Shonn stated that the Village Board had the authority to waive the fee. After further discussion the Board agreed to forward this project on to the Zoning Board of Appeals for approval of a front yard variance.

RESOLUTION duly moved by Forrestel and seconded by Anderson to recommend to the Zoning Board of Appeals approval of the application for a front yard variance to build a deck and Community restrooms at 11 Church Street be and hereby is approved. Carried Unanimously

TRAINING:

Meeting adjourned at 7:55 P.M. on a motion from Forrestel and seconded by Anderson. Carried Unanimously

Next Planning Board meeting: Monday August 20, 2012 at 7:00 PM.

Submitted by:
Daniel Kowalik, Acting Planning Board Chairman