

Planning Board Minutes of October 27, 2014

Present:

Brian Perry, Chairman
Daniel Kowalik
Robert Anderson
Richard Forrestel
Mary Jane Shonn
Daniel D. Shonn – Attorney
Paul Bowers – Village Engineer
Michael Borth, Code Enforcement

Absent:

Brian Murray - Alternate
Jon Cummings – Public Works Manager

Meeting Began: 7:00 pm.

Chairman Perry opened the meeting with a welcome to everyone. He also asked for a moment of silence for Donnal D. Folger. Mr. Folger was the Code Enforcement Officer for the Village and the Town of Newstead for many years and a dedicated fireman as well as a good friend who will be missed.

RESOLUTION duly moved by Forrestel and seconded by Kowalik to approve the minutes of the Planning Board Meeting of August 11, 2014. Carried unanimously

Bryan and Ruthann Sugg –Height Variance at 11 Sylvan Parkway

Bryan and Ruthann Sugg appeared before the Board to explain their project. Mr. Sugg explained that he would like to construct a 14' high 26' x 34' storage building adjacent to his house. The proposed barn will be 17' from the house and will set back 4' from the front of the house. The proposed barn will have a metal roof and hemlock board and batten siding with a man-door as well as the garage door in the front. He would need to get a variance from the Zoning Board of Appeals for a height variance as the Village Code limits accessory building heights to 12'. Member Mary Jane Shonn reported that she had visited the site and said it may take neighbors a bit to get used to the building when it has been an empty yard on the corner for so long but stated there is plenty of room for the barn.

RESOLUTION duly moved by Forrestel and seconded by Anderson to approve the height variance for the construction of a 14' high 26' x 34' storage building on the property located at 11 Sylvan Parkway and forward it on to the Zoning Board of Appeals be and hereby is approved. Carried Unanimously.

AKRON VILLAGE COMMONS – UPDATE

Village Engineer Paul Bowers updated the Board on the Akron Village Commons project since the last time they were present was December 3, 2013. Mr. Bowers stated that he still had several items that needed to be addressed such as: a phasing plan; tree plan; letter from Developer stating that they would maintain the proposed drainage diversion swale: need to show the swale on the plans; sewer pipe coming out to Clarence Center will end in a sanitary manhole; need a 15' easement for sewer which was out of the right of way; update street light plan adding lighting at the end of the road; still need to provide a layout for the electrical service system

Phase 1A needs to have all infrastructure done before the 2 or 4 model homes are built. Code Enforcer Borth also wanted the Developer to verify that the homes will be modular and will not have skirting around the base.

CLOISTERS/MEADOWS – UPDATE –

Code Enforcement Officer Mike Borth reported to the Board that all the Building Permits have been issued and paid for except any PIP permits needed. Village Engineer Paul Bowers stated that a PIP permit would be needed for rehabbing the man-holes which would include Smoke testing and video inspection of the sewer lines along with sealing and re-grouting the manholes.

KURT SCHIE 42 JACKSON STREET –

Engineer Bowers stated that Mr. Schie needs to put the water line in as approved by Planning Board and if the line is private he needs to install a back flow preventer, but if the line is public it needs to have a PIP permit.

PROPOSED AKRON ALE HOUSE 15 MAIN STREET –

Code Enforcement Officer updated the Board stating the water damage has been fixed. The building will need to install a ramp for ADA assessability before they can open and have a sprinkler inspection. The elevator inspection can be delayed if the restaurant is only going to use the first floor at this time.

66 MAIN STREET KELKCO - UPDATE

Planning Board Member Dan Kowalik mentioned that the brick has been installed on the front of the building at 66 Main Street without including the Knox Box. Code Enforcement Officer Borth stated that the Knox Box would be located at the rear of the building.

Training: Nothing new

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

Next Planning Board meeting: Tuesday December 2, 2014 at 7:00 pm

Submitted by:

Brian Perry, Planning Board Chairman