

Planning Board Minutes of July 14, 2015

Present:

Brian W. Murray, Chairman
Daniel Kowalik
Robert Anderson
Mary Jane Shonn
Gregg Brown
Daniel Shonn – Village Attorney
Andrew Borden – Village Attorney
Paul Bowers – Village Engineer
Michael Borth, Code Enforcement

Absent:

Excused: Darrin Folger - Alternate

Meeting Began: 7:05 pm.

Chairman Murray opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Kowalik and seconded by Shonn to approve the minutes of the Planning Board Meeting of March 9, 2015. Carried unanimously

42 Jackson Street – Kurt Schie, Wood Maxx Power Equipment – Update

Kurt Schie came before the Planning Board to inform them of his plans to build another building measuring 42' x 90' on his property located at 42 Jackson Street. The new building will be similar to the buildings he has previously constructed on that parcel and will be used for the same thing, cold storage. Kurt would like to have the building done before the winter. His business has grown from 7 full time employees to 10 full time employees, and is still doing assembly, storage and distribution of power equipment and related office duties. He stated with the addition of this proposed building he should be done building for at least the next couple of years. Code Enforcement Officer Borth stated that the fire hydrant still needs to be installed as one of the conditions of the Resolution dated March 24, 2015 approval of the site plan for 42 Jackson Street. Planning Board Member Shonn asked Mr. Schie how he would handle the drainage from this proposed building and he in turn explained the drainage issue with the help of the drawings for the new building.

Chairman Murray asked if the current landscaping would continue from the road to the new building, Mr. Schie explained that the new build will have a natural wooded hedgerow to keep it hidden from Jackson Street traffic and he has neighbor Richard Komroy mowing and helping with the landscape. Lastly, Code Enforcement Officer Borth highly recommended a Knox Box for the property.

83 Main Street – Lisa and Joseph Riniolo/Coffee Shop/Book Store – Outdoor Dining Permit

Lisa Riniolo came before the Board and explained that their new business (Piece of Mind) located at 83 Main Street as a Coffee/Book/Italian Baked Goods Shop has been open now for several weeks. She explained that they are interested in obtaining an Outdoor Dining permit to allow placing two small table sets, one with an umbrella, on the sidewalk in front of their store. She stated that there is plenty of room for pedestrians if one table is placed directly in front of the store and the other table is placed closer to the curb. She also mentioned that the tables and chairs would be taken inside at the close of business every day. After further discussion the Planning Board agreed to approve the Permit

RESOLUTION duly moved by Anderson and seconded by Shonn to approve the Outdoor Dining Permit for Piece of Mind, 83 Main Street which will be renewed annually be and hereby is approved. Carried unanimously

34 Skyline Drive - Will Griffin/Richard Raykowski – Land Separation

Real Estate Agent Will Griffin along with property owner Richard Raykowski came before the Board to request a land separation of property located at 34 Skyline Drive. Mr. Griffin explained that after the separation both parcels will be legal building lots according to the Village Code. Attorney Shonn recommended sending a Site or Zoning Referral Form to Erie County Planning Department.

RESOLUTION duly moved by Brown and seconded by Kowalik to approve the land separation of 34 Skyline Drive with the condition that the Village Attorney submit the proper paperwork to the Erie County Environment and Planning Department be and hereby is approved. Carried Unanimously.

21 Eckerson Avenue – Richard Cooper – Side Yard and Height Variance for Garage Permit

Richard Cooper and his Contractor Darrell Kiblin of Preferred Home Improvement were not present. Chairman Murray tabled the matter until the next scheduled meeting.

Akron Village Commons – Hake Rd/Clarence Center Rd Subdivision

Akron Village Commons Developer's Paul Stephen and Noel Dill came before the Board to respond to the letter sent by the Village Planning Board Chairman Murray on June 18, 2015 regarding the status of the project. Mr. Stephen stated that they are still really interested in proceeding with this project and working on the directives stated in that letter, but another project they had in Clarence, NY took away from their efforts for the Akron Village Commons Subdivision. Mr. Stephen and his group have really studied the housing market

in the Newstead, Akron, and Pembroke area to figure out how to meet the needs of the potential buyers of the Subdivisions proposed modular homes for a successful outcome for all. They would still like to begin with Phase 1A which would include the infrastructure and model homes for four lots. The Developers biggest concern at this point is the cost of installing the electric utility which they did not budget for as a requirement of the developer. Mr. Stephens did ask the Planning Board if the Village would be willing to work together financially on the installation of the electric.

Village Engineer Bowers as well as Chairman Murray both agreed that the information previously requested including completed and updated SEQR forms – Part 1 and 2, a preliminary subdivision application and evidence of wetlands approvals issued by the U.S. Army Corps of Engineers, must be submitted to the Village Planning Board before any more effort or consideration is afforded this project.

After further discussion the Planning Board agreed to have the Village Attorney draft a letter to Stephen Development requesting the above requirements and issue a deadline for submittal.

Code Book Review:

Chairman Murray stated that he would like to set time aside each meeting to work on updating the Village Code Book.

Training: Nothing new

Meeting adjourned at 8.40 P.M. on a motion from Kowalik and seconded by Anderson. Carried Unanimously

Next Planning Board meeting: Tuesday August 11, 2015 at 7:00 pm

Submitted by:

Brian W. Murray, Planning Board Chairman