

Planning Board Minutes of August 11, 2015

Present:

Brian W. Murray, Chairman
Daniel Kowalik
Robert Anderson
Darrin Folger
Gregg Brown
Andrew Borden – Village Attorney
Michael Borth, Code Enforcement Officer

Absent:

Mary Jane Shonn

Meeting Began: 7:00 pm.

Chairman Murray opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Kowalik and seconded by Anderson to approve the minutes of the Planning Board Meeting of July 14, 2015. Carried unanimously

21 Eckerson Avenue – Richard Cooper – Side Yard & Height Variance

Darrell Kiblin from Preferred Home Improvements appeared before the board on behalf of Richard Cooper to inform them that he will be constructing a new 20' x 30' x 15' garage on the property. The new structure will be for storage. The current zoning of the property is R-2. They would like to place the structure as close to the east property line as possible to make better use of the current available space. The new structure will be at least 10' off the back property line. The concern about the placement of the garage is that it would interfere with the rear of the house. The board would like to maintain that the new structure be at least 10' from the rear of the house. There are no structures that will be interfered with on the east property line. The height of the new structure will be 15'. The board would like to see a side lot setback. After discussion, it was recommended to the Zoning Board of Appeals that the new structure maintain a minimum of a 4' setback off the east property line and 10' setback from the existing house.

RESOLUTION, duly moved by Anderson and seconded by Brown to forward the request of Richard Cooper at 21 Eckerson Avenue for a minimum of a 4' setback off the east property line, maintaining at least a 10' setback from the existing house for the 20' x 30' x 14' garage to the Zoning Board of Appeals hereby is approved. Carried unanimously

101 John Street – Thomas Dose – Side Yard & Height Variance

Thomas Dose appeared before the board to inform them that he will be constructing a new 24' x 24' x 18' pole barn garage. The current zoning of the property is R-2. He recently purchased the home and there is no garage on the property. There used to be one many years ago. He is requesting the variance to keep the most yard space that he can and make more room to enjoy his home. It would be located on the east side of the property at the end of the current driveway. There are no other structures that will be interfered with. The height will be 18'. After discussion, it was recommended to the Zoning Board of Appeals that the garage will maintain a minimum of a 5' setback off the east property line and 18' in height.

RESOLUTION, duly moved by Kowalik and seconded by Brown to forward the request of Thomas Dose at 101 John Street for a minimum of a 5' setback off the east property line, for the 24' x 34' x 18' garage to the Zoning Board of Appeals hereby is approved. Carried unanimously

Vacant Land Hake Road – PM Development LLC – Minor Subdivision

Real Estate Agent Kelly Spurlock and property owner Denise Akin appeared before the board to discuss a minor subdivision of their 15.6 acre lot on Hake Road. They would like to divide it into three lots. Two of the lots will be 225' x 1,084' each and the third lot being 160' x 1,084'. They would like to start the review process with the village for this subdivision. They will have to start the SEQR review as well. The review will have to be sent to the Erie County Department of Environment and Planning and they will have 30 days to make comment back to the village. If there is no response within that 30 day period, then it is assumed that they do not have any concerns. Village Attorney Borden has a contact in the county office and could get the response back in a timely manner. Village Engineer Paul Bowers will be contacted to get the process started. There will have to be some wetland delineation as well on the property. After discussion, it was recommended to approve the start of the review process for a minor subdivision of 15.6 acre lot on Hake Road.

RESOLUTION duly moved by Anderson and seconded by Kowalik to approve starting the review process for a minor subdivision on a 15.6 acre lot on Hake Road hereby is approved. Carried Unanimously

Akron Village Commons – Hake Road/Clarence Center Road Subdivision

Mike Borth did receive a call from Mike Metzger the engineer for Stephen Development. There seems to be a lack of communication within their organization. Chairman Murray will get another copy of the letter off to Mr. Metzger.

Meeting adjourned at 7:45 P.M. on a motion from Kowalik and seconded by Anderson. Carried Unanimously

Next Planning Board meeting: Tuesday September 15, 2015 at 7:00 pm

Submitted by:

Brian W. Murray, Planning Board Chairman