

Planning Board Minutes of March 22, 2016

Present:

Brian W. Murray, Chairman
Mary Jane Shonn
Robert Anderson
Gregg Brown
Darrin Folger
Andrew Borden - Village Attorney
Michael Borth - Code Enforcement Officer

Absent:

Daniel Kowalik

Meeting Began: 7:02 pm.

Chairman Murray opened the meeting with a welcome to everyone and led everyone in the pledge to the flag

RESOLUTION duly moved by Anderson and seconded by Brown to approve the minutes of the Planning Board Meeting of February 23, 2016. Carried unanimously

Jeffrey Coffta – 15 Sylvan Pkwy – Shed Variance

Jeffrey Coffta came before the Board to request a variance for a 2' side and rear yard setback for a proposed shed. Code Enforcement Officer Borth stated that Mr. Coffta would like to place a shed in the north-west corner of his property 2' from the side and rear property lines. CEO Borth stated that due to the 2' setback double 5/8" fire shield would have to be installed to the interior walls.

RESOLUTION duly moved by Brown and seconded by Folger to forward to the Zoning Board of Appeals the request of Jeffrey Coffta at 15 Sylvan Pkwy for a 2' side and rear yard set-back for a proposed shed providing he installs double 5/8" fire shield to the interior walls. Carried unanimously

Nathan Witkowski – 8 Bloomingdale Avenue - Garage

Nathan Witkowski came before the Board and presented his application to construct a garage on his property at 8 Bloomingdale. This garage will be located in the rear of the

property. The garage as presented meets all of the zoning requirements. CEO Borth requested a copy of the survey for 8 Bloomingdale Avenue and to have Mr. Witkowski come in and apply for a driveway curb cut permit.

RESOLUTION duly moved by Anderson and seconded by Shonn to approve the proposed garage at 8 Bloomingdale Avenue as presented contingent on the submittal of the survey and driveway curb cut permit. Carried unanimously

Miscellaneous:

In regards to Local Law #2 Amending Schedule A, specifically the accessory building height requirements of the code of the Village of Akron, Village Attorney Borden presented the questions and concerns from the Village Board members for the Planning Board's consideration. One concern and suggestion was to place a "single story restriction" so as to eliminate building apartments over any proposed accessory building. After a lengthy discussion the Planning Board confirmed that the maximum 18' height would in no way allow space for a "habitable floor" capable of creating an apartment, so adding the "single story restriction" would not provide an additional benefit. However, any new two story accessory building over 18' would be required to apply for a variance and appear before both the Planning Board and Zoning Board of Appeals. Questions regarding the neighborhood character/aesthetics of a new accessory building were also raised by the Village Board. Village Attorney stated that our current Code does not provide a great deal of opportunity to regulate, the more modern code format would provide the Boards with a greater degree of latitude and flexibility with regards to neighbor character and aesthetics. He recommended discussing the new modern code format moving forward.

All members of the Planning Board were given copies of the Town of Newstead/Village of Akron combined Comprehensive Plan. The Board will be discussing this plan in future meetings.

There was also discussion as to when the new Code Review Committee would begin, as there is a great interest from the Planning Board. Chairman Murray told the Board he would be checking with Mayor Patterson regarding the Committee and hopes to have more information in the near future.

Meeting adjourned at 8:10 P.M. on a motion from Folger and seconded by Anderson. Carried Unanimously

Next Planning Board meetings: Tuesday April 19, 2016 at 7:00 pm and Tuesday May 17, 2016 at 7:00 pm

Submitted by:

Brian W. Murray, Planning Board Chairman