

Planning Board Minutes of May 17, 2016

Present:

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

Absent:

Meeting Began: 7:07 pm.

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

RESOLUTION duly moved by Kowalik and seconded by Anderson to approve the minutes of the Planning Board Meeting of April 19, 2016. Carried unanimously

Greg Papke – Skyline Drive Minor Subdivision

Christine Papke came representing Greg Papke to speak in regards to the Skyline Drive Minor Subdivision. Documents supplied show the proposed subdivision located in an R-1 zone split into 3 parcels each approximately 1.25 -1.4 acres per lot which will be sold as vacant land. Code Enforcement Officer Michael Borth informed the Planning Board that the properties do not have public water or sewer. After Discussion was held regarding environmental studies, drainage plans and preliminary plots, the Board agreed to preliminary approval of the project pending receipt of noted documentation.

RESOLUTION duly moved by Shonn and seconded by Brown to approve the preliminary subdivision pending the receipt of a SEQRA, a drainage plan and a preliminary plot be and hereby is approved. Carried unanimously.

Kathy Ekberg (Rodeghiero) – 5 & 7 Jackson Street

Property owner Kathy Ekberg (Rodeghiero) and potential property buyer Michael Tata came before the Board regarding the property located at 5 & 7 Jackson Street. Ms. Ekberg explained that 5 Jackson Street sits right on Jackson Street and 7 Jackson Street is located behind 5 Jackson Street with no frontage. The potential buyer Michael Tata would like to purchase both properties and build on the rear property by Murder Creek. There is a foundation on the back lot where a house once sat before it burned down. Code Enforcement Officer Borth stated that the property does have wetlands towards the rear of the property which is also zoned a Land Conservation district. He noted that around every wetland is an adjacent area of 100 feet that is also protected to provide a buffer for the wetland. Chairman Murray reminded the Board that this same issue came up at previous Planning Board meetings back in 2005-2006 and the same issues still remain. One is the Village Code states frontage is needed to build a principle building and two the property is currently zoned Limited Industrial. The Board suggested that Ms. Ekberg contact the Army Corp of Engineers and FEMA to accurately find the delineation of the wetlands and or Land Conservation District on this particular property to see if there is even room to build on that parcel. This matter was tabled to wait for further documentation from FEMA and or the Army Corp of Engineers.

Miscellaneous:

Code Enforcement Officer Borth brought to the Board's attention some issues that may show up on an upcoming Planning Board agenda: 17 & 19 Bloomingdale Avenue a property that reaches back to Madison Avenue may have a buyer who would like to build a house on the Madison Avenue portion. Also the recent subdivision over on Hake Road where two properties remain unsold, a potential buyer would like to split the remaining lots into two again. Lastly, the Bank of Akron owned property at 189 East Avenue has a potential renter who would like to open Big Chief BBQ & Catering and set up a tent every weekend in the summer to serve food. CEO Borth stated that tenent is applying for a health department permit and is zoned appropriately.

Meeting adjourned at 8:11 P.M. on a motion from Kowalik and seconded by Anderson. Carried Unanimously

Next Planning Board meeting: Tuesday June 14, 2016 at 7:00 pm

Submitted by:

Brian W. Murray, Planning Board Chairman