

Municipal Review Committee Mtg.
Town Hall

July 19, 2004
6:30 p.m.

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Attendance: Phil Sgamma, Chairperson
Dan Michnik, MRC Member
Matt Balling, MRC Member
Paul Shear, MRC Member
Rich McNamara, MRC Member
Lou Depowski, MRC Member
John Moulin, MRC Member
James Callahan, Ex-Officio Member, Dir. Of Community Development

Minutes from meeting of May 18, 2004

ACTION: Motion by Matt Balling, seconded by Paul Shear, that the board accept the minutes of June 21, 2004 meeting.

VOTING: All Ayes

MOTION PASSED

Work session opened at 6:30 PM: All present.

MRC reviews Wilcox open development.

MRC reviews Bubble Boy car wash proposal.

Phil Sgamma introduces work session draft - handout attached.

And asks for thoughts on the MRC Work Session.

Proper advertising notification - question of timing.

2nd Monday would work better.

Post 2nd Monday at 5:30 pm for monthly meeting. -The

MRC could cancel the meeting if not necessary.

Review at next meeting for action.

Agenda Item 1 - Jack Wilcox: 10352 Main Street

Jim Callahan introduces applicant and project.

Jack Wilcox describes project - 2 additional lots to existing single family home.

Neighbors are, Coachman's, residential homes and Claremont.

Looking at 8" fire line or 2" sprinkler system. Currently on well.

Currently on septic - looking at sewer line connection.

intention to tie into sewer line being developed by the

Town in conjunction with ECSD#5.

Existing home utilizes driveway as does Coachman's, home to east.

Will upgrade driveway to meet ODA standards.

ACTION: Motion by Lou Depowski, seconded by Dan Michnik, to recommend a negative declaration on this issue.

VOTING: All Ayes.

MOTION PASSED

Agenda Item 2 - Phil Silvestri, Calvin Caruso Jr. - Bubble Boy carwash, 6705 Transit Road

Jim Callahan introduces applicants and gives brief history of the project.

Phil Silvestri describes project

Existing one story house with garage and driveway being upgraded.

Improving by landscaping, painting.

Proposing new curb cut to north.

One lane in - 32 cars stacked.

Building will be 1 story, split face block

Windows/pitched roof.

Bubble Boy logo.

Leaving house as separate entity.

Paul Shear - drying stations, more mechanical than labor intensive.
- Concern over space – Calvin Caruso identifies that there will be room to the right but mostly the drying will be done inside.

Curb cut width equals 50', as proposed.

Area where two lanes go down to one on County Road is a concern

In white line section.

2 lanes northbound to one lane.

Tops Market is cut further south - not directly across

A lot of traffic at one lane, producing a significant number of conflict points.

Calvin Caruso identifies that with setback he can stack a lot of vehicles.

The MRC identified the difficult left hand turn,

And the turning lane at the intersection a concern.

Traffic count - 24,000 average annual traffic count.

Sign in front of house

One lane out? curb cut will be wide enough to accommodate a left turn lane out.

Phil Sgamma expressed concern over - keeping the house - too much traffic, large complex behind a residential home.

Conflicting land uses.

Will require rezoning to push back to 400'.

Will require a Special Exception Use Permit

The applicant is looking to reclaim water

System similar to Delta Sonic - modern/mechanical

- 500 gallons per day - 1000 gallons per day, water use should be the same- as indicated on EAF.

On public sewers - ECSD #5.

Disrupt approximately 1 acre, leaving approximately 1 acre undeveloped to rear, approximately 500'-700'

untouched/undisturbed.

How close to dentist? - 20' separation, 10'/10' on side yards.

Located in flood plain/avoiding wetlands

will require flood plain development permit.

Phil Sgamma - Real concern over traffic.

Coordinated review New York State Department of Transportation - Erie County Department of Environment and Planning.

Heavily wooded to the rear.

ACTION: Motion by Dan Michnik, seconded by Rich McNamara to seek lead Agency and commence review process.

Traffic is main concern - Volume and conflict points.

Need to exercise caution on projects.

Jim Callahan Reviews: Proposed Zoning Law

Major change from version 4 PDD will be eliminated.

And - eliminate landscaping as part of zoning.

Part 2/3 - identifying any potential impacts and method of mitigation.

Preparing for Negative Declaration.

Next Meeting: August 16th

Bubble Boy Concerns - Traffic

Motion by Paul Shear, seconded by Rich McNamara to adjourn meeting at 8:00 PM.