

PRESENT: David Stringfellow, Chairman
Paul Ziarnowski, Vice Chairman
Jennifer Lucachik, Secretary
Mitchell Martin
Mary Ann Rood
Dr. Paul Ziarnowski

ABSENT David Bowen

ALSO Michael Kobiolka Town Attorney
PRESENT: Thelma Faulring Secretary to the Boards and Committees
Richard Brox Planning Consultant
Lenny Ciolek Applicant Back Creek Cider Mill
John Schenne Back Creek Cider Mill, PE
Ryan Renshaw Back Creek Cider Mill, Architect

Chairman Stringfellow called the meeting to order at 7:30 PM

Mr. Stringfellow asked if there were any corrections or additions to the minutes of June 10, 2014. Being none Dr. Ziarnowski made a motion to accept the minutes, seconded by Mrs. Rood and carried, Mr. Martin abstained from the vote.

CORRESPONDENCE

Secretary Faulring reported:

- Letter of request received from Joseph Gallagher for appointment to Planning Board
 - Mailed to members
- Association of Town Summer Planning and Zoning Summer School schedule
 - Mailed to members

BACK CREEK CIDER MILL SITE PLAN DISCUSSION

Correspondence:

- Richard Brox review – mailed to members
- List of concerns mentioned by Engineer James Hannon in a telephone conversation with Secretary Thelma Faulring; a copy was given to the members and applicant

Mr. Ciolek gave new plans to Secretary Faulring for distribution to the members.

Mr. Stringfellow read through the list of concerns mentioned by Mr. Hannon and also stated that these concerns were only from a quick glance at the plans, not a thorough Engineer review of the plans:

For these minutes:

- Hannon comment
 - Applicant response, if any

- Long form EAF required
- Location of water well
- Septic system details needed
- SWPPP (stormwater pollution prevention plan) report required
- No signage details
 - Added to new site plan
- Parking lot materials
 - With new site plan
- Access to dumpster not shown
 - Has been corrected
- No cover sheet
 - Submitted earlier
- No engineer review
- SEQR report needed

- Archeological findings – letter needed from SHPPO
- No lighting plan
 - Have one this evening
- No landscape plan
 - Have one this evening
- A more complete set of plans is needed to start a thorough review

For these minutes:

- Mr. Brox’s comments from his report
 - Applicant response if any
- Short EAF indicate landscaping around buildings, none shown on plans
- Proposed tree planting in parking lot expansion area; relocate trees across frontage; plant trees and shrubs in large area east of buildings
- Suggest that rezoning line be set at 600 feet from front line, and that the rezoning be conditioned on construction of the building being completed within 1 year or zoning shall revert back to R-A
- Grading plans shows no disturbance to site, but building first floor at elevation 1430; there is no grading or elevations shown in parking lots or driveways
- Driveway and parking lot surfacing not indicated
- No radii shown on any curves or corners
- No dimensions, details or setback shown for stone wall sign
- No site or building lighting shown
 - Wall packs on the building
 - Do not want to light up the whole site
- No access shown to the storage building
- No adjoining landowners shown within 200 feet
- Grading not shown
- Water flow direction not shown
- Swales and drainage ways not shown
- Same comments for drainage; lack of plantings around buildings; no indication of the paving used around buildings
- General comment: reduced plans are illegible in many locations; cannot be sealed or checked for accuracy.

Mr. Schenne then gave a presentation on the new site plans not yet reviewed by the members as they were just delivered this evening for distribution.

Comments:

- Plantings in parking lot are gone, why? Put them back.
 - For ease of snowplowing
- Need plantings shown on plans
 - Will add
 - Boxwoods in front
 - Pavers up to the front
 - Other places will have less landscape
 - Boston Hills Nursery is doing the landscaping
 - There are 64 parking spaces provided
 - Commercial parking in back
 - Will provide Planning Board with sewage disposal plans
 - In discussion with Erie County Health Department and DEC
- 80 foot driveway – cut is down to 30 feet to add more greenspace and provide snow storage
- Possible event venue?
 - Very possible – have a room that could be used for weddings, rehearsals, showers
- Manufacturing part – will the cleaning of equipment be done inside
 - Yes washing of equipment and drainage of that water into floor drains
- Any landfill?
 - No have dumpster pad
- Look into using renewable energy

- Additional water supply
 - Figure about 7000 gallons per day
 - Could go with 20 gallon per minute
 - Boston has sulphur problem
 - Water used for washing apples is recycled

Mr. Stringfellow made a motion to table further discussion until the members had an opportunity to review the site plans yet to be distributed, seconded by Mr. Martin and carried.

LIAISON COUNCILMAN BOARDWAY – TOWN BOARD UPDATE

Mr. Boardway was not in attendance this evening.

TOWN ATTORNEY KOBIOŁKA

Mr. Kobiolka reported:

- At the Town Board agenda meeting on June 18, 2014 I passed along the Planning Board’s recommendation of an additional Code Enforcement Officer
 - Budget discussion will be coming up in August
- Received a letter from Commissioner of Erie County Public Works
 - Stating that paving had been done by Erie County on Boston roads
 - The paving was completed on exact potholes, where pictures were taken, and included in the notice that that Town Boards sent to Erie County
 - The County recommended to the Town Board that we retain a highway expert
 - Go around Town, make a list and send that list to the County

EXECUTIVE SESSION

Mr. Stringfellow made a motion to go into Executive Session, seconded by Dr. Ziarnowski and carried.

Mr. Stringfellow made a motion to return to Regular Session, seconded by Dr. Ziarnowski and carried.

MOTION ON APPOINTMENT OF JOSEPH GALLAGHER

Mr. Martin made a motion to table a recommendation at this time, seconded by Mrs. Rood and carried

Mr. Stringfellow asked if there were any further business for this evening.

Being none Dr. Ziarnowski made a motion to adjourn, seconded by Mrs. Lucachik...

Mr. Martin: Question. The Back Creek project – the next Planning Board occurs after the Town Board meeting which means he would actually be delayed almost two months.

Mr. Kobiolka: I don’t know if that’s a problem because it looks like he has a lot of stuff to do; get the SEQR on it and that will take time; and it’s going to take (Town Engineer) Hannon a while.

Discussion followed: The members present agreed to meet in a Work Session on Tuesday, July 1, 2014 to review the new cider mill plans received this evening, and to continue work on the Code Book revisions to Chapter 95 – Signs.

Mr. Stringfellow: We have a motion on the floor to adjourn, and seconded: All those in favor? All were in favor to adjourn (8:49 PM).

Secretary Faulring distributed the Back Creek Cider Mill site plans to the members present, Mr. Brox and Town Attorney Kobiolka. Plans will be mailed to Mr. Bowen and Town Engineer Jim Hannon.

Respectfully submitted,

Jennifer Lucachik
Recording Secretary