

PRESENT: David Stringfellow Chairman
 Paul Ziarnowski Vice Chairman
 Jennifer Lucachik Secretary
 Dave Bowen
 Mitch Martin
 Mary Ann Rood

ABSENT: Jim Liegl

ALSO Michael Kobiolka Town attorney
 PRESENT: Thelma Faulring Secretary to the Boards and Committees
 Tracy Hirsch Applicant – 7346 Boston State Road LLC

Chairman Stringfellow called the meeting to order at 7:30 PM. and asked if there were any additions or corrections to the draft minutes of June 23, 2015.
 Being none Mrs. Lucachik made a motion to accept the minutes, seconded by Dr. Ziarnowski and carried.

CORRESPONDENCE

Secretary Faulring reported:

- Reminder of the Association of Towns Summer School on August 7, 2015 in Ellicottville
 - Mr. Bowen, Mr. Liegl and Mrs. Rood plan to attend

SITE PLAN REVIEW – 7346 BOSTON STATE ROAD – TRASON DEVELOPMENT

- At point Correspondence in members folders and copies given to applicant
 - 7346 Boston State Road LLC
 - Town Planner review

For these minutes:

- Planning Board member
 - Applicant

Mr. Stringfellow read Mrs. desJardins review with each item being addressed.

- Item #1 Eastside of property
 - Paving Whatever is on the drawing is what will be put in
 -
 - Some of that area used for snow removal storage
 - Adjoining property owner uses some of that for backing into the back of his property
- Item #2 Lighting: plighting plan not necessary
 - Light fixtures to be placed over two man-doors
 - Proposed lighting fixtures were presented
 - Will come in an put on Bills copy (Code Enforcement Ferguson) and get a letter to Thelma once it's marked
 - Lights shine down for ingress and egress at night
 - Can be placed two to three feet above the door or up to fourteen feet
- Item #3 Easement

Mr. Kobiolka: I have a letter from Mr. Johnson, the applicant's attorney, the easement is in the process; This will be 30 days before this comes back up to the Town Board and proposal made by this Board can be conditioned upon that easement being obtained and have no problem giving him 30 days after that.

- Item #4 Elevations – not received as requested
 - The approximate height without the cupola of existing building is about 19', and that's at about 100

- The front of the proposed new building is about 95, which means the new building will set about five feet lower than the existing building, so 27½ is what was approved minus 5, basically I'm showing three feet of roof from the street, that's what I tried to show on my proposed site plan, if you're taking it from the road the higher you go up in elevation the more of the roof you're going to see
- You're not going to see anything from the west side because the existing building is 6 feet off the property line and the new is 7½
- Road elevation is 102', front of existing building is 100', front of new building is 95'
- Is the ridge board running parallel to the highway?
 - I kept the look exactly the same
 - The same 4/12 pitch as what's on the current building
 - It's going to run the same way back
 - 3½ feet of building you would be seeing from the road if you're looking at it from the same spot that you're looking at the existing building
 - Roof lines/pitch will match
 - Ridge lines will not match, new building is bigger
 - Will see more from the east side
- Why is the height an issue? He's already gotten a variance for the 27½ foot height
 - The height was based on the size of the overhead doors
 - I've tried to keep it as close to the same colors as are on the existing building
 - Siding in gray to match the block
 - I did all the trim in a white that would match
 - We will paint the doors the same color blue
 - It will be as close to the front building as I can possibly get it
- What is the distance from the front of the building to the road?
- 302 feet
- You have sewer right?
 - Yes.
- There's about a 3 foot drop between you and Dana's building, maybe some grass in there
 - It gets chewed up

Discussion followed regarding some kind of barrier being done between Mr. Hirsch's property and Mr. Darling's property to the east. Hedgerow? Greenery? Fence?

Mr. Stringfellow suggested more greenery.

Mr. Hirsch will contact a nursery to see what type of plant would be good for that area, and let the secretary know what he has decided.

Mr. Hirsch commented that he would like to see something in there too to keep motorists from pulling into his driveway and exiting out of Mr. Darling's driveway and vice versa.

Mr. Stringfellow: I guess the only uncertain item left is the plantings on the eastside. This Board does not like to make a recommendation with conditions but I believe that Mr. Hirsch will do what he has said he would do, and we don't meet again until August 11, is anyone not comfortable with making a motion tonight? With that said is there a motion?

Mr. Stringfellow: I will make a motion that we send a favorable recommendation to the Town Board for approval of the site plan with the following conditions:

1. The lights to installed above the man-doors are to be shown on the site plan; and the specification for the lights is to be filed with the site plan
2. The easement for the drainage be filed with the County Clerk's office
3. Appropriate plantings be installed along the eastside of the property extending from where they are shown now forward to where the grass begins
4. No construction equipment or vehicles are to be parked on the property outside the building once the building is completed.

Mr. Stringfellow: Is that satisfactory to you?

Mr. Hirsch: Yes, there is no reason for them to be parked outside.

Mr. Stringfellow: There is a motion, is there a second?

Mrs. Lucachik: I second.

There was no further discussion and all were in favor of the motion.

Mr. Kobiolka: An easement is pretty standard stuff, have a copy sent to me and probably a copy should be sent to the Weber's.

LIAISON – COUNCILMAN BOARDWAY

Councilman Boardway was not in attendance and no report was forwarded from him

TOWN ATTORNEY KOBIOŁKA

Mr. Kobiolka reported:

We have no news from the Community Services organization regarding Cole Road and Omphalius, but I did notice in the paper that Community Services is looking at a site in Eden at East Church and Jennings, I believe, I've gotten phone calls from the Town Attorney in Eden, and another resident of Eden and they have a lot of the same concerns that we have. They are pretty vocal on the terms of where they're coming from and what they want and what they don't want in their community and Eden does have more developmentally disabled homes than we have in the Town of Boston. But they are still opposing on the same grounds because they are concerned about adult sex offenders..

Dr. Ziarnowski: Wasn't there some kind of time frame?

Mr. Kobiolka: 30 days from the hearing and the hearing was on September 30 ** but I'm not going to poke that sleeping bear let it lie.

** (please note: I believe that Mr. Kobiolka misspoke and meant April 30).

Mr. Stringfellow: If that is all for this evening is there a motion to adjourn.

Mrs. Lucachik: I'll make a motion to adjourn (8:15 PM).

Dr. Ziarnowski: Second.

All were in favor of the motion.

Respectfully submitted,

Jennifer Lucachik
Secretary