

PRESENT: Patricia Hacker, Chairman  
 David Stringfellow, Vice Chairman  
 Margaret Andrzejewski  
 J. David Early  
 Paul Jusko  
 Jeff Mendola  
 Michael Pohl

EXCUSED: Kevin Maxwell

ALSO	Dennis Mead	Town Board Liaison
PRESENT:	Kelly Vacco	Town Attorney
	Richard Brox	Town Planner
	Paul Speich	CAC Liaison
	Nick Charlap	Charlap's Dairy
	Theresa Betz	Kids Country Child Care

Chairman Hacker called the meeting to order at 7:30P.M.

**MINUTES**

Mrs. Hacker asked if there were any additions or corrections to the minutes of March 25, 2003. Mrs. Hacker had the following corrections: page 3, paragraph 3, line 3 should be changed to read 'Mrs. Hacker asked if the trees would be moved?' Page 4, paragraph 2, line 1 should be changed to read 'Mr. Jusko said that a similar request was made for this same location, two or three years ago....'  
 With those corrections, Mr. Jusko made a motion to accept the minutes, seconded by Mr. Early. All were in favor.

**CORRESPONDENCE**

- Letters to be read at appropriate point in agenda
- Received Re-zoning request from Robert Rucker
  - Agenda item for April 22, 2003

**LIAISON – COUNCILMAN MEAD**

Councilman Mead reported from the Town Board meeting of April 2, 2003:

- Referred to Planning Board re-zoning request from Robert Rucker, for the parcel to the north of the Valley Floor property

Mrs. Hacker said that she had a phone call about the house on Boston State Road, next to the Liberty Tavern. She asked, 'did the roof collapse?'

Mrs. Vacco replied the woman that owns the property is a mental hygiene case, she has a guardian, nobody lives there, and the Town Board is looking into whether or not they can do demolition or simply having Dennis Kramer inspect the property and determine what needs to be done, and then having someone contracted to do the work. First we have to find out who the guardian is.

Mrs. Hacker said the caller has concerned about curious children and the possibility of them getting hurt.

**THERESA BETZ – DAY CARE CENTER**

Chairman Hacker if there were any questions.

Mr. Jusko stated he felt that the concerns in the Foit-Albert letter of March 27, 2003 have been satisfied.

Mr. Pohl asked about the reveal of the curb going from 0 inches to 6 inches.

Mr. Brox said that there is 6-inch concrete curb the entire length, with cuts for handicapped accessibility.

Mr. Stringfellow asked, in case of fire and the only way to exit is out the back door into the fenced area, are there any gates out of that fenced area?

Ms. Betz said the NYS Fire Inspector has reviewed the plans and he suggested that two gates be installed in this area, which will be done.

Mr. Jusko made a motion that the application is to be considered complete and so, forward to the Town Board with the Planning Board's recommendation that it be approved, seconded by Mr. Pohl. All in favor.

**NICK CHARLAP**

Mrs. Hacker read the following correspondence:

- Letter dated March 29, 2003 to Nick Charlap requesting additional information and corrections to site plan

Mrs. Hacker told Mr. Charlap that parking spaces need to be 10' X 20' to meet Town Code.

Mr. Charlap said that would be done. He added that the parking lot wouldn't be striped until after he can have the blacktop area sealed, and that can't be done until mid-May.

Mr. Jusko said just that you know that it has to be done.

Mr. Charlap guaranteed that it would be done.

Mr. Early suggested that the no parking areas be striped at the same time.

Mr. Mendola asked if a double door is replacing the existing single door.

Mr. Charlap said yes, it is already in.

Mr. Early asked if there are any other emergency exits in addition to the front door.

Mr. Brox said that the capacity does not warrant a second door.

Mr. Charlap said there are other exits out of the building.

Chairman Hacker asked if there were any further questions?

Being none, Mr. Stringfellow made a motion to send a recommendation for approval, to the Town Board with the following conditions:

- Re-designation of parking spaces size to meet Town Code
- Parking spaces and no parking areas are to be striped as soon as possible, after the blacktop is sealed.

Seconded by Mr. Early. All were in favor.

**F.B.I. – REQUEST FOR CO-LOCATION AT 6405 WARD ROAD**

Mrs. Hacker read the following correspondence:

- Letter dated March 29, 2003, second request from the Planning Board for additional information
- Letter dated April 1, 2003 from the FBI with this information

**FBI request, con't.**

Mrs. Hacker said that she spoke with Mr. Jae from the FBI, and he said that the FBI is not usually asked to provide this information.

Mr. Jusko commented that the spacing of the antenna on the tower is adequate.

Mr. Jusko asked if an RFP Study was required.

Mr. Stringfellow said that an RFP is usually requested for cellular phone companies to demonstrate a need. This antenna is not for public use only for their, own communication.

Mr. Jusko stated that the application appears to be complete and made a motion to recommend, to the Town Board approval of the application, seconded by Mr. Stringfellow. All were in favor.

**RAY WEBBER –STIE PLAN REVIEW**

Mrs. Hacker asked if there any comments.

Mr. Brox said the building is basically a 20' X 24', the building fits the site and has a setback of 77 feet, and the parking is adequate.

Mr. Jusko asked if this a multi-use on an existing lot.

Mr. Brox said that the existing businesses are auto related.

Mrs. Hacker asked that a letter of receipt be sent to Mr. Webber, and that a copy of the Site Plan Review also be sent.

Mrs. Hacker asked if there were any further business?

Mr. Brox asked about the Dana Darling sub-division. Mr. Jusko said that it was incorrectly referred to the Zoning Board of Appeals and that we are waiting for the proper referral from the Town Board.

Mr. Brox said that the request from Robert Rucker might be in conflict to the Master Plan.

Mrs. Hacker said that she would be ordering for the Planning Board's use:

“The Short Course: A Basic Guide for Planning Boards and Zoning Boards of Appeals in New York State.”

Mr. Early asked if the Town Board is going to refer plans for the front of Town Hall to the Planning Board?

Councilman Mead said that it is going to be, but they are waiting for plans to come in. He added that Arborist Lynn Zachmann, a member of CAC, has offered her services to advise on the type of plantings that are to be used.

Town Hall Parking Lot, con't

CAC member Paul Speich asked that the CAC be included in the planning. He suggested that a committee be formed from members of the CAC and the Planning Board. He asked if the Town Board was accepting plans from individuals.

Mr. Mead said yes. He added that the biggest concern is not to change to the parking, and to encourage employees to park in back.

Discussion continued on front parking lot area: what should be done/what shouldn't be done.

Mrs. Hacker asked if there were any further business?

Being none, Mr. Stringfellow made a motion to adjourn at 8:18 P.M., seconded by Mr. Early. All in favor.

Respectfully submitted,

*Patricia J. Hacker*  
Patricia J. Hacker  
Chairman

PJH:tjf