

Planning Board Minutes February 22, 2005

BOSTON PLANNING BOARD FEBRUARY 22, 2005

PRESENT: David Stringfellow, Vice Chairman

Michael Pohl, Secretary

Margaret Andrzejewski

David Bernas

J. David Early

Jeff Mendola

EXCUSED: Patricia Hacker

ALSO Brien Hopkins Councilman ? Town Board Liaison

PRESENT: Andrew Gow Project Manager ? Tanglewood Acres

MINUTES

There were no corrections or additions to the minutes of February 8, 2005. Mrs. Andrzejewski made a motion to accept the minutes, seconded by Mr. Pohl. All were in favor.

CORRESPONDENCE

- Received Town Board minutes of February 2, 2005
- Other correspondence at point in agenda

LIAISON ? COUNCILMAN HOPKINS

Mr. Hopkins reported from the Town Board Meeting of February 16, 2005:

- Informational meeting for proposed Darling Subdivision was held. Primarily the same neighbors with the same complaints as were at the Planning Board Public Hearing
- With a 3 to 2 vote in favor ? the Town Board granted the Assessor a \$9200.00 one-time stipend for the work done on the reassessment
- Requested the media to publish a ?want-ad? for alternate members to the Planning Board and the Zoning Board of Appeals

DISCUSSION ? REZONING REQUEST FOR 8873 BOSTON STATE ROAD

Mr. Pohl reported the following correspondence:

- Richard Brox review dated February 9, 2005
- Planning Board letter dated February 14, 2005 to Penny Menz requesting additional information and asking that she be in attendance at this evening?s meeting
- Fax received February 22, 2005 from Penny Menz with additional information
- Received Tax Map for parcel at 8873 Boston State Road

Due to illness Ms. Menz was not able to be in attendance at the meeting.

Discussion followed. Discussion concerns were:

- No receipt of site plan as requested
- Access to property at 8875 Boston State Road
- Dwelling height at 8873 Boston State Road
- Utility location for both properties
- Proposed easements
- Parking at proposed two-family dwelling

Mr. Early made a motion to table discussion until the necessary site plan and information is received, seconded by Mr. Mendola. Discussion followed.

Mr. Stringfellow asked for a vote on the motion. All were in favor.

Mr. Stringfellow asked the Secretary notify Ms. Menz and ask her to address the concerns on a site plan and submit them for scheduling further discussion on an agenda.

DISCUSSION ? TANGLEWOOD ACRES ? SUBDIVISION OF LAND

Mr. Stringfellow commented that this application is in the pre-application stage of subdivision of land..

Mr. Pohl reported the following correspondence:

- Planning Board letter dated February 14, 2005 to Andrew Gow asking that he be in attendance at the meeting

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- Foit-Albert Review dated February 14, 2005

Mr. Gow gave the following overview:

- A proposed four-lot subdivision
- Existing family home to remain on 10-acre parcel
- Remaining three lots would be zone compliant for single-family dwelling use
- Existing Erie County sewer running through the property
- Erie County Water Authority line runs to the end of Tanglewood stopping just before the parcel
- Water and cul-de-sac will be the only major infrastructure improvement proposed at this time

Discussion followed. Discussion concerns were:

- Fire protection ? installation of fire hydrants

- Sewer connections placements
- Grading and direction of runoff
- Cul-de-sac to be entirely paved
- Cul-de-sac shown as 75' radius, the Code requires 85' radius

Mr. Gow responded:

- Hydrants to be installed as directed by Erie County Water Authority
- Proposed sewer connections will be shown
- The open fields area gradually drops down toward Route 219. The woods area has some draws that run through. We tried to run the property lines through the middle of the ravines to avoid having a ravine in the middle of a parcel. At time of construction the houses would be shown at the line of setback, and we would provide a finished grade elevation as it would be represented at sitting at the setback.
- The home on lot #4 will be gravity served, maybe lot1 also. Lot 2 will need an injector pump.
- The runoff will be designed so that it meets all term storm water standards. We are not going to impede any of the runoff that is currently running through the site.
- We're not proposing any detention. We don't feel, after doing our calculations, that we are creating enough impervious service to warrant it. The ravines will be left in much of their natural state, they will not be disturbed.
- If through the SEQR process the Army Corps of Engineers has any comments, we will address them at that time.
- The cul-de-sac will meet requirement. The Code will be checked and followed
- It was the owners desire to see a landscaped median, but will comply

Mr. Pohl asked about the SEQR process. Discussion followed.

Discussions followed regarding recreational fees.

Discussion followed the installation of sidewalks. It was this Board's consensus that sidewalks are not needed in this area.

Mr. Stringfellow made a motion to accept the pre-application and submit to the applicant the appropriate letter, seconded by Mr. Mendola. All in favor.

OLD BUSINESS

Charlaps ? Requested as-built site plan has not been received as previously requested by this Board.

Town Attorney Vacco will send a letter to Nicholas Charlap stating this Board's position and request that he respond to the Planning Board's request of May 27, 2004, as soon as possible.

Joe DeMarco ? Await notification of final landscape installation.

Mr. Stringfellow asked if there was any further business?

Mr. Pohl asked if it would be possible to have the Planning Board's agenda posted on the Town Web site.

Secretary Faulring will check with the Town Clerk's office.

Mr. Pohl made a motion to adjourn at 8:22 PM, seconded by Mr. Early. All in favor.

Respectfully submitted,

Michael J. Pohl

MJP:tjf Secretary