

PRESENT: Paul Jusko, Chairman
Patricia Hacker, Vice Chairman
Kevin Maxwell, Secretary
Margaret Andrzejewski (alt)
J. David Early
Tom Edington
Michael Pohl (alt)
David Stringfellow

ABSENT: Zintars Zadins

ALSO PRESENT: Councilman Damian Wiktor

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

MINUTES

Chairman Jusko asked if there were any additions or corrections to the minutes of January 9, 2001. Being none, Mr. Stringfellow made a motion to accept the minutes, second by Mr. Edington. All were in favor.

CORRESPONDENCE

Mr. Maxwell read the following:

- Letter from R&D Engineering, dated January 16, 2001, regarding the drainage plan at the new Evans National Bank site
- Letters from Ruhl & Assoc., Architects, dated December 5, 2000 & January 23, 2001, regarding the changes that have been to the site plan drawings
- Memo from Town Clerk Shenk referring back to Planning Board the Evans Bank Site plan for approval based on changes made
- November 14, 2000 letter from Mr. Brox outlining his review of the application for Evans Bank, in addition to seven items of concern

Chairman Jusko asked that all members review site plans previously distributed and discussion will be on the agenda for the next meeting.

Mr. Stringfellow suggested that in the future this Board should consider approving the final site plan with the accompanying landscape plan. Chairman Jusko stated that the final site plan was recommended for approval based on Mr. Brox's recommendation, but in the future this suggestion would be taken into consideration at the time of final site plan approval.

LIAISON – COUNCILMAN WIKTOR

Councilman Wiktor reported from the Town Board meeting of January 17, 2001:

- Re-appointed Kevin Maxwell to the Planning Board

Decision to refer back to Planning Board, the Evans Bank Site Plan. The Town Board received only a drainage plan and could not determine if this plan constituted a final site plan or just a drainage plan. Mr. Wiktor said it was his understanding that the Town Clerk has sent a letter to Ruhl & Assoc. asking for additional copies of the site plan. Also, in question is the Boston State Road ingress/egress and the Town Board was not sure if this issue had been resolved.

Chairman Jusko explained that this Board was not in complete agreement of how to resolve this issue.

Liaison – Councilman Wiktor, con't.

- Councilman Wiktor continued with one concern that has been brought to the Town Board; that, being a concern of neighboring property owner, James Carr. His concern is that the bank property parcel is going to be built up above current grade level, which would put Mr. Carr's property below grade and water run off would come onto Mr. Carr's property.

Chairman Jusko said that the Board's prior recommendation included the condition that the Town Engineer renders a favorable opinion, including the drainage plan. Chairman Jusko asked that the property owner and residents of neighboring property be invited to attend the next meeting when the Evans Bank issue would be re-addressed.

- Councilman Wiktor also asked if the lighting plan that was indicated on the drainage plan was sufficient and met Mr. Brox's approval.

Mr. Maxwell stated the lighting plan was approved by this Board.

Chairman Jusko said that he would contact Mr. Ruhl and ask for one complete set of final site plans for review by this Board.

GARY ECKIS – REQUEST FOR CHANGE OF SIZE OF LOT 25

Mr. Maxwell read a letter from Gary Eckis requesting that lot 25 size be increased to accommodate incorrect placement of the house, placing it inside the limit of setback. Mr. Eckis is giving additional land to the property owners to meet Town Code required setback, but in doing so is changing the sub-division plot plan.

Mr. Maxwell had two concerns: 1. With this change should the final plat plan be re-filed showing this addition to lot 25; and, 2. in reviewing the map accompanying this request, and, by driving into the development, Mr. Maxwell observed that the 50 by 50 foot 'T' turn-around is not completed as indicated on the approved final site plan, and without this turn-around future building may require variances to the Town Code.

Chairman Jusko stated that an affidavit was filed with Erie County with a reduced site plan, and the 'T' turn-around was part of the approved final site plan. He added that completion of the turn-around could be a condition of the approval of the change of lot size.

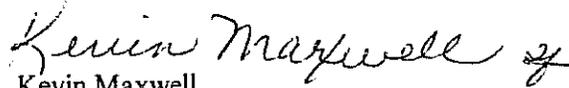
Mr. Early made a motion to recommend to Mr. Eckis, that the request for the change of lot size for lot 25 be approved on the condition that he re-file the affidavit, including an updated version of the site plan with notation of reason it is being re-filed; these documents be approved by the Town Attorney; and, that the south side of the 'T' turn-around, contiguous to lot 25, be completed in six months from this date, in accordance with the site plan that was previously approved.

Second motion was second by Mrs. Hacker. This motion was unanimously approved.

Chairman Jusko asked if there was any other business to be brought before this Board.

Being none, Mr. Early made a motion to adjourn the meeting at 8:10 P.M. Second by Mr. Pohl. All were in favor.

Respectfully submitted,


Kevin Maxwell
Secretary