

PRESENT: Paul Jusko, Chairman
Patricia Hacker, Vice Chairman
Zintars Zadins, Secretary
David Stringfellow
Margaret Andrzejewski, Alternate
Michael Pohl, Alternate

EXCUSED: Thomas Edington
Kevin Maxwell

ABSENT: J. David Early

ALSO Town Attorney Michael Perley
PRESENT: Gary Eckis

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 June 27, 2000. Being none, Mrs. Hacker made a motion to accept the minutes, second by Mr. Stringfellow. All were in favor.

CORRESPONDENCE

Secretary Zadins noted the following correspondence received:

- Notice of Outreach Program sponsored by Congressman Jack Quinn, to be held at the Boston Town Hall on Friday, August 25, 2000 from 1 – 4 P.M. This includes the Towns of Boston, Colden, and Eden.

LIAISON – COUNCILMAN MEAD

Councilman Mead was not in attendance.

RICE ROAD EXTENSION RE-ZONING – GARY ECKIS

Chairman Jusko recapped that no residential use be included in appropriate uses at this time, but, that it be kept commercial; residential would be addressed at such time an application is received to rezone for residential use. Chairman Jusko asked for any other comments. Mr. Perley said that he and Mr. Eckis had discussed this very matter earlier in the day. Mr. Eckis stated that this is an area where trying to combine uses would be acceptable, but added to keep this discussion more on track, he would be acceptable to the idea of eliminating residential at this time.

Mrs. Hacker stated that she was receptive to this idea.

Mr. Zadins said that he felt three or four family dwellings, as in apartment buildings, should be an acceptable use. Mr. Perley said that could be, however, mixed used is prohibited, so if commercial use goes in, there has to be separate parcels for apartments to be built on; also, residential is a heavier drain on water and sewer.

Mr. Perley also stated that this request is for a commercial application, and at the time it is sent to the Town Board it would be better to isolate it for commercial use only.

Mr. Stringfellow said that he has visited the area in question, and there is much vacant land in the whole area, he said he does not feel it is appropriate to re-zone only one lot; and a planning board should be looking at broader aspects. Mr. Perley said that opportunity would be available as Master Plan discussions continue. Mr. Stringfellow said that it is his opinion that if this application is approved, it would result in one lot of commercial property surrounded by residential or RA; and, does not feel that this Board should be doing that.

Mr. Pohl said that he agreed along the lines of Mr. Stringfellow's thoughts. If Master Plan discussions are under way, and there is no immediate need or purpose for this re-zoning, why not work along with the Master Plan, wait and see what is decided with that and address the application at a future time. Mr. Perley said that at the time the current Master Plan was written the area in the immediate vicinity of the Rice Road interchange would be commercial, and in his opinion this application is consistent with the current Master Plan theory.

Mr. Eckis said that in his years of marketing, and working the southtowns group, this would prove to be a positive step.

Mr. Stringfellow said to Mr. Eckis that he would like to see the whole area addressed, not only one lot.

Mr. Perley said that a recommendation could be made to the Town Board. Mr. Perley read from the current Master Plan which stated: 'although a proposed location was considered, for commercial development, at the intersection of the Rice Road Interchange and 219 Expressway, it was not anticipated that it would be constructed in the foreseeable future'. Mr. Perley added that the date would be the termination of the current Master Plan, which is dated 2010. He added that he believed this was written before the construction of the Rice Road Interchange.

Chairman Jusko asked if there were a majority of those members and alternate members present who were in agreement to excluding all residential uses, at this time, before discussing any other uses. Mr. Stringfellow and Mr. Zadins were opposed.

After discussion of the remaining uses, the following is a list of proposed acceptable uses for the northeast quadrant of the Rice Road Interchange:

- RC:
- A-4 telephone exchanges
 - A-5 real estate or insurance office
 - A-7 art, dance, music, photography studio
 - A-8 optician/optometrist
 - A-11 meeting rooms for clubs, etc.
 - A-12 medical, dental clinics/labs
 - A-13 trade or industrial schools
 - A-14 health spas & related fitness facilities
 - A-15 administrative, professional, executive offices
 - no handling, repair or processing
- C-1
- A-2a retail sales (with limitations)
 - A-2b personal service establishments
 - A-2e theaters
 - A-4 drive-in banks
- B-1 filling, gasoline stations subject to Article XXIII

- C-2 A-5 eating or drinking establishments
- A-8 custom shops
- A-9 warehouses (no explosives or flammables)
- A-12 wholesale sale and distribution
- A-14 commercial swimming pools
- A-15 drive-in restaurant
- A-17 miniature golf
- A-19a public garages (with limitations)
- 19b building materials supply
- 19c public utility storage
- 19d small animal hospitals
- 19e machine & tool sales, rental, service
- 19f storage & sales of solid fuel
- 19g storage & sales of feed for livestock
- 19h contractor's equipment & materials storage

Chairman Jusko said that we are making only a recommendation to the Town Board. That recommendation being: the Planning Board met and reviewed, and through the combination and elimination of uses of RC, C1 and C2 would recommend approval for rezoning limited to the uses as stated.

Chairman Jusko asked if there were any further discussion.

Being none, Chairman Jusko made a motion that it be sent to the Town Board recommending approval for re-zoning. Second by Mrs. Hacker. All members present were in favor of the motion, except Mr. Stringfellow who abstained.

CODE ENFORCEMENT OFFICER KRAMER

Mr. Kramer was not in attendance.

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

Being none, Mr. Stringfellow made a motion to adjourn the meeting. Second by Mr. Zadins. All were in favor.

Respectfully submitted,


Zintars Zadins
Secretary

ZZZ: tf