

BOSTON PLANNING BOARD

NOVEMBER 12, 2002

PRESENT: Paul Jusko, Chairman
Patricia Hacker, Vice Chairman
Kevin Maxwell, Secretary
Margaret Andrzejewski
J. David Early
Jeff Mendola
David Stringfellow

ALSO	Councilman Dennis Mead	Town Board Liaison
PRESENT:	Dennis Kramer	Code Enforcement Officer
	Richard Brox	Planning Board Consultant
	Councilman Karl Simmeth	
	Teri Betz	Applicant – day care center
	Richard Horton	Horton Dev. Inc. – Contractor for Teri Betz
	Shawn Horton	Horton Dev. Inc. – Contractor for Teri Betz
	Jim Rumsey	Architect for Teri Betz
	Paul Speich	CAC member

ABSENT: Michael Pohl

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 October 8, 2002. Being none Mrs. Andrzejewski made a motion to accept the minutes, second by Mr. Stringfellow. All in favor.

CORRESPONDENCE

Secretary Maxwell reported the following correspondence:

- Letter dated October 9, 2002 to Boston Town Board with recommendation for Mobiletech Communications to co-locate at 6405 Ward Road
- Letter dated October 17, 2002 to Supervisor Eagan advising of cancellation of October 26, 2002 meeting
- Other correspondence to be read at point in agenda

LIAISON – COUNCILMAN MEAD

Councilman Mead reported:

- that he referred to the Town Board, that no further co-locations, at 6405 Ward Road, will be reviewed by this Board until paperwork is received that existing co-locations have applications on file and fees have been paid. The last referral from the Planning Board has yet to be approved at Town Board level, a Public Hearing has been scheduled for the Mobiletech request.
- That he referred the concern of the new driveway at The Three Girls Café
- Attended Southtowns Planning and Development Group meeting on October 28, 2002 at the Boston Hotel. The next meeting is January 7, 2003, he asked that if Mr. Jusko is unable to attend that someone else from the Planning Board be in attendance. Councilman Mead also said that Chet Jandinski, from Erie County Department of Environment and Planning has retired.

Mr. Brox said that he attended at Erie County Hall, and although Mr. Jandinski has retired, he will be participating on projects on a part-time basis as needed.

Chairman Jusko said that Nick Charlap had called and inquired about moving his business back to the dairy location. Mr. Charlap was referred to the Town Code section to follow. He asked for a preliminary discussion, which Mr. Jusko agreed too, but advised Mr. Charlap a formal application would have to be filed. Mr. Charlap was in prior to the start of the meeting and said that he would not be able to attend this evening's meeting and asked to be on the agenda for November 26, 2002.

TERI BETZ – PRELIMINARY DISCUSSION – NEW CHILD CARE BUILDING

Secretary Maxwell read the letter dated October 31, 2002 that was sent to Ms. Betz.

Ms. Betz introduced herself, the architects and builder for her project.

Mr. Rumsey displayed a preliminary package and gave the following details:

- Single story, concrete building
- Gable roof
- Approximately 3100 square feet
- Will accommodate up to 45 children
 - 15 pre-school
 - 15 toddlers
 - 4 infants
- Parking for 15 cars
- 35' x 88'
- Outdoor play area, with remainder of outdoor area retained as green area
- Zoned C1 and C2 on either side
- Side yard setback is 5' to overhang, 6' feet to the wall
- Landscaping to the west side will be bushes, planted Red Maple at street
- Lighting will be from the building itself, for residential look
- Entrance porch on the front
- Cupolas on top of the building

Ms. Betz displayed a copy of the architect's drawing of the building

- School house effect in front
 - Old tree poles to support canopy, brightly painted
- Side of building will be decorative masonry
- Cornices over the windows
- Adirondack type siding
- Lot is approximately 75' x 375'

Mrs. Hacker asked the time frame.

Ms. Betz said that would submit an application to the State after approval, from the Town of Boston, to build on the site, so aiming for Spring 2003.

Councilman Mead asked Ms. Betz if the sale is contingent on approval of application. Ms. Betz said yes on all approvals necessary.

Mr. Brox asked if the sign would be a ground sign or pole sign. Ms. Betz said probably a pole sign so as much green space as possible could remain.

Mr. Brox explained that a ground sign could up to 9 feet above the top of the planter. Discussion followed regarding type of sign and height.

Teri Betz, con't.

Mr. Brox told Mr. Rumsey to pay particular attention storm drainage for further review. Also on future site plans, adjacent properties and buildings will need to be indicated in case additional screening is necessary. Mr. Mendola asked that lighting be addressed. Mr. Rumsey asked if freestanding pole lights would be acceptable. Mr. Maxwell said as long as they are hooded, and directed to shine on this property. Mr. Kramer asked if wall mounted lights could be used? Mr. Rumsey said that was a possibility. Discussion followed regarding type of lighting and placement.

Mrs. Hacker asked if parking was sufficient. Mr. Brox said 15 was sufficient, 2 of these spaces are designated handicapped.

Mrs. Hacker asked how many teachers would be on site daily. Ms. Betz said that would depend on the need. If there are more infants, the State requires more teachers; at this point probably 6 teachers and 1 director. Discussion followed regarding parking; ingress/egress pattern; maintaining green space.

Mr. Brox suggested on the future site plans indicated existing trees and proposed plantings.

Chairman Jusko advised Ms. Betz to submit a letter of intent with all pertinent information through site plan review. Mr. Jusko asked for sufficient site plans for all members to review prior to further discussions. Mr. Rumsey said that it would be probably three weeks before they would return.

JAY POHLMAN – PINECREST SUB-DIVISION

Mr. Pohlman was not in attendance and nothing had been submitted.

THE 3 GIRL'S CAFÉ

Secretary Maxwell read the following correspondence:

- Memo from Town Clerk Shenk referring application to the Planning Board
- Letter, dated October 6, 2002 from Penny Grinsell requesting approval of expansion of parking lot and addition of ingree/egress

Chairman Jusko stated that a new site plan is required indicating changes made to previous parking area.

Mr. Mendola asked if more seating was added? Mr. Kramer said no.

Mr. Stringfellow stated that the paving material was supposed to be dust free from the start. Mr. Early said that he believes the dust was being created because patrons were using a grassy area as an exit and it turned to dust from use.

Code Enforcement Officer Kramer stated that the owners came and talked to me and I told them to go ahead. I truthfully didn't realize that they had to return to the Planning Board for expanding the parking lot. After checking with the Code Book I saw that they needed Town Board approval. But, there are other businesses in town that tear up their green space and make parking areas, without coming back here. I do not believe that they were trying to skirt any of the Town ordinances.

Chairman Jusko asked that a letter be sent to the owners asking for a revised site plan indicating the following:

- delineated parking
- new ingress/egress
- adjacent lot lines

Three Girl's Café, con't.

Mrs. Hacker asked that an opinion be asked for from the Highway Superintendent regarding the additional ingress/egress. She also asked how far this ingress/egress had to be from the lot line. Mr. Brox said in Section 123-74 B2c it states 25 feet.

Mr. Maxwell made a motion to table any action until the appropriate site plan is submitted, second by Mr. Stringfellow. All in favor.

CODE ENFORCEMENT OFFICER KRAMER

Nothing further for this evening

NON-AGENDA ITEM – ELECTION OF OFFICERS

Chairman Jusko asked, due to known absences at future meetings, does anyone object to holding election of officers this evening? There were no objections. Discussion followed.

Chairman Jusko asked for nominations for Chairman. Mr. Stringfellow nominated Patricia Hacker for Chairman second by Mrs. Andrzejewski. Chairman Jusko asked if there were any other nominations? Being none, Mr. Jusko made a motion for the Secretary to cast one ballot for Patricia Hacker for Chairman, second by Mrs. Early. The members voted in favor of this motion. The secretary was directed to cast one ballot for Patricia Hacker as Chairman for 2003.

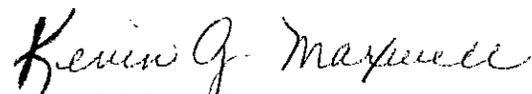
Chairman Jusko asked for nominations for Vice Chairman. Mrs. Hacker nominated David Stringfellow for Vice Chairman, second by Mr. Early. Chairman Jusko asked if there were any other nominations? Being none, Mr. Jusko made a motion for the Secretary to cast one ballot for David Stringfellow for Vice Chairman, second by Mr. Maxwell. The members voted in favor of this motion. The secretary was directed to cast one ballot for David Stringfellow as Vice Chairman for 2003.

Chairman Jusko asked for nominations for Secretary. Mr. Early nominated Kevin Maxwell for Secretary, second by Mr. Jusko. Chairman Jusko asked if there were any other nominations? Being none, Mr. Jusko made a motion for the Secretary to cast one ballot for Kevin Maxwell for Secretary, second by Mr. Andrzejewski. The members voted in favor of this motion. The secretary was directed to cast one ballot for Kevin Maxwell as Secretary for 2003.

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

Being none, Mr. Stringfellow made a motion to adjourn at 8:21 P.M., second by Mr. Early. All in favor.

Respectfully Submitted,



Kevin G. Maxwell
Secretary