

Planning Board Minutes October 11, 2005

BOSTON PLANNING BOARD OCTOBER 11, 2005

PRESENT: Patricia Hacker, Chairman

David Stringfellow, Vice Chairman

Michael Pohl, Secretary

David Bernas

Robert Chelus

Tim Kirst

Jeff Mendola

EXCUSED: J. David Early

ALSO Kelly Vacco Town Attorney

PRESENT: Brien Hopkins Councilman ? Town Board Liaison

Richard Brox Planning Consultant

Aaron Tiller MDA ? Hodgson Agency

Brant Hodgson 7336 Boston State Road

Paul Przybylski 8381 Boston State Road

David Pohl Community Service for Government Class ? O.P.H.S

MINUTES

Being no corrections or additions, Mr. Bernas made a motion to accept the minutes of September 27, 2005 seconded by Mr. Chelus and carried.

CORRESPONDENCE

Mr. Pohl reported the following:

- Notice from Lt. Governor Mary Donohue regarding the "Quality Communities Grant Program"
- Code Enforcement Officer Kramer's September End of Month report
- Deputy Code Enforcement Officer Lisoswki's September End of Month Report
- Foit-Albert Engineer Scott Kinsman's response to meeting minutes of 9/27/05 (regarding proposed Tanglewood Acres subdivision)

LIAISON ? BRIEN HOPKINS

Mr. Hopkins reported:

- He will announce that alternate members are needed for the Planning Board
- Forthcoming from the Town Board will be a letter regarding pay for members of the Boards and Committees

CHANGE OF USE REQUEST ? 8381 BOSTON STATE ROAD

Mr. Pohl read Mr. Brox's review of the site plan submitted. It was Mr. Brox's recommendation to table discussion.

Discussion resulted in the following concerns/comments:

- Proposed 5 parking spaces was deemed insufficient
 - o Needed is 5 spaces per physician and 1 space per exam room
- Variance for side yard ingress/egress for access to suggested rear parking, needs to be at least 25-feet
- Lighting on the building, and signage should be indicated on site plan
- Survey of property

Mr. Stringfellow questioned the lot size: C-1 specifies lot size for dwellings, this is not a dwelling referring to page 12384.1 (Section 123-72 A (2))

Mr. Przybylski questioned the need for 9 parking spaces, and why parking needs to be in the back, as there was never parking in back with prior businesses.

Mrs. Hacker tabled discussion until an updated site plan is received.

Mr. Przybylski was given a copy of the site plan review from Town Code and was advised to follow Chapter 97 through the process.

BOSTON PLANNING BOARD OCTOBER 11, 2005

HODGSON AGENCY ? 7336 BOSTON STATE ROAD

Mr. Pohl read the correspondence:

- Foit-Albert review dated October 7, 2005
- Richard Brox review dated October 8, 2005

Discussion followed.

Mr. Stringfellow made a motion to make a favorable recommendation to the Town Board for the change in site plan contingent on confirmation of sewer tap-in, stamped plans, and address the drainage calculations as set forth by the Foit-Albert engineer, seconded by Mr. Pohl and carried.

OLD BUSINESS

Kid's Country Child Care ? 7346 Boston State Road

- o Mr. Pohl read Planning Board letter sent to Theresa Betz
- o No reply, in any form has been received

Subdivision Check-off List

- o Distributed comments submitted by Engineer Scott Kinsman

Other additions/changes included:

- o Changing linen prints to reproducible prints
- o Changing ?Not Completed? check column to ?Non Applicable?
- o Various spelling corrections
- o Adding
- o Application fee received under 104-7
- o Under 104-9 suggested street names to avoid duplication of current street names
- o (ie. Wetlands, hydric soils, floodplain) to 104-11 A (7)
- o square feet to 104-11 C (8)
- o 104-11 D (1 f) include drainage calculations
- o 104-14 1 copy to Planning Board file

Due to the extent of comments and additions submitted by Mr. Kinsman it was decided to send a letter requesting that the engineer(s) submit a check-off list addressing engineering issues, which would be given to the applicant along with the Planning Board check-off list.

Discussion followed; further discussion was tabled.

Being no further business Mr. Bernas made a motion to adjourn at 8:23 PM, seconded by Mr. Pohl and carried.

Respectfully submitted,

Michael J. Pohl

Secretary

MJP:tjf