

PRESENT: David Stringfellow, chairman
Robert Chelus, Vice Chairman
Jennifer Lucachik, Secretary
Dave Bowen
Cathy Maghran
Tony Zeniuk
Paul Ziarnowski

ABSENT: Keith Clauss

ALSO	Michael Kobiolka	Town Attorney
PRESENT:	Jeff Genzel	Town Board Liaison
	Richard Brox	Planning Consultant
	Thelma Faulring	Secretary to the Boards and Committees
	Sean Hopkins	5500 Main Street, Williamsville, 14221
	Dana Darling	6540 Omphalius Road
	Kyle Violanti	Participation in Government Student
	Nicholas Wilcox	Participation in Government Student
	Jill Lutz	Participation in Government Student
	Connor Krolkowski	Participation in Government Student

Mr. Stringfellow called the meeting to order at 7:33 PM and said that Keith Clauss had called to say he would not be at this evening's meeting.

Chairman Stringfellow appointed Alternate member Dave Bowen to serve as a regular voting member for this evening.

MINUTES

Mr. Stringfellow asked if there were any corrections or additions to the minutes of November 13, 2012.

Mr. Chelus did have a question about 'four poles and six heads' statement by Mr. Kloeber.

Secretary Faulring: That is what he said, I double checked myself, and then in a later statement went on to change it to three poles and six heads

Mr. Chelus: Okay. I'll make a motion to approve the minutes/

Mrs. Maghran: I'll second.

All were in favor of the motion.

GENERAL CORRESPONDENCE

Secretary Faulring reported:

- Mailed to Planning Board and Zoning Board members – Training opportunity, Wednesday, December 5, 2012 in East Aurora

DEANNA DRIVE SUBDIVISION EXTENSION – Pre-Application discussion

Mr. Hopkins gave an overview of the Deanna Drive extension:

- Proposing to build out that subdivision in a manner consistent of how it was previously approved
- Got a variance from the ZBA for the lot depth, all the lots do comply with minimum setbacks, minimum lot area, etc., etc.
- Envisioning to be built out in phases, based on market demand
- Sketch Plan isn't for approval, asking for your input so the project engineer can go ahead and get the fully engineered plans done
 - Those will be reviewed by Jim Hannon but also wide assortment of other agencies
- It's exactly the same plan that was presented to the Town Board and was part of the SEQR review that resulted in the issuance of a Negative Declaration by the Town Board on June 20th
- We're proposing to preserve the back portion of this site as well as the adjacent site which contains steep slopes, wetlands etc., as permanent open space
 - That will be subject to a deed restriction per the condition that was imposed by the Town Board

- There's a provision in Town Law, that once you file a Subdivision Map with the Erie County Clerk, you have vested right for three years and are not subject to any changes in the law for three years; after three years if the Town changed the Code, setbacks, lot area then the developer would be subject to such a change.

Mr. Darling added:

- Plan is to build small capes
- 1400 square feet footprint single floor plan with a garage
- Houses will have rafters so a couple rooms could be added upstairs
- Would like to find a couple of designs and stay uniform
- Would like to sell the whole package – the lot and the building
- These are independent owners, they own the property and the home

Mr. Brox and Mr. Hopkins discussed new Deanna Drive connection back to existing Deanna Drive

The following will be noted as:

PB – Planning Board member or associate

APP – Mr. Darling of Mr. Hopkins

PB: How many homes per phase?

APP: 10 lots per phase, so possibly 3 or 4 phases

Discussion followed with concerns of a landlocked phase 2 and, phase 3 not being completed and another dead end street.

PB: When does the Town takeover?

PB: After every phase they would dedicate the public road and the utilities, it would be adopted in pieces.

PB: For Phase 2 build the road toward the connector road to Brookfield.

APP: We could start Phase 1 to the other side coming over there.

For the remainder of this pre-application discussion the following will be a list of Planning Board comments, concerns and wish-list:

- Connect subdivision with a 60 foot wide paved road, do away with these access roads
- Don't like the this type of development being done in phases, build it or don't build it
- Install the entire ½ mile of highway and all utilities so that the people can choose the lot they want
- Create a connecting road to the north and to the south

APP: Mr. Schunk to the north does not want a connecting road

- Put in public road to Brookfield

APP: Putting a public road to a private road than all becomes 'public'; the Brookfield project is a private infrastructure
A lengthy discussion followed regarding the owners of the properties to the north of Deanna Drive.

- Agree with the emergency road connecting the subdivision with the senior housing, I don't agree with the senior housing connecting with the subdivision; you're going to have kids driving 90 miles an hour in the senior section and the seniors driving around in the subdivision hitting my kid; I have no problem with those two be separate

APP: Putting in a 60 foot road then would require the Town to take it over

Discussion followed regarding the possibility of building a connecting road from the west end of the subdivision south; problems are topography, wetlands and the 18-Mile Creek

- Like the idea of connecting roads from one subdivision to another
- Would like to see it all done at once

APP: By law it can be done in phases; Dana is not going to be able to spend a million dollars or even a hundred thousand dollars to put in the infrastructure

- Develop the western portion of the property

Mr. Stringfellow: Are there any other comments?

Mrs. Maghran: I'm still against connecting to the bottom half and having that become the responsibility of the Town; I have no objections to a pathway or roadway that is walkable or ride-able or used in an emergency, but not to that burden on the Town.

Mr. Chelus: Then we lose parking spots on the lower parcel if we make it a public roadway.

Mr. Stringfellow: Does anyone else have any input that they would like to make at this point. Hearing none we will close discussion.

Mr. Hopkins: Can you summarize what the input is for us to look at.

Mr. Stringfellow: 1. Build it all at one time. How many are in favor of recommending that?
4 in favor 3 opposed

2. Recommend connecting road to the north. How many in favor?
6 in favor 1 opposed

3. Recommend connecting road to the south. How many in favor?

Mr. Hopkins: You want us to look at making a public roadway connection, making all the infrastructure public?

Mr. Stringfellow: No, I would like you to look at finding some way that you could allow so that a public road could be built at some time in the future.

Mr. Chelus: Just to the stub street, not the whole way.

Mrs. Lucachik: Please research renewable / solar resources.

Mr. Hopkins: We can look into that maybe for streetlights.

Mr. Genzel: I'd like to see some engineering wise drainage utilizing some passive detention of some of water for each lot on their own lots; use swales and more green absorption areas, than piping everything.

Mr. Hopkins: the DEC now explicitly requires you evaluate that. They're big on trying to reduce impervious surfaces and underground infrastructure.

Mr. Brox: No ditches.

Mr. Darling: We're trying to get everything absorbed on the lot lines with swales and that encourages ditches as well and that what the DEC wants to see is ditches and less piping so everything follows the ditch and it absorbs into the ground before it ponds. Deanna Drive currently has ditches so we could just extend those.

Mr. Bowen: On the issue of drainage based upon our discussions at our last meeting, I understand that was going to be addressed in your final plan?

Mr. Hopkins: Now we have both projects in front of us. With respect to the patio homes at the last meeting we talked conceptual approval, so now Dana has given his engineering to do the full engineering: stormwater plan, drainage plan, pollution plan, all that will go to Mr. Hannon as well as outside agencies and we're going to have to demonstrate that we can comply with those very stringent standards. With respect to the subdivision – we're not there yet. Sketch plan is literally just a preliminary discussion so that Dana doesn't go out and spend a ton of money on engineering and then be told that he has to change it dramatically. When we get preliminary plat you will have fully engineered plans.

Mr. Bowen: So in terms of drainage on the final plans you're going to specify the finish grade?

Mr. Hopkins: Yes, absolutely.

Mr. Bowen: On a lot by lot basis.

Mr. Hopkins: No, the overall project.

Mr. Bowen: You're not going to specify drainage grade on a lot by basis?

Mr. Hopkins: He'll specify the base grade, and then when you build a house you do a little bit of grading.

Mr. Bowen: When you say preliminary grading on a lot, what does that...

Mr. Brox: That means that it will drain properly and will be sloped properly before they put a house on it, but it won't have topsoil or anything on it because they still have to put in the building and top dress it.

Discussion followed regarding the grading and drainage from the east to the west.

Mr. Stringfellow: We will wrap this up for tonight. Our December meetings are scheduled for December 11 and 25, we will not be here on the 25th, do you expect to have anything into Thelma, on either of these projects by December 4?

Mr. Hopkins: We'd like a chance at maybe submitting in a week, otherwise we're pushed off for two months.

Secretary Faulring: Our next meeting would be January 8, 2013.

Mr. Darling: I'd like to get back here for more discussion, after checking with our engineer.

LIASION – COUNCILMAN GENZEL

Mr. Genzel reported from the Town Board meeting of November 21, 2012:

- Scheduled bid opening for the Keller Road waterline support structure repair
 - There's a waterline that crosses from Eden into Boston on Keller Road at the dip
 - The supports are in desperate need of repair
 - We're sharing the cost with the Town of Eden kind of a 48 – 52 with them
- Approved site plan modifications for Hamburg Overhead Door based on the Planning Board's recommendation for the light standards

- We have our Christmas lighting campaign going on right now if anyone would like to make a donation please drop it off at the Supervisor's office

Mr. Genzel: Any questions for the Town Board?

Mrs. Lucachik: Was anything brought up regarding Boston State Road improvements, about the shoulder?

Mr. Genzel: We discussed a shoulder...

Mr. Kobiolka: An expansion from the Boston Town Hall south to Boston Cross Road. I had asked the Board for some time to check into it because it was like a letter that was just written and I don't know if the County...who was the right person to send it to, and it should also be in the form of a resolution. So I'm checking it out so we can get it back on the Town Board agenda.

Mr. Genzel: Councilman Murtha is working on that.

Mrs. Lucachik: I'm the one that can help you with that, because I was the one that suggested it to Mr. Murtha.

Dr. Ziarnowski: Is Mill Street done yet?

Mr. Genzel: I think Mill Street should be finished tomorrow, they're very close. We're waiting to hear if we got CBDG grant for phase 2 to go from Mill up to the church and relieve the whole side of that hill.

TOWN ATTORNEY – MR. KOBIOŁKA

Mr. Kobiolka had nothing to report this evening.

Mr. Kobiolka: Just one thing I would like to hear more about Jennifer's ideas on renewable/solar energy. Maybe after a meeting sometime.

Mr. Stringfellow: Is there a motion to adjourn?

Mrs. Maghran: I'll make a motion to adjourn the meeting (8:38PM).

Mr. Chelus: Second.

All were in favor of the motion.

Mr. Stringfellow: We are adjourned.

Respectfully submitted,

Thelma Faulring
Secretary to the Boards and Committees