REGULAR MEETING OF THE TOWN OF EVANS PLANNING BOARD WEDNESDAY, AUGUST 29, 2018

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MEMBERS PRESENT: A. Sellers, J. McEvoy, B. Bergum, M. Connors, L. Whittinghill
EXCUSED: J. Pinter
ABSENT: T. Catalano
ALSO PRESENT: Roberta Rappoccio, Chairperson and Town of Evans Director of Planning & Community Development

Planning Board Chairperson, Roberta Rappoccio opened the meeting at 7:00 P.M. The meeting took place in the Court Room of the Evans Municipal Center, 8787 Erie Road, Angola, NY 14006.

Chairperson Rappoccio: I would like to welcome everyone to the August 29, 2018 Planning Board meeting. Before we begin tonight's meeting we have some housekeeping we need to take care of; regarding minutes from the June 27, 2018 public meeting; are there any additions, corrections or questions or may I have a motion to accept them as submitted.

Ms. Sellers: I make the motion to accept the minutes as submitted.
Mr. Bergum: Second.

Vote: *All in favor. Motion is carried*

Chairperson Rappoccio: For the record and as previously stated, a Planning Board Public Meeting is conducted solely for the pre-determined action items listed on the official Planning Board Agenda as advertised. No other unrelated items may be brought before the Planning Board at a Public Meeting. That being said, if any resident wishes to comment for or against an action item listed on the Agenda, it is their right to do so when the Chair opens the meeting to the public.

The First item on the Agenda this evening is:

1. **Recommendation Approval of a Rezone** – of two contiguous parcels from Residential Two-Family (R-2) to Motor Service (MS) for the purpose of expanded parking and boat storage for Olson Brothers Marine; a .25± acre parcel located at 6846 Wellington Drive, Derby NY, SBL# 192.20-8-10 and a .08± acre parcel located on Wellington Drive – SBL# 192.20-8-11. Both parcels will be annexed to existing Olson Brothers Marine parcel, 6817 Erie Rd., Derby NY, SBL# 192.20-8-8.1 thus forming one parcel. Petitioner: Lisa Olson & Gary Pudlewski, 4302 Linwood Ave., Blasdell NY 14219

The application for this project was filed on July 20, 2018 and the Planning Board reviewed the application at our Work Session.

HISTORY:

- There is a brief history on the two properties; both were purchased by Lisa Olson and Gary Pudlewski on July 12, 2018.
- Currently there is a house on the property listed as 6846 Wellington Drive and the smaller adjacent property is vacant.
- The 6846 Wellington Drive property is adjacent to the existing Olson Marine property.

INTERDEPARTMENTAL REVIEWS:

- **Planning Director, Roberta Rappoccio::** It is the current property owner's intent to demolish the existing house, provide drainage in accordance with Town Engineer specifications, install gravel and fence the perimeter of the property; and then utilize the area for additional parking and boat storage. Once approved, the Planning Office will request the Town Board set a public hearing.
- **Town Engineer:** Dave Johnson, the Town Engineer withholds review while awaiting the applicant's drainage plan. If the Planning Board decides to recommend approval this evening, it should be conditioned upon his approval.
- **Code Enforcement:** Steve Bremer, the Chief Code Enforcement Officer has no objections to the Rezone.

OUTSIDE AGENCY REVIEW:

Erie County Department of Environment and Planning: The 239M Review was sent to the County on August 3, 2018 and a 30-day response period will conclude on September 3, 2018.

Are there any questions or comments from the Board before I open the floor to the public?

Ms. Sellers: The only thing I was going to say is that Gary needs to know that according to our Town Code, when you have commercial adjacent to residential you have to buffer it; you have to buffer it with greenery. If it's a complicated plan we have a landscape architect, we don't want you to have to hire a landscape architect, if you can show us a plan where you have the buffering that's required in our code book, you can plant it yourself and keep it watered; you are going to have to keep it growing for two years or redo it. It would also help when you go to the Town Board to show that buffering. So anything we approve has to be approved contingent upon that buffering. You could plant a row of pine trees.
Mr. Pudlewski: I'll do that buffering.

Chair: At this time I will open the floor to the public – please step up to the microphone, state your name and address, spelling your last name for the record. PLEASE REMEMBER - Comments shall be kept to the 3 minute time limit per person, and each person shall be limited to one time at the microphone to comment. Thank you.

There being no one who wishes to speak, I will close floor and bring it back to the Planning Board for further questions/comments.

Are there any further questions or comments from the Planning Board?

Chair: Just to reiterate what Ms. Sellers said, we will be conditioning the approval. We will send it on as the Rezone to the Town Board, however we are going to condition it on the Site Plan approval. So what that means is (and we can talk tomorrow, I can give you a call and give you the specifics) I will need a Site Plan, but really it's more like a Parking Plan, where you would need to show us where you are going to have the landscaping, the drainage and the fencing. So we need a little bit more than what you gave us because we do have the buffering and the landscaping because it's abutting a residential property. Anyone else?
Ms. Sellers: And the Town has lists of things that will survive as far as buffering.
Mr. Pudlewski: I'd like to find out who do I talk with about how far away to keep the fence and how big that buffering needs to be.
Chair: That would be the Building Department.
Ms. Sellers: Is Dick Vasile still working in the Building Department?
Chair: He is.
Ms. Sellers: Gary, you probably know Dick, so you could talk with him or you could also go online and read it in the Town Code.

Chair: I could help you as well as I know the setbacks and that kind of thing. So feel free to call us tomorrow or stop by; whatever you need to do.

There being no further questions from the Planning Board may I have a motion from the Board.

Mr. Connors: I would like to make a motion to Recommend Approval to the Town Board for the Rezone of the property located at 6846 Wellington Drive, known as SBL# 192.20-8-10 and the adjacent vacant property known as SBL # 192.20-8-11, based on the following reasons:

- The action is consistent with the Town of Evans Comprehensive Plan. The Plan describes Route 5/Erie Road as a major transportation corridor with a mix of commercial and light industrial uses, with potential for continued commercial growth.
- The action will allow an expansion to an existing commercial business
- The action will not result in any significant adverse impacts.

I would also like to recommend that the following condition be placed on the approval of this action:

- Site Plan review and approval of the proposed expansion of the project.

Mr. McEvoy: I'll second that.

Vote: *All in favor. Motion is carried*

Chair: The Second item on the Agenda this evening is:

2. **Approval of Site Plan Review** – for the Erie Super Storage facility, a proposed three-phased multi-building self storage facility on 12± acres of a 48.9± acre parcel to be located at 8712 Erie Road, Angola, NY 14006; SBL#235.00-2-3.11. Petitioner: Hogg Builders, Inc.

Planning Director, Roberta Rappoccio: The second item on the Agenda will be re-scheduled to the September 26, 2018 Planning Board public meeting, pending revised engineering plans and Town Engineer approval.

Thank everyone for attending our meeting this evening. May I please have a motion to adjourn.

Mr. Bergum: Motion to adjourn.
Ms. Whittinghill: Second.

Vote: *All in favor. Motion is carried*

Mr. Pudlewski: Thanks everybody, have a good evening.
Chair: Have a good one everyone. Thank you. Meeting adjourned.

Director Rappoccio: Thank you everyone for coming. Good night.

Respectfully submitted by:

Debra L. Wilson

Debra L. Wilson
Secretary

Approved: 9/26/18