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REGULAR MEETING OF THE TOWN OF EVANS PLANNING BOARD WEDNESDAY, OCTOBER 24, 2018

MEMBERS PRESENT: J. Pinter, J. McEvoy, T. Catalano, B. Bergum, M. Connors

ABSENT: A. Sellers

ALSO PRESENT: Roberta Rappoccio, Chairwoman 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.

Chairwoman Rappoccio: I would like to welcome everyone to the October 24, 2018 Planning Board meeting. Before we begin tonight's meeting we have some housekeeping we need to take care of. Regarding minutes from the September 26, 2018 public meeting; are there any additions, corrections or questions or may I have a motion to accept them as submitted.

J. McEvoy: I'll make the motion to accept the minutes as submitted.
J. Pinter: Second.

Vote: *All in favor. Motion is carried*

Chair: 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. **Site & Parking Plan Review** – at Suncliff on the Lake, 6892 Lake Shore Road, Derby, NY 14047, SBL# 206.00-1-10; a new parking lot expansion and related site work. Petitioners: Brenda Shaw and Dr. David Johnson.

HISTORY:

- There is a bit of history on the property; according to the Suncliff website, the historic mansion was built by the Schmidt and Schoelkopf families around 1914; they referred to the Mansion as Suncliff Manor and they occupied the home for over 30 years.
- The Catholic Diocese of Buffalo purchased the property in 1947 and was the home of the St. Columban Retreat Center where religious retreats were offered for 70 years before the Diocese phased out operations.
- The property was then purchased by the Johnson and Shaw families on November 1, 2017 and is offered as a Lakeside Boutique Mansion hosting banquets, weddings, retreats, conferences, corporate events, garden parties, workshops and fun events, etc. The Mansion houses a bar/restaurant and is also listed as an Airbnb offering overnight accommodations with 17 guest rooms in the Mansion as well as the most recently advertised 58 one person single bed rooms in the Annex building.
- The current owners are not before us tonight, but they are requesting relief on the required amount of parking at the facility.

INTERDEPARTMENTAL REVIEW:

- **Planning Director, Town Engineer, Code Enforcement and Fire Review:** We will withhold comment at this time until updated plans are submitted.

OUTSIDE AGENCY REVIEW:

- **Erie County Department of Environment and Planning:** The County has reviewed the project through a 239M Review and confirmed that the Applicant must relocate the ADA parking spots to the lot closer to the ramp, especially since there are no physical obstacles between that parking lot and the ramp; further, they are not to be next to the trash (no curbs, narrow passages, etc.)

Chair: Are there any questions or comments from the Board before I open the floor to the applicants?

No questions or comments from the Board.

There being no questions from the Board and since the applicants are not present, I will open the floor to the public. Is there anyone else who wishes to speak? There being no further comments, 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?

No questions or comments from the Board.

There being no further questions from the Planning Board may I please have a motion, to table the project pending the submission of updated Site/Parking Plan(s) to the Planning Office.

J. McEvoy: I would like to make a motion to table the approval for the Site Plan Parking Review project for Suncliff on the Lake pending the submission of updated Site/Parking Plan(s) to the Planning Department.

B. Bergum: I second that.

Vote: *All in favor. Motion is carried*

NEXT STEPS:

- The applicant must continue to work with the Planning and Code Enforcement Offices through the process. Also, the Planning Office and Board are more than happy to assist the applicant as needed.

The Second item on the Agenda this evening is a:

2. **Site Plan Review – Erie Road Super Storage** - Construction of a phased, multi-building self-storage facility and paved surface parking consisting of approximately 31,205 sf of interior storage in Phase I; 19,500 sf of storage in Phase II; and 23,720 sf in Phase III for a total of approximately 74,425 sf of interior storage at total build-out; to be located at 8712 Erie Road, Angola, NY (Dean Hogg, owners SBL# 235.00-2-3.11)

Chair: This project will need to be tabled until the November public meeting, pending revised engineering plans and Town Engineer approval. May I have a motion please.

T. Catalano: I would like to make a motion to table the Erie Road Super Storage project pending revised engineering plans and Town of Evans approval.

J. Pinter: That was Town Engineer approval vs Town of Evans approval Ted, sorry about that. With that, I'll second.

T. Catalano: Excuse me, that was Town Engineer approval.

Chair: Thank you.

Vote: *All in favor. Motion is carried*

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

B. Bergum: Motion to adjourn.

M. Connors: Second.

Vote: *All in favor. Motion is carried*

Chair: So carried. Good night everyone.

Respectfully submitted by:

Debra L. Wilson

Debra L. Wilson
Secretary

Approved: 11/14/18