REGULAR MEETING
TOWN OF EVANS PLANNING BOARD
WEDNESDAY, SEPTEMBER 11, 2024

MEMBERS PRESENT: Chairwoman A. Sellers, L. Szewczyk, D. Schiedel, J. Mesi

EXCUSED: J. Pinter

ALSO PRESENT: William Smith, Director of Planning & Community Development
Brittany Penberthy, Town Counsel

Bill Smith, Director: Although the applicant is not in attendance this evening, they have asked that we still proceed with a voting meeting, seeing as we do have a quorum. With that said this will be a rather informal meeting as there is no members of the public in attendance either.

1. The only item on the agenda this evening is a:

Site Plan – Proposed office and warehouse and office facility for Pro Dock and Door located at '0' Southwestern Blvd, Angola, NY 14006 (SBL # 221.00-3-20). Petitioner: Megan and Mike Smaldino, 1492 Milestrip Rd., North Collins, NY 14111.

PROJECT BACKGROUND:

- The Planning Board reviewed the Site Plan at Work Session on August 14, 2024.
- There were issues with the drainage plan.
- The Board was willing to waive certain architectural design standards which were listed in comments of the architectural design standards, section 200-21.1.
- The applicant is not here tonight to speak to the project. They did make some revisions based on our work session meeting, however the engineers review came back with significant concerns regarding drainage, also regarding the slope to the east of the building is 45% and is not stable.
- The applicant was seeking conditional approval, however their drainage plan shows that the runoff is directed to the neighboring properties to the east and to the south which is direct violation to Town Code, making it very difficult, if not impossible to issue a SEQR Negative Declaration and thereby approving a Site Plan under any conditions.
- Based on an incomplete application and the fact that the applicant did not attend the meeting tonight, I would suggest tabling the project until we receive a complete application, thus giving us the ability to review.

Chairwoman Sellers: I make a motion to table the project.
D. Schiedel: Second.

Roll Call Vote: All in Favor…Carried.

B. Smith - NEXT STEPS:

- Written comment, as well as Town Engineer comments were supplied to the applicant and I will submit them into the record as well, which explains the reason for the project being tabled (attached). The other concern is the septic and its extent being illustrated on the site plan. I talked with Tracy Manguso in this regard and she was told not to do anything additional to the site plan. With that said, may I have a motion to adjourn.

L. Szewczyk: Motion to adjourn
D. Schiedel: Second

Roll Call Vote: All in Favor…Carried

Respectfully submitted by:
Debra L. Wilson
Secretary

Attachments: Planning Director & Town Engineering Comments