

**PLANNING BOARD
TOWN AND VILLAGE OF ARCADE
17 Church Street, Arcade, New York 14009
Village Office 585 492-1111
Town Office 585 492-4685**

A special Planning Board of the Town and Village of Arcade held a meeting on Wednesday, March 27, 2024, at 7:00 P.M. at the Village of Arcade Boardroom, 17 Church Street, Arcade, NY 14009

MEMBERS PRESENT: Andrew Schnitzler, Paul Bijhouwer, Rich Kosmerl, Amy Opferbeck

OTHERS PRESENT: Michelle Karpinski, Chris Lexer, Larry Kilburn, Laura Pierce

The meeting was called to order at 7:00 P.M. by Chairman Bijhouwer

1. Approval of Minutes from meeting January 10, 2024

MOTION by Rich Kosmerl, seconded by Andy Schnitzler to approve the minutes from January 10, 2024 and Amy Opferbeck abstained she was absent.

2. **PRELIMINARY REVIEW OF SPECIAL USE PERMIT FOR SBL# 182.16-1-10 AT 571 W MAIN STREET FOR REAL LIFE CHURCH TO HOLD PLACE OF WORSHIP.**

MOTION by Chairman Bijhouwer, seconded by Rich Kosmerl- determined SEQR- Type II- 617.5-C-2, & #25- not requiring any further review.

The Board went over the Wyoming County Planning Board's opinion. It was approval with comments.

1. A completed 239-M Referral Approval Form has been provided.
2. A Short Environmental Assessment Form has been included pursuant to NYS Environmental Quality Review Act (SEQR).
3. All Local, County and State permits must be obtained and submitted prior to approval and must meet local, County, and NY State building codes.
4. There appear to be no significant county-wide negative impacts related to this proposed project.

MOTION by Chairman Bijhouwer, seconded by Rich Kosmerl to approve the Special Use Permit for SBL # 182.16-1-10 at 571 W Main St, Real Life Church for a place of worship having reviewed all the relevant information sent to us including the referral to Wyoming County Planning Board and the packet from the applicant and applicable SEQR of the elections.

MOTION by Chairman Bijhouwer, seconded by Rich Kosmerl to have secretary Karpinski to advise the Wyoming County Planning Board of the outcome of this.

MOTION by Rich Kosmerl, seconded by Chairman Bijhouwer to have secretary Karpinski to send letter to the Arcade Village Board requesting that in the next revision of Zoning they add places of Worship to the HC District, as a use allowed with a special permit in accordance with all the other districts in the Village and to also look at Article 1100 and Article 1200 in the Zoning Board and Planning Board in regards to handling a special use variance and straighten out the procedure issues that exist in both of those articles in accordance with State Municipal Law requirements.

3. **REVIEW OF LAND SEPARATION SBL# 150-2-13.12 AT 603 CHAFFEE ROAD, APPLICANT WOULD LIKE TO SEPARATE 5 ACRES FROM THE TOTAL PARCEL OF 9.9 ACRES FOR FARMING.**

The Board determined that the application is not significant because the owner of the land should be the applicant.

The Board also stated that a map with the house in it is needed that shows the offsets from the proposal property line.

However, if the location of the house in relationship to the new property lot is proper, the Planning Board found the rest of the requirements of the separation to be acceptable and an approval should be possible at the next meeting once the above items are addressed and provided to the Planning Board.

There being no further business brought before the Board, the meeting adjourned at 7:50 P.M. upon **motion** by Chairman Bijhouwer, seconded by Andy Schnitzler and unanimously carried. The next meeting of the Planning Board of the Town and Village of Arcade is scheduled for April 10, ,2024 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,
Michelle Karpinski
Secretary

March 27,2024

Planning Board

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