

**PLANNING BOARD  
TOWN AND VILLAGE OF ARCADE  
17 Church Street, Arcade, New York 14009  
(585) 492-1111**

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At a meeting of the Planning Board of the Town and Village of Arcade held on Wednesday, March 14, 2007 at 7:00 P.M. in the Village Office, 17 Church Street, Arcade, New York:

**MEMBERS PRESENT:** Paul Bijhouwer, Andy Schnitzler, Don Suttell and Daniel Meyers

**MEMBERS ABSENT:** Mark Schultz

**OTHERS PRESENT:** None

Chairman Bijhouwer called the meeting to order at 7:04 P.M.

**APPROVAL OF MINUTES:**

**MOTION** by Andy Schnitzler, seconded by Dan Meyers and unanimously carried, to approve the minutes of the meeting of January 10, 2007.

The minutes of the meeting of February 14, 2007 were tabled as a quorum from that meeting was not present.

**INFORMAL DISCUSSION: TOM WILLIAMS OF INDUSTRIAL PROCESSING SYSTEMS, INC., REGARDING PROPOSED NEW CONSTRUCTION ON ROUTE 98 NORTH:**

Tabled. Mr. Williams did not attend and no information has been received.

**TOWN BOARD REQUESTS REVIEW, COMMENTS AND RECOMMENDATIONS OF PROPOSED CHANGES TO TOWN OF ARCADE ZONING LAW:**

The Board reviewed in detail the proposed changes to the Town of Arcade Zoning Law and made numerous comments and recommendations (See Attachment A).

The Board directed the secretary to ask the Town Board for a copy of the proposed new Zoning District Map for review at the next meeting.

**COMPLETION OF NEGATIVE DECLARATION FOR THE BLUE SEAL PROJECT:**

The Board completed the Negative Declaration statement for the approved Blue Seal addition to the existing building (See Attachment B). The secretary was directed to send a copy to Blue Seal and the Environmental Notice Bulletin in Albany and place the original with the approved Site Plan Application.

**REVIEW OF FULL ENVIRONMENTAL ASSESSMENT AND POSITIVE DECLARATION NOTICE REGARDING THE PROPOSED TRI-COUNTY BUSINESS PARK, FROM THE SARDINIA PLANNING BOARD:**

The Board reviewed the Full Environmental Assessment and Positive Declaration Notice prepared by the Sardinia Planning Board regarding the proposed Tri-County Business Park.

In discussion:

1. The date on the Positive Declaration is listed as August 26, 2005 and the Name of the Action is listed as 2005 Capital Improvement Projects. These need to be corrected.
2. Regarding page 6, Part I – Project Information:
  - Question No. 2 – What is the zoning classification(s) of the site?  
and
  - Question No. 4 – What is the proposed zoning of the site?

Town of Arcade Zoning on this site is not Light Industrial/Highway Commercial. It is presently an Agricultural zoning district. The Town of Arcade may be in the process of changing it to LI/HC, however, if the Town of Arcade is changing it specifically for this project it needs to be addressed in the SEQRA. Thus, question No. 4 should be answered with a “yes”.

The secretary was directed to forward the above information to the Sardinia Planning Board as well as a copy to the Arcade Town Board and ZEO.

**IN OTHER BUSINESS:**

1. The Arcade Revitalization Committee is applying for a Façade Matching Grant for the Village of Arcade. They have requested a letter of support from the Planning Board.

**MOTION** by Don Suttell, seconded by Paul Bijhouwer, and unanimously carried, directing the secretary to compose a letter in support of the efforts of the Arcade Revitalization Committee. (See Attachment C.)

2. In reviewing the information provided at the January meeting by the Arcadia Development Group, Andy Schnitzler noted that the paperwork states that 200 lots are planned. During the presentation at that meeting only 87 lots were mentioned. This discrepancy needs to be addressed when an official application is made to the Board.
3. Dan Meyers expressed concern regarding the stop sign at the foot of Bixby Hill Road and what liability would the Village have if there is an accident. It has been damaged and is leaning over. The secretary was directed to ask Larry Kilburn to contact the highway department that has jurisdiction.
4. The Board discussed the former Twin Lakes sign just east of Bob Brass's home on Route 39, which has been illegal since it was erected. Instead of being taken down, Java Farm Supply has now posted an advertisement on it. The secretary was directed to notify the Town Board that they recommend the ZEO should be informed so that he can take whatever action is necessary for removal of this illegal sign, as well as the removal of the illegal Holland Auto Sales sign on Route 98N. It was noted that Holland Auto Sales is no longer in business.
5. The Board discussed the article "Town of Arcade revises zoning, plan will extend LI/HC district" that appeared in the Arcade Herald last week (see Attachment D).
  - a. The Board would like to know what area along Route 98 North is being considered for the expansion of the LI/HC district.
  - b. In reviewing the Comprehensive Plan and the map from the Comprehensive Plan entitled "Future Land Use – Town of Arcade", the area along the west side of Hurdville Road is indicated as an Agricultural/Rural Residential Zoning District. To change it is not in keeping with the Comprehensive Plan. If it is being changed for the express purpose of the proposed Tri-County Business Park, it is not appropriate for general zoning. It is not appropriate to change zoning just for someone's convenience. The Board directed the secretary to ask the Town Board for clarification please, and again, a copy of the proposed zoning map.
  - c. The said article also stated that, "Once the changes are approved, a public hearing will be held." This may just be a misunderstanding or misprint on the part of the Arcade Herald. A public hearing needs to be held first before the Town Board can approve any changes.
6. It was noted that a memo was received from the Village Board stating that they will include the recommendation by the Planning Board to add "beauty salon" in the R3-B zoning district into a draft revision of Village Zoning Law for future incorporation.

**ADJOURNMENT:**

There being no further business brought before the Board, the meeting adjourned at 9:47 P.M. upon **motion** by Don Suttell, seconded by Andy Schnitzler, and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade will be held on Wednesday, April 11, 2007, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully,

Holly L. Almeter  
Secretary