

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

At a meeting of the Planning Board of the Town and Village of Arcade held on Wednesday, July 11, 2007, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

MEMBERS PRESENT: Paul Bijhouwer, Andy Schnitzler, Mark Schultz, Don Suttell, Dan Meyers

MEMBERS ABSENT: None

OTHERS PRESENT: Tom Flint – Aronson's
Dan Cass, Jr. – John and Mary's

Chairman Bijhouwer called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES:

MOTION by Mark Schultz, seconded by Dan Meyers and carried 3 yes votes and 2 abstentions to accept the minutes of the meeting of February 14, 2007. Andy Schnitzler and Don Suttell abstained as they were not present at that meeting.

MOTION by Paul Bijhouwer, seconded by Andy Schnitzler and carried 4 yes votes to 1 abstention to accept the minutes of the meeting of May 9, 2007. Dan Meyers abstained as he was not present at that meeting.

MOTION by Dan Meyers, seconded by Don Suttell and carried 3 yes votes to 2 abstentions to accept the minutes of the meeting of June 13, 2007. Andy Schnitzler and Mark Schultz abstained as they were not present at that meeting.

SITE PLAN REVIEW APPLICATION, PERMIT NO., 1883-SPR, SUBMITTED BY KOIKE ARONSON, INC., REQUESTING ADDITION TO EXISTING MANUFACTURING PLANT LOCATED AT 635 WEST MAIN STREET:

Chairman Bijhouwer read the recommendations and comments from the Wyoming County Planning Board (see Attachment A). The County had no recommendation as the proposed action has no significant negative county-wide or inter-community impacts.

The Secretary reported letters had been received from Wyoming County IDA, Arcade Zoning Board and the Arcade Village Board all agreeing that this Planning Board be Lead Agency in this project. No letter was received from the NYS DEC. The wording of

the letter was such that no response is an agreement.

MOTION by Paul Bijhouwer, seconded by Don Suttell and unanimously carried that the Planning Board of the Town and Village of Arcade assume the Lead Agency role under this SEQR Type I action for the Koike Aronson, Inc., project, located at 635 West Main Street.

In discussion:

1. Chairman Bijhouwer reported on and submitted communications from Village Historian Jeff Mason (see Attachment B) and Arcade and Attica Railroad General Manager Linda Kemp (see Attachment C).
 - a. Mr. Mason sees no historical or archeological issues that would prevent the project from moving forward.
 - b. Ms. Kemp's only concern was protecting the railroad's right-of-way. The Board determined that the site plan shows no encroachment on the right-of-way.
2. Mr. Flint reported that the DEC has approved the change in the traffic light with one lane entering and one lane exiting the property. The DEC has requested an island buffer to separate the parking lot from the new driveway. It will be approximately 3 months for the process to be completed by the DEC. The DEC does not feel it necessary to close any of the existing driveways.
3. A new engineering drawing will be completed to indicate the redesigned and restriped parking lot, curb cut for new driveway at the traffic light and grassy areas.

MOTION by Paul Bijhouwer, seconded by Don Suttell and unanimously carried that this project will not result in any large or important impacts, therefore, the project will not have a significant impact on the environment and a Negative Declaration will be prepared.

The Board completed Part II of the Type I SEQR, the Findings and the Negative Declaration.

MOTION by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, to accept the following findings for Permit No. 1883-SPR:

1. That the increase in pavement for this project will be mitigated by the addition of grassy areas that the applicant is proposing as part of the Site Plan;
2. That the impacts to the adjacent non-conforming residential use will be mitigated by the planted buffer on the western property line;

3. That conversion of some of the pavement to grass in conjunction with construction will result in no net increase in stormwater runoff from the project;
4. That this project is not likely to have any significant impact on any archeological sites as it is located at the very edge of a broadly defined sensitive area and communication with the Village Historian indicates no known archeological sites in the project area;
5. That this action is not likely to have any effect on the viability of the National Historic Registered A & A Railroad as the portion of the line adjacent to property is not used for passenger excursions and will have no effect on freight operations of the railroad. The project will not encroach on the right-of-way of the railroad; therefore, it is not likely to have any effect on the viability of the railroad. Communication with the Village Historian indicates that there are no known historic features in the project area.

MOTION by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, to approve Site Plan, Permit No. 1883-SPR, submitted by Koike Aronson, Inc., for construction of a 10,000 sq. ft. addition to the existing manufacturing plant located at 635 West Main Street, with the following condition: An updated engineering drawing be submitted to the Planning Board within 4 months of this date indicating the final layout of parking lot, curb cut and grassy areas.

The secretary informed Mr. Flint that the conditional approval would be available for him to pick up in the Village Office by Friday, July 13, 2007.

SITE PLAN REVIEW APPLICATION, PERMIT NO. 1916-SPR, SUBMITTED BY JOHN AND MARY'S, REQUESTING A 10' X 20' ADDITION TO THE EXISTING RESTAURANT TO HOUSE A WALK-IN COOLER/FREEZER, LOCATED AT 621 WEST MAIN STREET:

The Board reviewed the plot diagram and survey.

In discussion:

1. The addition will fit into the back left corner and square off the back of the building. An additional 4 feet will be added to the west side.
2. The survey indicates the purchase of an additional piece of property on the west side.
3. The property is zoned HC. The Board determined that requirements for side yard and rear yard dimensions are met. The rear yard is not changing.
4. Minimum lot width is grandfathered as is eating establishments in the HC district.
5. The addition does not exceed requirement of maximum lot coverage.
6. The area where addition is to be constructed is presently blacktopped. There will be no additional stormwater runoff as the blacktop is equivalent to the roof.
7. The Board reviewed SEQR.
8. The Board informed Mr. Cass that since this project is within 500 feet of a County

Highway, it must be forwarded to the Wyoming County Planning Board for review.

MOTION by Paul Bijhouwer, seconded by Don Suttell and unanimously carried that this project is a Type II action under SEQR 617.5(C) 7 and therefore not subject to further review.

MOTION by Don Suttell, seconded by Dan Meyers and unanimously carried to accept as complete Site Plan Application, Permit No. 1916-SPR, submitted by John and Mary's requesting a 10' x 20' addition to the existing restaurant to house a walk-in cooler/freezer, located at 621 West Main Street, and further, directed the secretary to forward the application to the Wyoming County Planning Board for recommendation and comment.

IN OTHER BUSINESS:

Board Members Dan Meyers, Don Suttell and Secretary Holly Almeter reported on their attendance at the recent training session on SEQR and Site Plans held in the Village Boardroom.

Members were reminded of the dates of the next two training sessions and given the information of subject matter and how to sign up if they wish to attend. A total of 4 hours training is necessary by the end of the year.

ADJOURNMENT:

There being no further business brought before the Board the meeting adjourned at 8:30 P.M. upon MOTION by Andy Schnitzler, seconded by Dan Meyers and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade will be held on Wednesday, August 8, 2007, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary