

**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, October 10, 2007 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

**MEMBERS PRESENT:** Acting Chairman Mark Schultz, Don Suttell, Andy Schnitzler and Dan Meyers

**MEMBERS ABSENT:** Paul Bijhouwer, Holly Almeter

**OTHERS PRESENT:** Acting Secretary Pam Beiersdorf and Donna Miller

The meeting was called to order by Acting Chairman Mark Schultz at 7:04 P.M.

**APPROVAL OF MINUTES:**

**MOTION** by Don Suttell, seconded by Andy Schnitzler and unanimously carried, to accept the minutes of the meeting of September 12, 2007.

**SITE PLAN REVIEW, PERMIT NO. 1928-SPR, SUBMITTED BY SS PETER AND PAUL CHURCH, REQUESTING A 15' X 16' ADDITION TO AN EXISTING STORAGE BUILDING AT SS PETER AND PAUL CEMETERY, LOCATED IN WEST MAIN STREET:**

The Acting Chairman read the recommendations and comments from the Wyoming County Planning Board which stated:

“No recommendation; proposed action has no significant negative county-wide or inter-community impacts.

Comments:

1. The planning board members looked at the survey that was submitted on behalf of the Church and Andy Schnitzler identified a small discrepancy on the not-to-scale plot diagram provided. With the survey being submitted, the Planning Board is satisfied that they have a complete application.
2. Acting Chairman read a materials and labor estimate provided to the Church by an unidentified contractor.

The Acting Chairman asked if there were any comments, discussion, questions, or concerns regarding this Site Plan approval or application. There were none.

The Acting Chairman also asked if anybody disagreed that the Church had met the requirements. There were none.

**MOTION** by Mark Schultz, seconded by Andy Schnitzler and unanimously carried to approve Site Plan Application, Permit No. 1928-SPR, submitted by SS Peter and Paul Church, requesting a 15' x 16' addition to an existing storage building at SS Peter and Paul Cemetery, located in West Main Street.

**ARCADE VILLAGE BOARD REQUESTS RECOMMENDATION AND COMMENT ON PROPOSED LOCAL LAW NO. 4-2007 PROVIDING FOR A MORATORIUM ON THE APPROVAL OF APPLICATION RELATING TO THE CONSTRUCTION OF CLUSTER RESIDENTIAL DEVELOPMENT AND PLANNED UNIT RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF ARCADE**

Comments:

1. Why is the moratorium only targeting Cluster Residential Developments and Planned Unit Residential Developments rather than any and/or all new buildings that would impact the system infrastructure within the Village? The Planning Board expressed their concerns that commercial and/or other similar scale developments would produce similar demands on the system.
2. What provision will be made not to cause undue hardship to applicants that currently have formal applications pending for approval? This also applies to those that may occur prior to this moratorium taking effect. How is this not going to cause hardship on someone who has a pending application now or prior to approval?
3. The language within the proposed local law does not recognize that Village zoning laws currently cover these developments. It appears to the Planning Board that this reads as a local law that would be enacted if such local zoning regulations were not in place.
4. Does the proposed local law affect previous developments such as Roy Emerling's project that has already been approved for multi-phase build out upon the owners desire to complete the project?
5. Consideration of a different moratorium, one that would address developments requiring Homeowners' Association thus allowing the Village to develop regulations governing the scope and acceptability of those legal arrangements should there not be appropriate or existing State laws and regulations relating to Homeowners' Associations.
6. Why discourage new housing developments rather look at the Village's infrastructure and determine what improvements would be needed, capacity wise, that would allow for future expansion.
7. The Village and/or the Planning Board has previously requested verification by the Superintendent of Public Works and the Village engineer to be satisfied before a Project progresses forward. Is the real issue at hand existing Village procedures and would it be more prudent to look at those regulations or procedural steps?

**IN OTHER BUSINESS:**

None.

**ADJOURNMENT:**

There being no other business brought before the Board, the meeting adjourned at 7:43 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, November 14, 2007 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Pam Beiersdorf  
Acting Secretary  
October 10, 2007

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