

**PLANNING BOARD
TOWN AND VILLAGE OF ARCADE
17 Church Street, Arcade, New York 14009
Village Office (585) 492-1111
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At a meeting of the Planning Board of the Town and Village of Arcade held on Wednesday, December 10, 2008 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

MEMBERS PRESENT: Paul Bijhouwer, Tom Mason, Dan Meyers, Andy Schnitzler and Don Suttell

MEMBERS ABSENT: None

OTHERS PRESENT: Alan Bliss, Marty Mucher, Robert Vollmer, Denny Heimburg, Mary Royce, Terri and John Miller, Dave Dutton, Tammy Bauer, Ted Campbell, Chandra Campbell, Devin Bauer, Timothy Kupinski, Jack Pohlman, Larry Kilburn

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

APPROVAL OF MINUTES:

MOTION by Don Suttell, seconded by Andy Schnitzler, and unanimously carried, to accept the Minutes of the meeting of November 12, 2008.

SITE PLAN REVIEW, PERMIT NO. 1965-SP, SUBMITTED BY WYOMING COUNTY COMMUNITY ACTION, REQUESTING BUILDING OF PHASE II OF NORTHRIDGE HOMES LOCATED ON NORTH STREET:

In Review:

1. The Board reviewed the response from the Wyoming County Planning Board which took no action. Their comment regarding the plans having no description of any proposed signage is not applicable. The Village of Arcade requires a separate sign permit and all that is required for the site plan is placement of the sign on the drawings which has been done.
2. The applicant submitted supplemental sheet L6A to be added to the drawings dealing with utilities.
 - a. The supplemental drawing is acceptable to Larry Kilburn, Supt. of Public Works.

- b. The new sewer/water plan is based on emails between the applicant and Mr. Kilburn.
- c. It complies with the plan approved by the DEC and Health Department for the Arcadia project.
- d. Mr. Kilburn stated a few details will be worked out as construction approaches.
3. The lighting information has been added indicating night sky, shielded lights.
4. The Board stated that all contingencies of the November meeting have been met.

MOTION by Paul Bijhouwer, seconded by Tom Mason, and unanimously carried that Site Plan, Permit No. 1965-SP, submitted by Wyoming County Community Action, is determined to be an Unlisted Action under SEQR, not requiring coordinated review and having no significant adverse environmental impacts.

In Review and Completion of SEQR:

1. The Board reviewed Part I of SEQR and had the applicant make a few minor changes. The applicant then initialed these changes.
2. The Board completed Part II of SEQR.
 - a. Discussion ensued regarding question number 19, "Will Proposed Action effect the character of the existing community?" The Board stated that Phase II of Northridge is similar to the existing Northridge Phase I and the Emerling multi-family residences and will not effect the character of this portion of the Village. To that extent it contributes to the character of the community in this area. There has been some additional demand placed on some municipal services in responding to the needs of the Northridge Phase I project.
 - b. In discussing question number 20, "Is there, or is there likely to be, public controversy related to potential adverse environment impacts?" the Board reviewed the Standards for Special Use Permits found in Section 603 of Local Zoning Law. The Board then temporarily suspended completion of SEQR to hold the public hearing for the Special Use Permit in order to ascertain the feelings of the public.

MOTION by Dan Meyers, seconded by Andy Schnitzler and unanimously carried, to open the Public Hearing for Special Use Permit No. 1965-SUP, submitted by Wyoming County Community Action, requesting building of Phase II of Northridge Homes located on North Street.

The Chairman read Section 603 – STANDARDS and explained that the Planning Board is required to approve the permit if the application meets the standards. He then opened the floor for comments from the public.

1. Ted Campbell stated that he moved into Phase I of Northridge Homes immediately upon its completion. He had lost his job and was unable to pay his mortgage. The

affordability of the Northridge home gave him the opportunity to get back on his feet. Decent rent in this area is very hard to find and impossible for the four-bedroom home he occupies at Northridge Phase I. He is now buying his own business and home and it would not have happened without the Northridge Phase I home.

2. John Miller stated that affordable housing is needed in the area for veterans and others who may be on limited incomes to prevent homelessness.
3. Dave Dutton asked why the area had gone from a zoning district of R1 to R3 and not R2. The Board stated that the Village made the decision for the R3 designation for higher density development. Mr. Dutton stated that the R3 designation for multi-family homes may prove to be a detriment to the Arcadia development of single family homes further up the street. Mr. Mucher of Wyoming County Community Action stated that Mr. Trent, the Arcadia developer, was supportive of Northridge and he would provide a letter from him stating such.
4. Tammy Bower occupies a four-bedroom home in Northridge Phase I and stated as a single mother she does not know where she would be without this home as there is nothing else in the area within her means. She is in favor of Phase II.
5. Chandra Campbell stated she had lived on Main Street and could no longer afford it. She stated that Northridge I has helped her greatly, she does not want to live anywhere else and she has nothing but good to say about it and the friends she has made there.
6. Denny Heimburg stated that he applied for and was hired as the maintenance person last spring at Northridge Phase I and is extremely happy with the performance of Wyoming County Community Action and their commitment to the people and homes.

There were no further comments from the public.

MOTION by Paul Bijhouwer, seconded by Andy Schnitzler, and unanimously carried, to close the Public Hearing.

Returning to SEQR:

1. The Board stated that the valid points by the residents of Northridge Phase I were positive and that there is a definite need for affordable housing in the area. There will always be some controversy whenever the term affordable housing is used whether justified or not.
2. Part II of SEQR was completed and it was determined that Part III did not have to be done.
3. **MOTION** by Andy Schnitzler, seconded by Tom Mason and unanimously carried, that this project will not result in any large and important impact(s) and, therefore, is one

which will not have a significant impact on the environment, therefore a negative declaration will be prepared.

4. The Negative Declaration was completed.

MOTION by Don Suttell, seconded by Andy Schnitzler and unanimously carried to approve Site Plan Application, Permit No. 1965-SP, submitted by Wyoming County Community Action, requesting building of Phase II of Northridge Homes located on North Street. Further, the applicant will provide three sets of the revised plans at which time the Chairman will stamp and sign them.

In further discussion the Board stated:

1. The standards for the Special Use Permit had been met.
2. This project is not much different in character to Phase I of Northridge or the Emerling development.
3. It is zoned R3 and is not more objectionable by any measure.

MOTION by Paul Bijhouwer, seconded by Tom Mason and unanimously carried, to approve Special Use Permit No. 1965-SUP, submitted by Wyoming County Community Action, requesting building of Phase II of Northridge Homes located on North Street.

SITE PLAN REVIEW, PERMIT NO. 1982-SPR SUBMITTED BY TPI ARCADE, INC., REQUESTING AN ADDITION TO AN EXISTING MANUFACTURING FACILITY, LOCATED AT 7888 RTE. 98S.

The Secretary reported that all agencies were in agreement that the Arcade Planning Board acts as Lead Agency.

The applicant submitted the revised drawings and SEQR and the completed Stormwater Management Plan.

In review of the Site Plan Checklist (See Attachment A), all items were complete or not applicable with the following exceptions and statements.

1. The applicant stated that the addition will be the mirror image of the existing building using the identical materials. The applicant agreed to submit a photo of the existing building and a written statement as to the above.
2. The applicant stated that all storage/dumpsters are inside of the building.
3. Sewage will be tied into the existing lines.
4. Water lines will be tied into the existing public system.
5. There will be no new signs.
6. There is no existing vegetation cover on the site of the addition.
7. The lighting in the parking area is sufficient and Mr. Kurpinski stated there will be additional lighting that meets zoning requirements on the side of the building. The

existing lighting is shown along the north edge of the parking lot on sheet C600 and sheet C300.

8. There will be no additional hydrants. The existing hydrant is shown on the plans.
9. There will be no new service feeds.
10. Weather permitting, construction is scheduled to begin at the end of January and will take approximately 5-6 months to complete the pre-manufactured building.
11. Regarding the WCPB's request for a record of application for, and approval status of, all necessary permits from State or County agencies, the Board stated that perhaps this is not necessary. The applicant stated that communication with the DOT has begun regarding the curb cut.
12. Identification of any State or County permits required can be found on Page 8 of the long form SEQR. The applicant is aware that a building permit is required.
13. This site is not within an Agricultural District.

MOTION by Paul Bijhouwer, seconded by Dan Meyers and unanimously carried, that Site Plan Permit No. 1982-SPR, submitted by TPI Arcade, Inc., requesting an addition to an existing manufacturing facility located at 7888 Rte. 98S, is determined to be an Unlisted Action under SEQR and received coordinated review.

In further discussion:

1. The Board reviewed the letters received from the DEC (see Attachment B) and the DOT (see Attachment C).
2. In regards to the DOT comment regarding stormwater, it was stated that no stormwater will be discharged to the road and no work will be required in the road except for the curb cut. The applicant is applying for the curb cut.
3. The Board requested the applicant to have the DOT notify them of the acceptability of the proposal.
4. The Board will complete Part II of SEQR upon receipt of comments and recommendation from the Wyoming County Planning Board and the DOT.

MOTION by Don Suttell, seconded by Andy Schnitzler and unanimously carried, to accept as complete Site Plan Application, Permit No. 1982-SUP, submitted by TPI Arcade, Inc., requesting an addition to an existing manufacturing facility located at 7888 Rte. 98S, and further, directed the Secretary to forward the application to the Wyoming County Planning Board for recommendation and comment.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 9:51P.M. upon **motion** by Don Suttell, 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, January 14, 2009 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary