

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

At a meeting of the Planning Board of the Town and Village of Arcade held on Wednesday, January 13, 2010 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

MEMBERS PRESENT: Paul Bijhouwer, Don Suttell, Andy Schnitzler, Tom Mason and Rich Kosmerl

MEMBERS ABSENT: None

OTHERS PRESENT: Charles Schwab (Xtreme Contracting) and R. Scott Dawley

The meeting was called to order at 7:03pm by Chairman Bijhouwer.

APPROVAL OF MINUTES:

MOTION by Rich Kosmerl, seconded by Don Suttell and carried 3 yes votes and two abstentions, to approve the minutes of the meeting of October 14, 2009. Paul Bijhouwer and Andy Schnitzler abstained as they were not present at the meeting.

MOTION by Rich Kosmerl, seconded by Don Suttell and carried 4 yes votes and one abstention, to approve the minutes of the meeting November 11, 2009. Tom Mason abstained as he was not present at the meeting.

SPECIAL USE PERMIT APPLICATION, PERMIT NO. 2034-SUP, SUBMITTED BY XTREME CONTRACTING FOR SCOTT DAWLEY, REQUESTING CONSTRUCTION OF AN ADDITION TO AN EXISTING HOME IN A FLOOD PLAIN, LOCATED AT 24 HASKELL AVE., ARCADE:

Paul Bijhouwer commented that a site plan review was not required because this application was for residential property. In addition, Paul Bijhouwer asked the applicant if a basement was intended. Property owner, Scott Dawley replied, "Yes." As defined in Village of Arcade Local Law Chapter 26, Flood Damage Prevention, a substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Since the assessed value on this property is \$125,000 and the addition is expected to cost approximately \$19,000, the Planning Board determined that the addition was not considered a substantial improvement. The Planning Board also determined that elevations requirements did not apply to this application. Distances from the new addition to the creek, Route 98S, and the A&A Railroad tracks were also discussed, but

were determined to be in compliance. The submitted drawings were not stamped by a registered NYS engineer or architect but were determined to be sufficient as the square footage of the addition is under Wyoming County Building Department's threshold of 1,500 sq. ft. for residential projects. The estimated project construction schedule is three weeks.

MOTION by Paul Bijhouwer, seconded by Tom Mason and unanimously carried that this project is a Type II action under SEQR Section 617.5(c)9 and not subject to further review under SEQR.

MOTION by Rich Kosmerl, seconded by Andy Schnitzler and unanimously carried, to accept as complete Special Use Permit Application, Permit No. 2034-SUP, submitted by Xtreme Contracting for Scott Dawley, requesting construction of an addition to an existing home, located at 24 Haskell Avenue. In addition, a special meeting be hereby scheduled for Wednesday, January 27, 2010 commencing at 5:30pm. Further, the secretary was directed to publish a Public Hearing to be held on Wednesday, January 27, 2010 at 5:30pm in the Village Boardroom, 17 Church Street, Arcade, New York.

IN OTHER BUSINESS:

The Planning Board requested a current copy of the Town of Arcade's zoning map.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 8:32pm. upon **motion** by Paul Bijhouwer, seconded by Don Suttell and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade is scheduled for Wednesday, February 10, 2010 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,
Pam Beiersdorf acting for Holly L. Almeter
Secretary