

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

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At a meeting of the Planning Board of the Town and Village of Arcade held on Monday, March 8, 2010 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

**MEMBERS PRESENT:** Paul Bijhouwer, Don Suttell, and Tom Mason

**MEMBERS ABSENT:** Andy Schnitzler, Rich Kosmerl

**OTHERS PRESENT:** Tim Hens, Civil Engineer representing Steel & O'Brien

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

**APPROVAL OF MINUTES:**

**MOTION** by Don Suttell, seconded by Tom Mason and unanimously carried, to accept the minutes of the meeting of January 13, 2010.

**MOTION** by Tom Mason, seconded by Don Suttell and unanimously carried, to accept the minutes of the special meeting of January 27, 2010.

**SITE PLAN REVIEW, SBL NO. 173-1-14.2, SUBMITTED BY PETE BEYETTE FOR STEEL AND O'BRIEN, REQUESTING CONSTRUCTION OF A 20,290 SQ. FT ADDITION TO AN EXISTING MANUFACTURING FACILITY LOCATED AT 7196 RTE. 98S, ARCADE:**

In discussion:

1. Since this parcel is adjacent to the A & A Railroad which is a National Historic Registered Property the Board determined this to be a Type I Action under SEQR, Section 617.4 (B) 9 and as such a Coordinated Review must be completed.
2. This parcel is located on a State Highway and must be forwarded to the Wyoming County Planning Board for recommendation and comment.
3. Mr. Hens stated the purpose of the additional is addition floor space for factory machining and a warehouse for stock. Food and pharmaceutical grade valves and connectors are produced.
4. This property is zoned LI/HC.
5. There will be no impacts to adjacent agricultural land as the operation is fully enclosed.

6. The Board asked that the boundaries between the existing and proposed gravel parking areas be defined on the plan and the footprint given of the area of new gravel that is presently grass.
7. This project encompasses .8 acres, under the threshold for SPDES. The swale will be extended and the applicant will implement best practices for silk fences which will be added to the plan. A silt pond is not required.
8. The applicant will add a Site Data Table to the plan.
9. Although not required, the addition will be raised an additional 8 inches from the existing building as a small portion of the property (but not the building area) is in the flood plain.
10. All additional requests by the Board are indicated on the attached Site Plan Checklist.

**MOTION** by Paul Bijhouwer, seconded by Tom Mason and unanimously carried, to accept as complete Site Plan, SBL No. 173-1-14.2, submitted by Pete Beyette for Steel & O'Brien, requesting construction of a 20,290 sq. ft. addition to an existing manufacturing facility located at 7196 Rte. 98S, pending receipt by March 15, 2010, of the items identified in tonight's meeting. Further, the secretary was directed to distribute letters for Coordinated Review for this Type I Action under SEQR Section 617.4 (B) 9, to the Town Board, Town Historian and the A & A Railroad. In addition, the secretary was directed to forward the application to the Wyoming County Planning Board for recommendation and comment.

**IN OTHER BUSINESS:**

1. The Chairman reminded Board members that upon completion of any training that they submit their certificates to the secretary who will in turn submit them to the Village or Town Clerk.
2. Don Suttell stated that he had attended a four-hour training course at the Wyoming County Fire Training Center and had not received his certificate.
3. Information was shared regarding a free training opportunity entitled "Making Upper Floors Work Again."

**ADJOURNMENT:**

There being no further business brought before the Board, the meeting adjourned at 8:14 P.M. upon **motion** by Don Suttell, seconded by Tom Mason and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade will be held on Wednesday, April 14, 2010 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter  
Secretary

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**ARCADE PLANNING BOARD**

**WYOMING COUNTY PLANNING BOARD**

**SITE PLAN and SPECIAL USE PERMIT APPROVAL CHECKLIST**

The Planning Board of the Town and Village of Arcade and the Wyoming County Department of Planning and Development have identified the following as important elements which should be included when submitting site plans.

Failure to submit the requested documentation and information, if applicable, may cause the Arcade Planning Board and/or the Wyoming County Dept. of Planning and Development to consider the application incomplete and consequently table the proposed project until complete materials are submitted.

For questions or assistance, please contact the Zoning Enforcement Officer at 716 496-7448.

- 1. All application fees paid; completed, signed and submitted Certificate of Zoning Compliance; Site Plan Application Form and/or Special Use Application Form.
- 2. If applicable: Agricultural Data Statement, Tax Map, **Flood Hazard Permit-N/A**
- 3. Property Survey prepared by a registered NY State surveyor. **Will be provided**
- 4. Title of drawing, including name and address of applicant and person responsible for preparation of drawing; stamped by a registered NY State engineer or architect.  
**Updated plans submitted by March 15 will be stamped**
- 5. North arrow, scale and date.
- 6. Boundaries of the property plotted to scale; location and dimensions of setbacks; exact size and location of all existing buildings/structures on property; **elevation views**; location of proposed building on lot drawn to scale with all dimensions.  
**Elevated views will be provided by next meeting.**
- 7. Existing watercourse and bodies of water.
- 8. Grading and drainage plan showing existing and proposed contours and location of any proposed storm sewer drains, culverts, retaining walls or fences; erosion and sediment control. **Site grades, erosion and sediment control features will be added to updated plan submitted by March 15.**
- 9. Type of construction materials; exterior dimensions of all buildings; architectural design features. Pre-engineered metal building. **Construction materials list will be obtained from manufacturer for next meeting.**

10. Location of any outdoor storage and/or dumpster with type of screening to be used. Existing screened dumpster will be added to updated plan.
11. Truck loading areas showing points of entry and exit from the site. Those now existing in the front will be moved to the end, truck entrance from Genesee Rd.
12. Parking facilities including size, arrangement and number of parking areas and surface treatment. Treatment is gravel and new areas will remain gravel. Additional parking spaces will bring total to 53, including handicap parking. No new employees will be added.
13. Description of the method of sewage disposal and location of the sewage disposal facilities. Existing septic
- N/A 14. Pedestrian access if any; public and private pedestrian walkways.
15. Identification and description of the method, location, design and source of securing public or private potable water. Existing well
- N/A 16. Location, size and design of any and all proposed signs. (A separate sign permit is required in the Town and Village of Arcade available through the Zoning Officer.) No new signage
17. Location and proposed development of all open space and buffer areas, including existing vegetation cover.
18. Location and design of any and all outdoor lighting facilities. Existing light standard, wall packs will be added to addition.
19. General landscaping and/or screening plan with planting schedule. It was noted that requested planting of trees in the 2006 Site Plan had not been done. Those trees will be added to this plan along with additional trees to the back of the property for screening of the A & A tracks.
20. Snow storage areas. More than adequate
21. Location of fire lanes and hydrants. No public water source, thus no hydrant. Fire lanes around building where applicable.
- N/A 22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity.
23. Location and design of all energy distribution facilities, including electrical, gas and solar energy; any easements and deed restrictions. Other gas line will be added to updated plan.
24. An estimated project construction schedule. Project will be ready to go upon all approvals. Approx. 6 months to completion. Shell will go up quickly, interior will take most time.

- N/A** 25. Record of application for, and approval status, of all necessary permits from State or County agencies or officials. **Only County Building Permit needed.**
26. Identification of any State or County permits required for the project's execution.  
**County Building Permit**
27. Map or aerial identifying adjacent parcels and land usages. **All parcels within 500 feet are identified**
28. Appropriate State Environmental Quality Review Form (SEQR) completed (Short or Long Form) **Long form completed by applicant. Type I Section 617.4 (B) 9 due to A & A Railroad being a national Historic Registered Property adjacent to this parcel.**