

**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 Wednesday, November 10, 2010 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

**MEMBERS PRESENT:** Paul Bijhouwer, Don Suttell, Rich Kosmerl, Andy Schnitzler and Aaron Felber

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Timothy Berger, Paul Burkett

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

**APPROVAL OF MINUTES:**

**MOTION** by Rich Kosmerl, seconded by Andy Schnitzler and carried four yes votes and one abstention, to accept the minutes of the Special meeting of April 28, 2010. Aaron Felber abstained as he was not a member of the Board at that time.

**SITE PLAN REVIEW, SBL NO. 183.1-55.11, SUBMITTED BY TIMOTHY BERGER, REQUESTING CONSTRUCTION OF A 24 FT. X 40 FT. CONCESSION STAND WITH BATHROOM FACILITIES AND AN ADDITION TO AN EXISTING MECHANICAL/MAINTENANCE BUILDING FOR GOLF CART STORAGE AT SPRUCE RIDGE COUNTY CLUB, LOCATED AT 798 GENESEE ROAD:**

**IN DISCUSSION:**

1. The applicant stated that the addition to the existing building will be on piers like a pole barn with a new roof. The additions will be 16 ft. x 66 ft. and 16 ft. x 25 ft. for a total of 1456 sq. ft.
2. An error is on the plans – the addition will not have solid walls. The two ends will be open enabling golf carts to be driven in and through. The addition will have a gravel floor.
3. The original building has board and batten siding. It will be covered to match the new construction. The applicant has not yet decided whether the roof and siding will be

metal or the siding vinyl and roof shingled. It will depend on cost. The Board directed the applicant to submit in writing any changes to the plan once he makes the decision.

4. The concession stand will have one walk up window for patrons to pay for golf and another to purchase food and will be a total of 960 sq. ft. There will be outdoor seating on small patio. No patrons will be admitted to the Concession Stand except for bathrooms.
5. The engineered septic design has been completed and will be submitted to the Wyo. Co. Health Dept.
6. The property is located in an Ag. District and zoned Agricultural. After reviewing the Ag Data Statement it was determined by the Board that only two landowners need to be notified of the proposed changes to the golf course. The applicant will send letters and provide the Board with copies of the letters.
7. There will be no changes to the existing parking area which is stone based.
8. The Board reviewed SEQR.
9. This application will be forwarded to the Wyoming County Planning Board as the property is adjacent to a County road.

**MOTION** by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, that Site Plan SBL No. 183-1-55.11, is a Type II Action under SEQR Section 617.5 C-7, and not subject to further review.

**MOTION** by Paul Bijhouwer, seconded by Rich Kosmerl, and unanimously carried, to accept as complete Site Plan Application, SBL No. 183-1-55.11, submitted by Timothy Berger, requesting construction of a 24 ft. x 40 ft. concession stand with bathroom facilities and an addition to an existing mechanical/maintenance building for golf cart storage at Spruce Ridge County Club, 798 Genesee Road, and further, directed the Secretary to forward the application to the Wyo. Co. Planning Board for recommendation and comment.

**VILLAGE BOARD REQUESTS LEAD AGENCY AND REVIEW AND COMMENTS FOR THE AMENDMENTS TO VILLAGE OF ARCADE ZONING LOCAL LAW, CHAPTER 64, SECTION 805, "SIGNS", DRAFT:**

**IN REVIEW:**

1. The Board noted that the amendments were first reviewed approximately two years ago.
2. The change on page 52 grandfathering existing signs was noted.
3. The Board questioned what constitutes an alteration to a sign regarding page 51. Changing color? Changing names? Changing the wording? The Board would like to see guidance provided.
4. In the chart on page 52, is there a typo in R-2? Is it really 48 sq. feet? Is R-4 really 46 sq. feet? The entire table should be checked for accuracy.

5. During the course of the review the Board noted that R-2 is missing from the Table of Contents of the Village Zoning Law.

**MOTION** by Paul Bijhouwer, seconded by Rich Kosmerl and unanimously carried, that the Planning Board consents to having the Village Board act as Lead Agency for the Amendments to Village of Arcade Zoning Local Law, Chapter 64, Section 805, "Signs", draft, and further, directed the Secretary to notify the Village Board of the above comments.

**REVIEW OF WYOMING COUNTY PLANNING BOARD SURVEY:**

1. The Secretary provided the Board with copies of the survey completed by Village Clerk Pam Beiersdorf. The Board directed the Secretary to forward it to the Wyo. Co. Planning Board.
2. The Board directed the Secretary to notify Town Clerk Sandie Dutton that the Town Board should also complete the survey and forward it to the Wyo. Co. Planning Board.

**ADJOURNMENT:**

There being no further business brought before the Board, the meeting adjourned at 8:46 P.M. upon **MOTION** by Don Suttell, seconded by Andy Schnitzler and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade will be held on Wednesday, December 8, 2010, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter  
Secretary

Applicant's Name **TIMOTHY WEBBER**

Permit No. **N/A**

Date **Nov. 10, 2010**

SBL No. **183.-1-55.11**

**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.  
**After review of Ag. Data Statement, it was determined only 2 owners need to be notified. Applicant will submit copies of letters sent to them.**

3. Property Survey prepared by a registered NY State surveyor. Evidence of Site Control.

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.  
**Development shown on excerpts of survey.**

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.

7. Existing watercourse and bodies of water. **None**

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. **Existing drainage runs south, then east following gradual slope. Building will be on high point of land. No culverts, etc. will be needed.**

- \_X\_ 9. Type of construction materials; exterior dimensions of all buildings; architectural design features. **Applicant has not yet decided whether roof and siding will be metal or shingled roof with vinyl siding. He is still examining costs. If there is a change from submitted plan the applicant will submit the change in writing. The existing building will be re-sided to match the addition.**
- \_N/A\_ 10. Location of any outdoor storage and/or dumpster with type of screening to be used. **None**
- \_N/A\_ 11. Truck loading areas showing points of entry and exit from the site. **None**
- \_N/A\_ 12. Parking facilities including size, arrangement and number of parking areas and surface treatment. **None – parking area is existing.**
- \_X\_ 13. Description of the method of sewage disposal and location of the sewage disposal facilities. **Septic system design being submitted to Co. Health Dept.**
- \_N/A\_ 14. Pedestrian access if any; public and private pedestrian walkways. **None**
- \_X\_ 15. Identification and description of the method, location, design and source of securing public or private potable water. **Existing well.**
- \_X\_ 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.) **Has been submitted to the ZEO. Picture shown to Board. Similar to the Granatt signs**
- \_N/A\_ 17. Location and proposed development of all open space and buffer areas, including existing vegetation cover.
- \_X\_ 18. Location and design of any and all outdoor lighting facilities. **Lighting on buildings will meet code.**
- \_X\_ 19. General landscaping and/or screening plan with planting schedule. **Eventually flowerbeds will be planted around concession stand. Since the area can not be seen from the road N/A.**
- \_N/A\_ 20. Snow storage areas. **Business closed during winter.**
- \_N/A\_ 21. Location of fire lanes and hydrants.
- \_X\_ 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. Existing transformer shown. Applicant is working with Arcade Electric Dept.

24. An estimated project construction schedule. Project will take approx. 8 weeks and will be completed by Spring.

25. Record of application for, and approval status, of all necessary permits from State or County agencies or officials.

26. Identification of any State or County permits required for the project's execution.

27. Map or aerial identifying adjacent parcels and land usages. Shown on survey.

28. Appropriate State Environmental Quality Review Form (SEQR) completed (Short or Long Form)