

**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, March 2, 2011 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: Brian Geiger, Doug Catlin

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

APPROVAL OF MINUTES:

MOTION by Rich Kosmerl, seconded by Don Suttell and carried four yes votes to one abstention, to accept the minutes of the meeting of February 9, 2011. Andy Schnitzler abstained as he was not present at that meeting.

REQUEST BY ZONING BOARD OF APPEALS FOR RECOMMENDATION AND COMMENT CONCERNING AREA VARIANCE APPLICATION, SBL NO. 173.-1-39, SUBMITTED BY BRIAN GEIGER, REQUESTING CONSTRUCTION OF A POLE BARN GARAGE LOCATED AT 894 GENESEE ROAD:

The Board reviewed the application and the minutes of the Zoning Board of Appeals (ZBA) meeting of February 21, 2011 (see Attachment A).

In discussion:

1. Board member Andy Schnitzler stated that he had installed the septic system when the house was built and he believes some of the leach lines may be under the surface where the proposed pole barn garage is to be built.
2. The lines must be located and if there are any in the area of the proposed building then the leach field will have to be modified or the proposed building moved forward. The applicant was instructed to contact the Wyoming County Building Dept. to find out how close the building could be built to the existing house.
3. The applicant stated that he had recently acquired the print of the septic system from the Wyoming County Health Dept. when he was trying to locate the cover to the septic tank but he did not pay attention to the placement of the leach lines.

4. The Board stated that if the print was not sufficient, the applicant would need to locate the lines by digging. Board member Schnitzler instructed the applicant as to the procedure to locate the leach lines and offered to come to the applicant's home after the meeting to review the prints. The applicant accepted his offer.
5. It was determined that the property owner's home to the east is not visible. Mr. Geiger provided an aerial view of the property. The applicant was informed that a written letter from that property owner stating he had no objections to the building being closer than the 35 feet required would be helpful to the ZBA in their determination of the Area Variance.
6. The applicant was also advised to take the septic system plans, any information he had determined if he had to dig and the letter from the neighbor to both the Wyoming County Planning Board meeting and the Arcade ZBA meeting.
7. The applicant was advised that it would be helpful to stake out the proposed building before the ZBA members visited the site.
8. The Board stated that if the leach lines pose a problem in the placement of the proposed pole barn garage, this is a legitimate reason to approve a variance with the best compromise possible.

The Board recommends to the ZBA that the footprint of the septic system needs to be identified and what the feasible placement of the building would be in approving the Area Variance.

The Secretary was directed to forward these minutes to the Arcade Zoning Board of Appeals with all comments and recommendations.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 7:39 P.M. upon **motion** by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade is scheduled for Wednesday, April 13, 2011 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary