

**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, April 11, 2012 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

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

**MEMBERS ABSENT:** Aaron Felber

**OTHERS PRESENT:** Tom Flint, John Schenne and Doug Ronan

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

**APPROVAL OF MINUTES:**

**MOTION** by Rich Kosmerl, seconded by Don Suttell and carried three yes votes to one abstention, to accept the Minutes of the meeting of March 14, 2012. Andy Schnitzler abstained as he was not present at that meeting.

**SITE PLAN REVIEW, PERMIT NO. 2135-SPR, SUBMITTED BY EDWARD HULME, INC.  
REPRESENTING KOIKE ARONSON, REQUESTING 250' X 150' X 63' ADDITION TO HIGH BAY AND  
ASSOCIATED SITE WORK AT THE EXISTING KOIKE ARONSON, INC., MANUFACTURING FACILITY  
LOCATED AT 653 WEST MAIN STREET:**

In discussion:

1. The Board questioned whether Edward Hulme, Inc. was the appropriate applicant name and determined as per number IV on the application that Edward Hulme, Inc. is the authorized agent for Koike Aronson, Inc.
2. Mr. Flint, representing Edward Hulme, Inc., stated that the A & A Railroad track relocation is completed except for spreading of top soil. Since the soil will have to be removed again for site work for the addition, the contractor will place the top soil upon completion of the project.
3. The applicant was hoping to add 40,000 sq. ft.; however the project has been changed to 37,500 sq. ft. Room is needed on the east side for egress of semi-tractor trailers. They cannot go further on the west side due to snow build up. There will be the least disturbance to the site by having the trucks continue to use the east side.

4. Determining SEQR:
  - a. The Wyoming County IDA in conjunction with the Wyoming County Planning Board and the engineering firm of Clark Patterson Lee, determined the railroad realignment to be a Type I Action with coordinated review. The A & A Railroad is on the National Historic Register.
  - b. A complete EIS was done for the realignment and reviewed by SHIPO. The purpose of the relocation was for the express purpose of accommodating the addition to Koike Aronson.
  - c. The Board determined that the historical issues related to the railroad were addressed in the EIS done by Clark Patterson Lee and Wyoming County. The remaining issues for this proposed addition can be considered separately for SEQR, thus making this an Unlisted Action.
  - d. The Board requested the secretary pull the files from 2009 so that they can review the EIS, Negative Declaration and any other records pertaining to the railroad realignment.

The Board completed the Site Plan Checklist (see Attachment A) and the following was also discussed:

1. A property switch is being completed between the A & A Railroad and Koike Aronson in conjunction with the railroad realignment. The many parcels owned by Koike Aronson will be merged into one as much as is possible. The south side of the rail line will all be included in the Aronson parcel. The railroad will have three parcels which probably will not be merged according to Assessor Doug Ronan.
2. The applicant stated that there will be no storm water discharge on site, thus the storm water regulations will not apply. (See No. 8 of the Site Plan Checklist.)
3. Silt fencing will be used during construction for erosion control.
4. There will be no need for ongoing maintenance after the grass has been returned. Water from parking lots will be directed to drywells. Drywells were installed in the front of the building during the 2007 addition and have worked incredibly well. The gravel ground is excellent in soaking up any storm water which totally disappears.
5. With the realignment of the railroad there will be more green space. There are two culverts under the new railroad bed but their use will not be needed for this project.

**MOTION** by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, that there being no other obvious agencies involved, there is no need for a coordinated review for the above project, thus this is determined to be an Unlisted Action under SEQR regulations.

**MOTION** by Paul Bijhouwer, seconded by Rich Kosmerl, and unanimously carried, to accept as complete Site Plan, Permit No. 2135-SPR, submitted by Edward Hulme, Inc., requesting 250' x 150' x 63' addition to high bay and associated site work at the existing Koike Aronson, Inc.

manufacturing facility located at 653 West Main Street, pending receipt of revised plans to include the full footprint of the parking lot, addition of ditches along rail line, and electrical plans. Further, the Secretary was directed 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 8:37 P.M. 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, May 9, 2012 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,  
Holly L. Almeter  
Secretary