

CORRECTED

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

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

MEMBERS ABSENT: None

OTHERS PRESENT: Phil Hobin, Jim Sanders, Errol Ireland

The meeting was called to order at 7:05 P.M. by Chairman Bijhouwer.

APPROVAL OF MINUTES:

MOTION by Rich Kosmerl, seconded by Don Suttell and approved three yes votes to two abstentions to accept the minutes of the meeting of June 11, 2012. Paul Bijhouwer and Aaron Felber abstained as they were not present at that meeting.

SITE PLAN REVIEW, SBL NO. 174.-1-4.12, SUBMITTED BY TED HOBIN JR. OF MAPLE GROVE CORP., REQUESTING A 7,000 SQ. FT. ADDITION TO AN EXISTING BUILDING LOCATED AT 7075 RTE. 98N, TOWN OF ARCADE:

In discussion:

1. The proposed addition will connect two existing buildings in this LI/HC district. The Board reviewed Section 407. The existing business, which provides metal fabrication, is a use permitted by right. It meets all requirements according to Section 407 regarding setbacks, minimum lot size, etc. There will be no additional equipment added, thus, no additional emissions, odors or noise.
2. The shed shown on survey was partially crushed by snow in the past and was repaired and slightly extended. The addition will follow existing lines of the two buildings.
3. The property is 20.53 acres in size.
4. The property is located on a state highway and the application is required to be forwarded to the Wyoming County Planning Board for review.

After completion of the Site Plan Checklist (see Attachment A) the applicant was asked to provide the following additional information:

1. A tax map showing all adjacent properties.
2. A larger size survey as the one scanned onto the plans is difficult to read.
3. Two larger versions of the contour map; one showing existing drainage and the other showing proposed drainage as discussed on the Site Plan Checklist.
4. Have architect calculate capacity of drywell and how much water might flow out under a storm event.
5. Add silt fencing placement during construction to plan.
6. Provide a sample picture of the pre-fab metal building exterior.
7. Add a statement that exterior lighting will comply with Town of Arcade lighting regulations.

MOTION by Andy Schnitzler, seconded by Aaron Felber and unanimously carried, that this proposed addition to the Maple Grove Corp. business, SBL No. 174.-1-4.12, located at 7075 Rte. 98N, Town of Arcade, is an unlisted action under SEQR.

MOTION by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, to accept as complete pending receipt of the additional items listed above by July 19, 2012, Site Plan Application SBL No. 174.-1-4.12, submitted by Ted Hobin Jr. of Maple Grove Corp. requesting a 7,000 sq. ft. addition to an existing manufacturing building located at 7075 Ret. 98N, Town of Arcade. Further, the Board directed the Secretary to forward the application to the Wyoming County Planning Board for recommendation and comments.

As a result of the above review, the Board asked the Secretary to contact the Town ZEO for clarification of a 2 ½ story building listed on page 27.

FINAL EIS FOR THE TRI-COUNTY BUSINESS PARK, SARDINIA:

The Secretary distributed copies of the Findings Statement dated June 27, 2012. The Board tabled discussion and directed the Secretary to include it on the next agenda. Board members will review the Final EIS and Findings Statement in preparation for the discussion at the August meeting.

IN FURTHER BUSINESS:

A.

1. The Secretary announced that at the Board meeting of the Town of Arcade held on Monday, July 9, 2012, there was no action taken on Local law No. 2 to establish a Moratorium on Further Development of the Exploration and Extraction Activities of

Since the Board wants to take time to incorporate this into the Town's zoning law, they have invited Art Buckley, Wyoming County Planner, to the next meeting to be held on Monday, August 20, 2012 at 7:30 P.M. at the town barns. The Town Board asks that the Planning Board and its' Secretary be present to participate in the sharing of information and ideas.

2. Chairman Bijhouwer stated he will be out of town on business. The remaining Board members stated that at this time they will be able to attend and Rich Kosmerl agreed to be Acting Chairman. The Secretary stated she will attend. The Secretary will notify the Town Clerk.
3. The Secretary was directed to obtain copies of the proposed Local Law No. 2 by the next meeting and include it on that agenda.

B. Jim Sanders and Errol Ireland left the meeting before conclusion of the Site Plan Review. The Secretary stated she would call them and inquire as to the reason for their presence. NOTE: The Secretary spoke with Mr. Ireland. The matter regarded some changes to the United Methodist Church and she directed him to the Village ZEO.

ADJOURNAMENT:

There being no further business brought before the Board, the meeting adjourned at 9:00 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, August 8, 2012, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary

Applicant's Name Ted Hobin Jr.-Maple Grove Corp.

Permit No.

Date July 11, 2012

SBL No. 174.-1-4.12

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 Dept. of Planning and Development has 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 either Board to consider the application incomplete and consequently table the proposed project until complete materials are submitted. For questions or assistance, please contact the TOWN Zoning Enforcement Officer at 716 496-7448 or the VILLAGE ZEO at 585-492-1111.

- 1. All application fees paid; completed, signed and submitted Certificate of Zoning Compliance; Site Plan Application and/or Special Use Application.
- 2. Tax map. If applicable: Agricultural Data Statement, Flood Hazard Permit. Ag Data Statement provided. **Applicant asked to provide a tax map showing all adjacent properties. Ag. Data Statement provided.**
- 3. Property Survey prepared by a registered NY State surveyor. **Survey scanned on front page of plans is difficult to read. Applicant asked to provide a larger copy with surveyor's stamp.**
- 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.
- 5. North arrow, scale and date. **Enough information is provided to determine setbacks.**
- 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.
- 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. **The area for proposed addition is flat and storm water drains to the east. Minor grading will be done on east side to direct storm water to the south. Peak on proposed addition will run north/south to match existing barn on north side. Gutters will run underground to direct storm water to the south into a DI drywell, then discharged to a swale providing a mini retention area, eventually directed into the diversion ditch to the**

south. This then drains into ditch along highway. Applicant was asked to provide a larger version of contour maps: one to show existing drainage flow and another showing the addition, roof peak, guttering, drywell and swale.

9. Type of construction materials; exterior dimensions of all buildings; architectural design features. All steel pre-fab construction. Foundation to be done by a contractor. Applicant will erect building.
10. Location of any outdoor storage and/or dumpster with type of screening to be used.
11. Truck loading areas showing points of entry and exit from the site. Overhead door shown on drawing 2. Truck entry will be flat, not depressed. Trucks will load/unload inside of building. There will be no additional traffic.
12. Parking facilities including size, arrangement and number of parking areas and surface treatment. Applicant anticipates 5 new employees. Existing parking area is more than adequate.
13. Description of the method of sewage disposal & location of sewage disposal facilities. Existing well and septic system. No new lavatories/sinks.
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.
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.) Existing, no new sign.
17. Location and proposed development of all open space and buffer areas, including existing vegetation cover. Area is presently all gravel. No vegetation to be disturbed.
18. Location and design of any and all outdoor lighting facilities. (Please refer to the Lighting Regulations in Zoning Law.) Written description included on plans. Applicant was given copy of Town Lighting regulations.
19. General landscaping and/or screening plan with planting schedule.
20. Snow storage areas. Adequate existing area.
21. Location of fire lanes and hydrants. No hydrants as there is no public water.

- _N/A_ 22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity.
- _N/A_ 23. Location and design of all energy distribution facilities, including electrical, gas and solar energy; any easement and deed restrictions.
- _X_ 24. An estimated project construction schedule. **Beginning mid-summer through the Fall.**
- _X_ 25. Identification of any State or county permits required for the project's execution.
Wyo. County Building Permit.
- _X_ 26. Map or aerial view identifying adjacent parcels and land usages. **Applicant will provide tax map.**
- _X_ 27. Appropriate State Environmental Quality Review form (SEQR) completed. (Short or Long Form, whichever is applicable. **The 7,000 sq. ft. is above the Type II threshold. This is an Unlisted Action.**