

**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, April 10, 2013, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

MEMBERS PRESENT: Andy Schnitzler, Aaron Felber and Don Suttell

MEMBERS ABSENT: Paul Bijhouwer, Rich Kosmerl

OTHERS PRESENT: Village ZEO Chris Lexer, Clair Bragg

The meeting was called to order at 7:00 P.M. by Acting Chairman Aaron Felber.

APPROVAL OF MINUTES:

Approval of the Minutes of the meetings of February 13, 2013 and March 13, 2013 was tabled as a quorum from those meetings was not present.

SITE PLAN REVIEW, PERMIT NO. 2179-SPR, SUBMITTED BY CLAIR BRAGG, JR., REQUESTING CONSTRUCTION OF AN ENCLOSURE TO RECONNECT THE GENTECH SCIENTIFIC BUILDING TO THE FORMER HILEC BUILDING LOCATED AT 23 MILL STREET AND 11 RAILROAD AVENUE:

In discussion:

1. The applicant is purchasing the former Hilec manufacturing property which is adjacent to his GenTech manufacturing property and wishes to reconnect two of the buildings that were connected at one time when the properties were K.R. Wilson Co.
2. The construction will 12 ft. x 40 ft. for a total sq. footage of 480 sq. feet.
3. The Board examined the Site Plan Checklist (see Attachment A).
 - a. As part of the Checklist discussion the ZEO stated that he has received approval from the Village Board to have applicants complete and pay for the Certificate of Zoning Compliance after the Site Plan is approved.
 - b. He explained that he works closely with applicants and sees no need for them to go through the frustration and expense of a Cert. of Zoning Compliance before the Site Plan review process in the event it is denied.
4. The GenTech property is within 500 feet of State Highway 98 S so the application will be sent to the Wyoming County Planning Board for recommendation and comment.

5. The Board reviewed the SEQR determination from the last construction project on the GenTech property in 2008 and determined SEQR for this project is the same.

MOTION by Andy Schnitzler, seconded by Don Suttell and unanimously carried that Site Plan Permit No. 2179-SPR is determined to be a Type II Action under SEQR Section 617.5 C 7 having no significant environmental impacts and not subject to further review.

The Board informed the applicant that if he is able to submit the architectural drawings to the Secretary by April 19, 2013, the application would be forwarded to the Wyo. Co. Planning Board to be included on their May 6th agenda. The architectural drawings will be reviewed by this Board and the Site Plan Checklist hopefully completed at the May 8th meeting.

WORK SESSION FOR AMENDMENT TO THE COMPREHENSIVE PLAN FOR ENERGY

DEVELOPMENT:

1. The Secretary reported she had received answers to the questions the Planning Board asked her to submit to Larry Kilburn:
 - a. New electric transmissions lines do not involve any federal agencies, just significant state agencies.
 - b. For the purpose of the SEQR EAF for the amendment to the Comprehensive Plan, no federal agencies need to be notified through the Lead Agency process.
2. The Secretary distributed copies of the letter from the Town Board confirming that only an amendment to the Comprehensive Plan and subsequent zoning laws for energy development is to be completed by the Planning Board (see Attachment B).
3. Work on the EAF was tabled due to the last minute absence of Chairman Bijhouwer.
4. The Board discussed various ideas for zoning laws one of which being requiring any energy company coming before the Planning Board before any work begins.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 7:45 P.M. upon **motion** by Don Suttell, seconded by Aaron Felber and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade is scheduled for Wednesday, May 8, 2013 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary

April 10, 2013

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Applicant’s Name Clair Bragg, Jr.

Permit No. 2179-SPR

Date April 10, 2013

SBL No. 183.14-1-83.1 and 183.14-1-82.2

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.

 X 1. All application fees paid; completed, signed and submitted **Certificate of Zoning Compliance; Site Plan Application and/or Special Use Application. Site Plan Application has been submitted and paid. The ZEO will have the applicant complete and pay for the Certificate of Zoning Compliance only after the Site Plan is approved. (See minutes.)**

 X 2. Tax map. If applicable: Agricultural Data Statement, Flood Hazard Permit. **Tax map Submitted. Ag. and Flood N/A.**

 X 3. Property Survey prepared by a registered NY State surveyor.

 * 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.
***Not yet available. Numbers 5 and 6 below will be included.**

 * 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.

 N/A 7. Existing watercourse and bodies of water. **None**

 N/A 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. **No excavating of property**

 X 9. Type of construction materials; exterior dimensions of all buildings; architectural design features. **Included**

 N/A 10. Location of any outdoor storage and/or dumpster with type of screening to be used. **Existing**

- _N/A__ 11. Truck loading areas showing points of entry and exit from the site. **Existing**
- _N/A__ 12. Parking facilities including size, arrangement and number of parking areas and surface treatment. **Existing**
- _N/A__ 13. Description of the method of sewage disposal & location of sewage disposal facilities. **Existing**
- _N/A__ 14. Pedestrian access if any; public and private pedestrian walkways. **None**
- _N/A__ 15. Identification and description of the method, location, design and source of securing public or private potable water. **Existing**
- _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.)**None**
- _N/A__ 17. Location and proposed development of all open space and buffer areas, including existing vegetation cover.
- _N/A__ 18. Location and design of any and all outdoor lighting facilities. (Please refer to the Lighting Regulations in Zoning Law.)
- _N/A__ 19. General landscaping and/or screening plan with planting schedule.
- _N/A__ 20. Snow storage areas. **Existing**
- __ 21. Location of fire lanes and hydrants. **Will be included on No. 6 when submitted.**
- __ 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. **Completion in August.**
- _X__ 25. Record of application for, and approval status, of all necessary permits from State or County agencies or officials. **Cert. of Zoning Compliance and Wyo. Co. Building Permit.**
- _X__ 27. Map or aerial view identifying adjacent parcels and land usages. **Map included.**
- _X__ 28. Appropriate State Environmental Quality Review form (SEQR) completed. (Short or Long Form, whichever is applicable. **Type II Section 617.5 C 7**