

**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 12, 2014 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Lee Ameis, Ryne Wight, Ben Heckathorn and Pioneer High School Students Mercadize Cruz and Haylee Garland

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 October 8, 2014. Aaron Felber abstained as he was not present at that meeting.

**SITE PLAN REVIEW, SBL NO.182.-1-30.1, SUBMITTED BY PIONEER CHRISTIAN FELLOWSHIP CHURCH, REQUESTING A 3000 SQ. FT. ADDITION TO EXISTING BUILDING LOCATED AT 303 ROUTE 39 WEST:**

The Board reviewed the recommendations and comments (see Attachment A) from the Wyoming County Planning Board. The WCPB found no significant county-wide negative impacts related to this proposed project.

1. The Planning Board questioned comment No. 8 as the County issues building permits, not the Town. The Board asked the secretary to enquire about this.
2. The Board also requested that the secretary obtain a copy of the County building code for outdoor lighting.

The Board reviewed the additional requirements asked for at the August meeting:

1. The revised drawings show the addition of the cross drive between parking lots, the existing and new property lines, the water main under Route 39, and silt fencing to be used during construction.
2. Property deed for the newly purchased piece of property was submitted.

The Board completed Parts 2 and 3 of SEQR.

**MOTION** by Rich Kosmerl, seconded by Andy Schnitzler and unanimously carried, authorizing the Chairman to sign the SEQR Finding of Non-Significance.

**MOTION** by Paul Bijhouwer, seconded by Andy Schnitzler and unanimously carried, to approve Site Plan, SBL No.182.-1-30.1, submitted by Pioneer Christian Fellowship Church, requesting a 3000 sq. ft. addition to existing building located at 303 Route 39 West.

**SITE PLAN REVIEW, SBL NO. 173.1-145.2, SUBMITTED BY JEREMY LONS, REQUESTING MODIFICATION OF EXISTING STRUCTURE TO BE USED FOR COMMERCIAL GIFT SHOP, SITE REMEDIATION AND DEVELOPMENT OF APPLE ORCHARD ON PROPERTY LOCATED AT 1289 GENESEE ROAD:**

The Board:

1. Reviewed the draft SEQR Coordination letter and asked the secretary to make one addition.
2. The secretary distributed blank copies of the Flood Hazard Permit and instructions for the Board's information.
3. The secretary distributed copies of the FEMA flood plain map.

Additional review was tabled as Mr. Lons was out of town and requested items had not yet been submitted.

**WORKSESSION – ROAD USE LAW**

1. Rich Kosmerl presented his report on research into ESAL and shared with the Board documents he had obtained. He will send information electronically to the secretary to forward to all Board members and it was requested that she provide paper copies at the next meeting.
2. According to the Thompkins County Road Use Law, projects under 150 ESALs should not be of concern. The Board agreed to this also.
3. Rich Kosmerl will incorporate this information into the second draft Road Use Law to be reviewed at the next meeting. The Board will compare it with the Thompkins County flow chart.
4. The Board discussed exemptions for existing businesses that do not change in scale, the possibility of the Town Board waiving the Road Use Law in lieu of a Road Use Agreement for large scale projects and, again, stated that a firm such as Clark Patterson Lee be hired to review the proposed law before adoption to ensure it is not too restrictive or not restrictive enough.

**IN OTHER BUSINESS:**

The secretary distributed information regarding upcoming training sessions.

**ADJOURNMENT:**

There being no further business brought before the Board, the meeting adjourned at 7:53 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 is scheduled for Wednesday, December 10, 2014, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter  
Secretary

Attachment A  
Pl. Bd. Nov. 12, 2014

my copy

WCPB Review #  
14-32

**Wyoming County Planning Board  
REFERRAL RESPONSE FORM**

For referrals as required in accordance with NYS General Municipal Law Article 12B, Section 239-l and m

**Location of Proposed Action:** 303 Route 39, Town of Arcade

**Applicant:** Pioneer Christian Fellowship Church

**Type of Proposed Action** (separate form completed for each action): The proposed action is the construction of a new addition to an existing church on a parcel zoned Agriculture (AG).

Area Variance  Area Variance  Site Plan  Special Use Permit  Other:  New Zoning Ordinance/Local Law  New/Amend Comprehensive Plan  Amend Zoning Text/Map

**WCPB Recommendation on this Action**

The WCPB took the following action at their meeting on September 2, 2014 with respect to this referral:

Approval with Modification  Disapproval w/comments  None  No recommendation;

proposed action has no significant negative county-wide or inter-community impacts

**Comments:** The proposed action is the construction of a new 3,000 sq. ft. addition to an existing church and accompanying site improvements. The use is an as-of-right use in the Agricultural District (AG):

1. The Town and Applicant are commended on submitting a very complete referral including a completed Zoning Permit Application and Site Plan Checklist.
2. There appear to be no significant county-wide negative impacts related to this proposed project.

**Site Plan**

1. A Site Plan drawing was provided. The drawing has a north arrow and date.
2. The boundaries of the property are shown.
3. The location of proposed potable water and septic connections are shown on the plan.
4. The location of proposed electrical service is depicted.
5. Any new signage must be designed and constructed to meet Town of Arcade zoning requirements; considering the location on a State highway, flashing, video or other visually distracting signs should not be permitted.
6. A basic diagram of the parking is shown.
7. All lighting must meet Wyoming County building codes. No glare or light should be allowed to spill onto the adjoining roadways (especially Route 39) or abutting properties from any outdoor lighting fixtures for any reason.
8. The Town should also ensure that the new structure meets all County Environmental Health and Fire & Building Codes requirements prior to issuing a building permit.
9. There do not appear to be any other issues of significance related to the Site Plan Check List.
10. A record of application for and approval status of all necessary permits from State and/or County agencies or officials must be provided by the Applicant.
11. A New York State SEQR Short Environmental Assessment Form has been submitted.
12. Section 239-m of general municipal law requires referring bodies to file a report of the final action it has taken regarding the referral made to the WC Planning Board. This report must be sent to the WCPB within thirty days after final action.