

**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, June 8, 2016, 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

MEMBERS ABSENT: Aaron Felber

OTHERS PRESENT: Ray Miranda, Chris Wood, John Camiolo

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

APPROVAL OF MINUTES:

The Minutes of the meeting of March 9, 2016, were tabled as a quorum from that meeting was not present.

MOTION by Rich Kosmerl, seconded by Andy Schnitzler and unanimously carried, to accept the Minutes of the meeting of May 11, 2016.

SITE PLAN REVIEW, PERMIT NO. 2289, SBL NO. 182.15-1-11, SUBMITTED BY MIRANDA DEVELOPMENT, LLC, REQUESTING CONSTRUCTION OF A TIM HORTON'S CONSISTING OF A 1700 SQ. FT. FREESTANDING BUILDING WITH DRIVE-THRU AND ASSOCIATED SITE WORK, AT PROPERTY LOCATED AT 658 W. MAIN STREET (TOPS PLAZA).

In discussion:

1. The written report from the Wyoming County Planning Board had not yet been received. Upon receipt it will be added to the Site Plan folder for this project. Mr. Wood attended the meeting and stated that the WCPB recommended approval with comments, which he explained.
2. The Board reviewed the lighting plan which includes all LED lights.
3. The applicant submitted a new plan for traffic control in the parking lot. Both Tops and the landlord would not agree to having two islands with stop signs. They did agree to painted stripes and stop bars on the pavement. Their reasons for rejecting the islands

included snow removal, truck deliveries and maintenance.

The Board stated their disappointment that Tops and the landlord would not permit the islands. Since this is a modification of the original site plan for the plaza it is grandfathered and there is nothing the Board is able to do about it. The Board prefers islands and remains concerned that there is not sufficient channelization of traffic and accidents may occur.

MOTION by Andy Schnitzler, seconded by Don Suttell and unanimously carried, to approve the Site Plan Application, Permit No. 2289, SBL No. 182.15-1-11, submitted by Miranda Development, LLC, requesting construction of a Tim Horton's consisting of a 1700 sq. ft. freestanding building with drive-through, and associated site work, at property located at 658 W. Main Street (Tops Plaza).

IN OTHER BUSINESS:

1. The Secretary reported that she had received a telephone call from a farmer within the Town who requested information regarding regulations for Solar Wind Farms as she had been approached by a solar company. The Secretary provided her with the draft of Section 819 and the Secretary stated she would inform the Town Supervisor of the inquiry.
2. Don Suttell reported on the conference he had attended at ECC and provided the Board with copies of information regarding Walkable Communities and Solar Energy Regulations.
 - a. Of special interest was information regarding solar roof installations and firefighter safety.
 - b. The Board directed the Secretary to send a letter to the Fire Chief inquiring if he is aware of any regulations regarding solar roof top systems or any practices or concerns, including roof access for fireman and inhalation affects from burning solar conductors. Also, are there any fire practices in place for roof top solar systems?
 - c. The Board directed the Secretary to make copies of the information and include it on the next agenda. The Board will compare the information to the drafts for energy development to be included in Local Zoning Law.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 7:45 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, July 13, 2016, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary