

**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 13, 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,
Aaron Felber

MEMBERS ABSENT: None

OTHERS PRESENT: Doug Ronan, John Camiolo

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

APPROVAL OF MINUTES:

MOTION by Rich Kosmerl, seconded by Aaron Felber and carried three yes votes to two abstentions, to accept the Minutes of the meeting of March 9, 2016. Paul Bijhouwer and Andy Schnitzler abstained as they were not present at that meeting.

MOTION by Andy Schnitzler, seconded by Don Suttell and carried four yes votes to one abstention, to accept the Minutes of the meeting of June 8, 2016. Aaron Felber abstained as he was not present at that meeting.

PRELIMINARY SITE PLAN REVIEW REQUESTED BY SKYLINE DEVELOPMENT AND MANAGEMENT CO., LLC, FOR CONSTRUCTION OF FREE STANDING RETAIL BUILDING ON PROPERTY LOCATED AT 697 WEST MAIN STREET:

The Board reviewed the Concept Plan. (See Attachment A.)

REVIEW OF SOLAR ROOF INSTALLATION INFORMATION FROM ECC SEMINAR:

After review, the Board made the following additions to the Amended Section 817:

- Section 817, Pg. 2, No. 7 **VIOLATIONS** was added to read, “Any violations are subject to a fine as determined by the Arcade Town Board for normal zoning violations.”

- Section 817.1, Pg. 2, Permit Requirements, No. 4 was added to read, “Any structurally mounted solar panel shall have an emergency cut-off switch accessible by fireman in the case of emergency.”
- Section 817.1, Pg. 3, No. 2 Decommissioning and Restoration, the following was added to read, “Removal shall be at the cost of the property owner”.
- Section 817.2, Pg. 4, No. 3 Decommissioning and Restoration, the following was added to read, “Removal shall be at the cost of the property owner.”

The following addition was made to the new Draft Section 819:

- Section 819-1.5, Pg. 7, No. 12 was added to read, “For the protection of firefighting personnel, any electrical generating system shall have an emergency cut-off switch accessible to firemen and reviewed with the Fire Department before productive use is begun.”

The Secretary was directed to inform the Town Board of these additions to the draft energy laws.

ADJOURNMENT:

There being no further business brought before the Board, the meeting adjourned at 8:39 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, August 10, 2016, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter
Secretary

ATTACHMENT A – Planning Board July 13, 2016

Applicant's Name Skyline Dev.

Permit No.

Date July 13, 2016

SBL No.

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 must be included if applicable 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. **Applications and fees must be presented to the Village Office 10 days before they wish to be on agenda.**

- ___ 2. **Tax map.** If applicable: Agricultural Data Statement, Flood Hazard Permit.

- ___ 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.**

- ___ **OK** 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.**
The plan presented is "floating in space". It needs to be "tied down" and showing location to other property alignments.

Who will own the strip between front of plan shown and the road? The diagram is not "tied" to the road.

Who will own the driveway to the east? What is it's width? It appears improvements will be made to that driveway, why? Ownership of this driveway may determine No. 2 below under "Additional Issues".

New property lines need to be shown with respect to the existing ones.

N/A 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. **Since it is over the threshold a SPDES Permit for storm water is necessary from the State.**

___ 9. Type of construction materials; exterior dimensions of all buildings; architectural design features.

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

OK 11. Truck loading areas showing points of entry and exit from the site.

___ 12. Parking facilities including size, arrangement and number of parking areas and surface treatment. **What is the surface treatment? Is that a curb around the perimeter and if so is it vertical or rolled? On the requirement section some of the parking spaces are listed as 9 x 18. They need to be 19 feet.**

___ 13. Description of the method of sewage disposal & location of sewage disposal facilities. Utility plan is needed for sewage, water, electric, etc. Plan shows gas utilities- coordinate with gas company. Must meet with Larry Kilburn regarding all utilities. Show all existing utilities that are on existing property.

N/A 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. **See number 13 above.**

___ 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.) **Please show. What is the "pillar" marked on the plan?**

___ 17. Location and proposed development of all open space and buffer areas, including existing vegetation cover. **Please show. Existing vegetation can be labeled scrub or weeds.**

___ 18. Location and design of any and all outdoor lighting facilities. **(Please refer to the Lighting Regulations in Zoning Law.)** Lighting Plan needed. Poles? Building mounts?

___ 19. General landscaping and/or screening plan with planting schedule.

- ___ 20. Snow storage areas. **How is snow to be handled?**
- ___ 21. Location of **fire lanes** and hydrants.
- ___ 22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity.
- _OK_ 23. Location and design of all energy distribution facilities, including electrical, gas and solar energy; any easement and deed restrictions.
- ___ 24. **An estimated project construction schedule.**
- ___ 25. Record of application for, and approval status, of all necessary permits from State or County agencies or officials. **SPDES permit needed with Site Plan**
- ___ 26. **Map or aerial view identifying adjacent parcels and land usages. Adjacent parcels and land usages could be shown on tax map.**
- ___ 27. **Appropriate State Environmental Quality Review form (SEQR) completed. (Short or Long Form, whichever is applicable. Unable to determine at this time. Since the property is near the A & A tracks which is on the National Register of Historic Places, the Board needs to consider this. At least submit the Short Form at this time.**

Additional Issues:

- 1. Proof of Ownership needed.**
- 2. The house to the east is grandfathered as residential use. We need the advice of the Attorney for the Village regarding Zoning Law, Section 440 as to whether 100 feet side yard dimension is needed with a 50 foot planted buffer next to the residential lot line. The survey is needed to help with this determination.**
- 3. Regarding the table insert on the plan:**
 - **The proposed minimum width and the numbers on the plan do not match. Insert shows 200 feet, adding the numbers shows 202 feet;**
 - **Provided size of some of the parking spaces indicates 18 feet. They need to be 19 feet;**
 - **Maximum lot coverage provided of 50% needs to be amended. From the plan provided the Board believes it is closer to 42%. Please review and make any necessary changes.**