

**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, February 10, 2021, at 7:00 P.M. a Zoom Meeting. We are running this as a joint in person and Zoom Conference Call as authorized by Governor's Executive Order

MEMBERS PRESENT: Andy Schnitzler, Rich Kosmerl, Amy Opferbeck, Paul Bijhouwer

MEMBERS ABSENT:

OTHERS PRESENT: Michelle Karpinski, DeAnna Hyche

The meeting was called to order at 7:01P.M.by Chairman Paul Bijhouwer

1. APPROVAL OF MINUTES:

MOTION by Rich Kosmerl, seconded by Andy Schnitzler and unanimously carried, to accept the minutes of January 13, 2021

2. REVIEW OF SITE PLAN PERMIT APPLICATION, SBL #193-2-6, REQUESTED BY BROADWAY GROUP, LLC TO CONSTRUCT A COMMERCIAL BUILDING WITH ONLY A 17FT SETBACK NOT IN COMPLIANCE WITH THE TOWN ZONING FOR L1/HC DISTRICT: LIGHT INDUSTRIAL, HIGHWAY COMMERCIAL WITH A 50FT MINIMUM REAR SETBACK AT LIBERTY STREET, ROUTE 98, ARCADE, NY.

Chairman Bijhouwer stated at the last meeting the Planning Board asked if Broadway Group could talk to the DOT to re-configure things to get the driveway moved to the North and try to mitigate the impact of the neighbor on the South.

DeAnna Hyche (Project Manager for Broadway Group) was very responsive and developed a new site plan. With coordination between DeAnna, Zoning Board and Don Roberts and Planning Board we were able to work this in and the Zoning Board approved and they setback would then be 17ft to accommodate truck movement entering the driveway.

Chairman Bijhouwer felt this was a preferable option- it balances the impact on the neighbors and the 17ft setback will not impact anything in the back, being it is a retention pond.

Chairman Bijhouwer attended the Zoning Board Meeting on Jan 18, 2021 and the Zoning Board did approve the 17ft Variance.

The Planning Board Members all agreed the Revised Option #4 is the one they prefer.

DeAnna from Broadway Group reiterated that they never want to impede on anyone's property on the sides, but they did not want to ignore the Setback for the back of the property

Chairman Bijhouwer mentioned that the Arcade Town Board received our letter about having them talk to DOT to review the speed limit on the stretch of road before the proposed site and ongoing to the border of the County Line.

MOTION by Chairman Bijhouwer, seconded by Amy Opferbeck and unanimously carried, that the Board grants final Site Plan approval to the Broadway Group, SBL #193-2-6-Site Plan proposal based on the configuration shown on the drawing of the C2 – Revision #4 dated January 15, 2021.

There being no further business brought before the Board, the meeting adjourned at 7:18 P.M. upon **motion** by Chairman 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 March 10, 2021, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,
Michelle Karpinski
Secretary