

**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, March 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, Don Roberts, Chris King, Matt Ressler

The meeting was called to order at 7:05P.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 February 10, 2021

- 1. LAND SEPARATION APPLICATION FOR SBL# 151.-2-20.22, TO DIVIDE 129.63 ACRES INTO 2 PARCELS (4 ACRES RESIDENTIAL, 125 ACRES AGRICULTURAL, SUBMITTED BY CRIPPLE CREEK FARMS, LLC. TOWN ZONING LAW 816-B LAND SEPARATION, THE LAND IS LOCATED AT 6202 ROUTE 98, ARCADE, NY.**

Chairman Bijhouwer asked Don Roberts if there are 2 surveys' needed if a land separation occurs. Don stated the law does not require one because there is a pre-existing lot on record. The piece that is separated off is the only one that needs to have survey done when the separation occurs.

The Board reviewed and all the zoning requirements have been met.

**MOTION** by Chairman Bijhouwer, seconded by Amy Opferbeck and unanimously carried, that the Board grants Land Separation approval with a waiver of the requirements for the 50ft front yard setback in light of the fact the existing front yard setback is 35.6, 36.7ft as shown on the survey and that is an existing structure on this site to the Cripple Creek Farms, LLC, SBL #151.-2-20.22, located at 6202 Route 98, Arcade, NY.

**2. LAND SEPARATION APPLICATION FOR SBL# 174-1-48.1, TO DIVIDE OFF 2 ACRES WITH 200' FRONTAGE FROM 43.31 ACRE PARCEL WITH AT LEAST 550' OF FRONTAGE BEFORE SEPATATION, SUBMITTED BY MATTHEW RESSLER. TOWN ZONING LAW 816-B LAND SEPARATION, THE LAND IS LOCATED AT 1430 GENESEE RD, ARCADE, NY.**

The Board reviewed and all zoning requirements have been met.

The 25ft. access road to field in back already exists.

**MOTION** by Chairman Bijhouwer, seconded by Andy Schnitzler and unanimously carried, that the Board grants Land Separation approval to the Matthew Ressler, SBL #174-1-48.1, located at 1430 Genesee Rd, Arcade, NY.

There being no further business brought before the Board, the meeting adjourned at 8:01 P.M. upon **motion** by Andy Schnitzler, seconded by Amy Opferbeck and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade is scheduled for Wednesday April 14, 2021, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,  
Michelle Karpinski  
Secretary