

**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, September 8, 2021, at 7:00 P.M. in the Boardroom of the Village Office.

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

MEMBERS ABSENT:

OTHERS PRESENT: Michelle Karpinski, Don Roberts, Paul & Tammy Romessor, Jim Yansick
Greg Foster

The meeting was called to order at 7:06 P.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 August 18, 2021 meeting.

Chairman Bijhouwer checked over the new Site Plan Drawing to make sure that a revision had been made to accommodate the parking on the side of the building by the road. It was corrected and made into one spot for handicapped parking and the spot is parallel to the building.

Chairman Bijhouwer then read the Wyoming County Planning Boards Approval with comments from the meeting that was on Tuesday September 7, 2021.

1. Site Plan Checklist is Enclosed
2. Site Plan Review application is enclosed
3. Short SEQR is included
4. The boundaries of the property are shown
5. A Site Plan drawing including the name and address of applicant and person responsible for preparation of drawing had been included. The drawings have a north arrow, scale and date.
6. All local County and State permits must be obtained and submitted prior to approval and must meet local, County and NY State Building Codes.
7. There appear to be no significant county-wide negative impacts related to this proposed project.

MOTION BY CHAIRMAN BIJHOUWER AND SECONDED BY ANDY SCHNITZLER TO OPEN THE PUBLIC HEARING FOR SITE PLAN, SBL # 182.1-17, SUBMITTED BY TAMMY ROMESSOR REQUESTING TO CHANGE THE USE OF THE PROPERTY FROM RETAIL TO BREWERY/BREW PUB. TOWN ZONING IS LIGHT INDUSTRIAL, HIGHWAY COMMERCIAL AND THE LOCATION IS 3 HURDVILLE RD, ARCADE, N.Y. AT 7:11 PM.

1. Jim Yansick spoke with concerns for the kitchen to have the adequate exhaust equipment so that the food smell is controlled and the possible live music that perhaps would disturb the neighborhood. The last item was about the parking of vehicles that might happen on Rule Drive, the road does not have any shoulders to accommodate parking.

Chairman Bijhouwer thanked Mr. Yansick for his concerns that he brought up. His response to them are:

- a. The Exhaust of the kitchen is not an item the Planning Board reviews but the Health Department has rules and regulations that need to be followed for new businesses.
 - b. The patio on the back of the building would have a blocker between there and the houses on Rule Drive just in case Live Music is played.
 - c. The parking on Rule Drive would have to be addressed with the Village Board about not having a shoulder to be able to park on safely.
2. Greg Foster spoke and wanted to voice his support of the project.

Chairman Bijhouwer asked three more times if anyone had any other concerns or comments, there was none.

Board Member Rich Kosmerl wanted to point out that at last meeting it was determined to be a Type II action with no SEQR review and on the Short Environmental Assessment Form, page 2, 8-b should be checked yes. The question asks if public transportation services available at or near the site of proposed action, the applicant marked no, but it should be yes because Wyoming County Transit is available.

MOTION by Rich Kosmerl, seconded by Andy Schnitzler and unanimously carried, the Board closed the Public Hearing at 7:22pm.

MOTION by Chairman Bijhouwer, seconded by Andy Schnitzler and unanimously carried, the Board approves the Site Plan Application, SBL #182.1-17, submitted by Tammy Romessor from retail to Brewery at 3 Hurdville Road, Arcade, NY.

There being no further business brought before the Board, the meeting adjourned at 7:27 P.M. upon **motion** by Rich Kosmerl 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 October 13, 2021, at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,
Michelle Karpinski
Secretary