

PLANNING BOARD MEETING

MINUTES: FEBRUARY 14, 2011

MEMBERS PRESENT: Duchscherer, Ferrentino, Greco, Lare, Starzynski, Worrall

MEMBERS ABSENT: Sturniolo

OTHERS PRESENT: Councilman Roesch, Robert Westfall, Assistant Town Engineer and Those Listed Herein.

In the absence of Chairman Sturniolo, Vice Chairman Greco opened the meeting at 7:04 P.M.

Mr. Greco welcomed Sandra Lare to the Planning Board. She said it is an honor and a privilege to be a member of this Board.

ELECTION OF OFFICERS – Vice Chairman and Secretary.

Vice Chairman – It was moved by Duchscherer – Ferrentino to nominate Frank Greco Vice Chairman.

Roll Call: Ayes – Duchscherer, Ferrentino, Lare, Starzynski, Worrall
Noes – None
Carried

There were no other nominations. Mr. Greco is elected Vice Chairman.

Secretary - This position has been eliminated.

MINUTES: Planning Board Meeting - December 13, 2010

It was moved by Starzynski – Worrall to **APPROVE** the minutes with the following correction:

Page 3, 6th paragraph – First sentence to read, “Ms. Ferrentino commented that she does not like storage units on the waterside.”

Roll Call: Ayes – Starzynski, Worrall, Duchscherer, Ferrentino, Greco,
Lare
Noes – None
Carried

Joint Planning & Town Board Meeting – January 10, 2011

Received and filed.

VOUCHER: Arlene Ehde, Recording Secretary - \$94.08

It was moved by Worrall – Starzynski to **APPROVE** the voucher for payment.

Roll Call: Ayes – Worrall, Starzynski, Duchscherer, Ferrentino, Greco,
Lare
Noes – None
Carried

2011 SCHEDULE OF PLANNING BOARD MEETINGS

It was moved by Starzynski – Ferrentino to **APPROVE** the following Schedule of Planning Board Meetings for 2011:

<u>Complete Application Deadline</u> <u>Friday – 4:00 P.M. (except where noted)</u>	<u>Planning Board Meeting</u> <u>Monday – 7:00 P.M. (except where noted)</u>
December 22, 2010 (Wednesday)	January 10, 2011 (cancelled)
January 28, 2011	February 14, 2011
February 25, 2011	March 14, 2011
March 25, 2011	April 11, 2011
April 22, 2011	May 9, 2011
May 27, 2011	June 13, 2011
June 24, 2011	July 11, 2011
July 22, 2011	August 8, 2011
August 26, 2011	September 12, 2011
September 23, 2011	October 11, 2011 (Tuesday)
October 28, 2011	November 14, 2011
November 23, 2011 (Wednesday)	December 12, 2011
December 23, 2011	January 9, 2012

Roll Call: Ayes – Starzynski, Ferrentino, Duchscherer, Greco, Lare, Worrall
Noes – None
Carried

REFERRALS

1. FROM: Town Engineer
RE: WATERFORD PARK SUBDIVISION – PHASE 4 – 16 LOTS
FINAL PLAT APPROVAL

Douglas Scheid, Scheid Architectural and Tom Giambra, developer, appeared requesting Final Plat Approval of Phase 4 of Waterford Park Subdivision.

Mr. Scheid explained that this is the last phase of the subdivision with construction scheduled to begin in the Spring.

There are no changes to the lot count from the originally approved project. There is a storm water easement along the back of the lots.

They will commence with deeding to the Town the Conservation Area.

Lot #60 is a large lot with a buildable area of approximately 140'x108.25'. There is a private drainage easement and a dry pond on the property. The pond was constructed during an earlier phase, at which time it was seeded. Currently there is a full lawn. This area will be part of Lot #60 and will be maintained by the homeowner. The developer has buried some pipes to avoid a wet pond. There will be deed restrictions, which will inform the property owner as to what is allowed on the property.

It was noted that there are many blanks on the Application for Final Plat. At this time, the application is more of a payment record. However, changes are being made to some of the forms used by the Town.

It was moved by Duchscherer – Starzynski to recommend **APPROVAL** of Phase 4 of Waterford Park Subdivision, conditioned on the 3.93 acres shown on the plan as a Conservation Area, being deeded to the Town.

Roll Call: Ayes – Duchscherer, Starzynski, Ferrentino, Greco, Lare,
Worrall
Noes – None
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – November 15, December 6, 20, 2010, January 3, 2011

Received and filed.

2. FROM: Board of Architectural Review
RE: MINUTES – November 16, December 21, 2010

Received and filed.

3. FROM: Traffic Safety Advisory Board
RE: MINUTES – November 19, 2010

Received and filed.

4. FROM: Zoning Board of Appeals
RE: 2011 APPLICATION DEADLINES AND MEETING DATES

Received and filed.

COMMUNICATIONS – OTHERS

None

UNFINISHED BUSINESS

None

DISCUSSION

1. GUN CREEK PDD

Mr. Westfall updated members on the Gun Creek PDD. Owner of the property is the Kinney family and the developer is Patrick Development.

The project has been approved conceptually. There are many housing types and sizes. Some of the estate size lots have one third of an acre. There is egress to Whitehaven Rd. from the site.

The roundabouts and cul-de-sacs were an issue with the previous Highway Superintendent.

A PDD requires 25% open space. The last submittal showed 22%. Mr. Westfall stated that he believes they now have 25%.

In discussing the community center, it is this Board's opinion that it should be constructed with the first phase.

This is a non-commercial entity.

A full detailed plan is now the next step.

No action at this time.

2. LORENTZ POND – STALEY RD.

Mr. Westfall stated that Mr. Lorentz has made application with the DEC for a pond approximately 20 acres in size. The DEC is the lead agency for SEQR. There would be more control over the project if the Town was the lead agency. He will see that the Board receives sections of the application and SEQR documents as soon as possible as there is a thirty day comment period.

During the discussion, it was noted that this is a huge economic benefit to Mr. Lorentz and has no value for the citizens of Grand Island. The large pond on the campgrounds on Whitehaven Road was for a business, but it also brought economical benefits to the Town. At this time, the proposed project will bring no increase in tax value.

This is probably a 4 – 5 year project with countless trucks traveling our roads. Applicant is projecting twelve trucks per hour, which will greatly impact the roads and neighborhood. There are also environmental concerns and a zoning issue.

It was noted that if the pond is not lined where the level changes, it will be a mud hole.

The Town Board is meeting with the Town Attorney for his input. They also need comments from Traffic Safety.

After reviewing materials Mr. Westfall will provide, he asked the Board to pass their comments and concerns on to him. The Town must respond by March 6th.

It was moved by Duchscherer – Worrall to **ADJOURN** at 8:10 P.M.

Roll Call: Ayes – Duchscherer, Worrall, Ferrentino, Greco, Lare, Starzynski
Noes – None
Carried

Respectfully submitted,

Arlene Ehde
Recording Secretary