

PLANNING BOARD MEETING

MINUTES: SEPTEMBER 13, 2010

MEMBERS PRESENT: Starzynski, Sturniolo, Worrall

MEMBERS ABSENT: Duchscherer, Ferrentino, Greco

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

Chairman Sturniolo opened the meeting at 7:03 P.M.

MINUTES: Planning Board Meeting – August 9, 2010

It was moved by Worrall – Starzynski to **APPROVE** the minutes as submitted.

Roll Call: Ayes – Worrall, Starzynski, Sturniolo
Noes – None
Carried

VOUCHER: It was moved by Starzynski – Worrall to **APPROVE** the following voucher for payment:

Arlene Ehde, Recording Secretary - \$53.76

Roll Call: Ayes – Starzynski, Worrall, Sturniolo
Noes – None
Carried

It was moved by Starzynski – Worrall to suspend the rules and add Mighty Taco's revised site plan to the agenda.

Roll Call: Ayes – Starzynski, Worrall, Sturniolo
Noes – None
Carried

1. FROM: Town Engineer
RE: **MIGHTY TACO – 2455 GRAND ISLAND BLVD.
SITE PLAN APPROVAL (REVISED)**

Frank Ziolkowski, RA, Zaxis Architectural, P.C., appeared with a revised site plan for Mighty Taco, 2455 Grand Island Blvd.

Mr. Westfall explained that a site plan was approved conditioned on some traffic handling methods on the Grand Island Blvd. side of the M&T kiosk. M&T has a lease on the land and they do not want a by-pass road on the leased land.

Mr. Ziolkowski explained that they met with M&T three times. As a result of these meetings, they made some modifications to the site plan as follows:

1. The by-pass lane within M&T Bank's land lease has been removed.
2. They relocated the Mighty Taco escape lane more northerly to avoid conflict with M&T's ATM customers. There will be a one-way access so people cannot cut through.
3. There are additional yard arms identifying height restrictions. One has been added to the ATM bank entrance.
4. They tightened up Mighty Taco ingress and egress islands to offer more space to M&T Bank.
5. There are some changes to the landscape area to allow ATM customers to discharge.
6. There is a freezer/cooler added to the back of the building that is approximately 8'x24'x8'6" high, accessible only from the inside of the building. Mr. Ziolkowski stated that he has notification from the Board of Architectural Review that the cooler isn't a problem.

Mr. Sturniolo stated that the cooler will be very visible from the Boulevard. He would like to see it painted to match the building, fenced or screened. Other Board members agreed.

Mr. Ziolkowski was asked if it could be moved over from the corner of the building to allow more landscaping. He stated that it might be able to be moved a couple of feet.

There will be two dumpsters to the rear of the property, one for recyclables and one for trash.

All agreed that the proposed plan will be a nice improvement to the Plaza.

"No Parking" signs, to the rear of the building, were discussed with a representative of the Plaza who was in attendance.

It was moved by Starzynski – Worrall to recommend **APPROVAL** of the site plan conditioned on moving the freezer/cooler unit a short distance, as much as practical, screening with vegetation that will soften the location, and painting the metal panels similar to the brick of the building.

Roll Call: Ayes – Starzynski, Worrall, Sturniolo
Noes – None
Carried

REFERRALS

1. FROM: Town Engineer
RE: NEW ENGLAND VILLAGE SUBDIVISION
CONDITIONAL APPROVAL

Mr. Westfall explained that Preliminary Plat Approval has been granted for New England Village. Advanced technical drawings will show that the lot sizes will not change. They are now asking for Conditional Approval, which will allow Health Department applications to be filed for approval.

Mr. Westfall was asked if the detention pond next to lot #97 has to be built with Phase 1. He didn't think so.

There will be a hard surface driveway for the pump station. Adjacent to the driveway will be an asphalt area for parking eight cars, which will allow access to Town property.

It was moved by Worrall – Starzynski to recommend that Conditional Approval of the Preliminary Plat be **GRANTED** contingent on final review and acceptance by the Town Engineer.

Roll Call: Ayes – Worrall, Starzynski, Sturniolo
Noes – None
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – July 19, August 2, 2010

Received and filed.

2. FROM: Board of Architectural Review
RE: MINUTES – July 20, 2010

Received and filed.

3. FROM: Zoning Board of Appeals
RE: MINUTES – July 1, 2010

Received and filed.

COMMUNICATIONS – OTHERS

1. FROM: American Planning Association
RE: NY UPSTATE CHAPTER CONFERENCE
CONFERENCE CENTER NIAGARA FALLS
SEPTEMBER 22 – 24, 2010

Received and filed.

UNFINISHED BUSINESS

None

It was moved by Worrall – Starzynski to **ADJOURN** at 7:35 P.M.

Roll Call: Ayes – Worrall, Starzynski, Sturniolo
Noes – None
Carried

Respectfully submitted,

Arlene Ehde, Recording Secretary