

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES**

FEBRUARY 7, 2012

Town of Big Flats
Meeting Room
6:30pm

Members Present: Lance Muir, Carl Masler, John Hunter, Scott Esty, Bob Byland, Dave Seely

Members Absent: Angela Piersimoni, Jim Ormiston

Staff Present: Timothy Gilbert, Brenda Belmonte

Guests: Eleanor Sullivan, John Sullivan, Tina Lando, Ronald Cobb, Carolyn Welliver, Jerry Welliver, Carl Carson, Daniel Panosian, Michael McDonnell, Jason Newton, Thomas Clark, Dave Smith, Richard Besley, Elizabeth Besley, Jared Hayes, L. Sanders. John Macri, Darlene Barnes, James Gensel, Randy Williams, Karl Schwesinger

Minutes

January 2, 2012

Motion by Seely, seconded by Byland to approve the minutes of January 2, 2012, Discussion, None, Motion Carries 6-0.

**PUBLIC HEARING
HICKORY VIEW SUBDIVISION
TAX PARCEL 58.01-1-66**

Muir opened the public hearing at 6:31pm, noting it had been duly published in the Star Gazette.

Speaking for: None

Speaking Against: None

Discussion:

John and Eleanor Sullivan, 483 Hickory Grove Rd., submitted a list of concerns to the board.

Muir reviewed the list noting that a majority of the items have been satisfactorily met by the applicant.

Richard Besley, 173 Burkeshire Drive, feels that adding the proposed apartments in Phase 2 may affect the water pressure on his property.

Public hearing closed at 6:39pm

**PUBLIC HEARING
THIRTY PINES SUBDIVISION
158 SEELEY RD
TAX PARCEL 46.00-3-10**

Muir opened the public hearing at 6:40pm, noting it had been duly published in the Star Gazette.

Speaking for: Applicants John Macri and Darlene Barnes, 158 Seeley Road: the proposal is to subdivide the 5 acres including the dwelling in order to obtain financing on that piece of property. No additional buildings are proposed.

Speaking against: None

Public hearing closed at 6:41pm.

**TOUGH PUPS & PAMPERED PRINCESSES
PRELIMINARY & FINAL SITE PLAN
3358 STATE RTE 352
TAX PARCEL 76.01-1-3**

Resolution by: Masler
Seconded by: Hunter

WHEREAS this Board has received an application for site plan review on November 17, 2011; and

WHEREAS this Board, as per Town of Big Flats Code 16.08.030(D), has determined the final plan to be complete; and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact.

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board accepts the Site Plan dated February 7, 2012 as a final plan with the following conditions:

- All lighting shall comply with BFZL
- All signage shall comply with BFZL

CARRIED: AYES: Muir, Masler, Hunter, Esty, Byland, Seely

NAYS:

Dated: February 8, 2012
BIG FLATS, NEW YORK
By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

**COLONIAL DRIVE HOTELS
PRELIMINARY SITE PLAN
COLONIAL DRIVE
TAX PARCEL 58.01-2-28.1**

Resolution by: Piersimoni
Seconded by: Seely

WHEREAS, The Town of Big Flats Planning Board has received an application from Manir Properties for site plan approval on the above parcels located within the BR district on Dec 15, 2011; and

WHEREAS, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

WHEREAS, the proposed action is Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

WHEREAS, that the Planning Board of the Town of Big Flats hereby declares itself as lead agency and has notified all agencies involved, pursuant to the provisions of SEQR 6 NYCRR Part 617.20; and

FURTHER RESOLVED, the Town of Big Flats Planning Board accepts the Jan 3rd, 2011 Staff Comments as finding of fact and grants preliminary site plan approval with the following conditions:

- SWPP review and approval
- SEQR
- County Review
- Hunt Review and Staff Report

CARRIED: AYES: Muir, Masler, Ormiston, Piersimoni, Esty, Byland, Seely

NAYS: None

Dated: Tues January 3, 2012
BIG FLATS, NEW YORK
By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

Muir stated that there are several issues to be resolved with this application including stormwater, Seqr and an updated engineering review.

James Gensel stated that he had received and responded to the engineering review. Armory Rd. is actually an easement to the state; a 60ft road for ingress and egress. Access will still be allowed, however the configuration cannot be changed as presented in the previous drawings.

Esty referred to Andy Avery's comment on traffic being a major concern.

Gensel said he has addressed Avery's concerns with left hand turns. Future development will depend on the use involved; currently the issue is just the hotel.

**RESOLUTION P-2012-3
CJ Country Kids Preliminary Subdivision**

Tax Parcel 66.02-2-32.171

Resolution by: Seely
Seconded by: Byland

WHEREAS, this Board has received an application for subdivision review on January 20, 2012; and

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has determined the preliminary plat to be complete; and

WHEREAS, this Board hereby authorizes the Code and Planning to schedule a Public Hearing on Preliminary Plan for March 6, 2012, at the request of the applicant; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's uncoordinated review as lead agency; and

WHEREAS, the Planning Board has considered the Short Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, has considered the comments of its staff report dated, January 26, 2012, made via written memoranda to the Planning Board (which memoranda are incorporated herein by reference) and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration.

CARRIED: AYES: Esty, Muir, Masler, Byland, Seely, Hunter

NAYS: None

Dated: Tuesday, February 7, 2012
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

**WILLIAMS HONDA
SIGN VARIANCE REQUEST
COUNTY ROUTE 64
TAX PARCEL 58.03-1-52.1**

Ron Cobb, of Hawk Engineers, described the two proposed pylon signs, stating they are similar to the existing signs on the neighboring property.

Tim Gilbert explained that the request is for two allowed freestanding signs, over 100% in allowed area for each sign.

Esty said that although the request is for twice the size, this is a competitive situation with the neighboring dealership. He feels it is a reasonable request given the location.

Comments will be forwarded to the ZBA recommending the variance be granted.

**SIMMONS ROCKWELL
SIGN VARIANCE REQUEST
COUNTY ROUTE 64
TAX PARCEL 67.02-1-4**

Gilbert explained the proposal, which asks for one facade sign over what is allowed.

Muir feels that while it is a substantial change, he does not see any problem with it.

Esty feels we should support the businesses in town to the extent that we can.

Hunter said they are just covering a façade that is already there. He does not have any issues with the request.

Byland feels they are asking for more than is really needed. He would not support a variance approval.

Comments to be forwarded to the ZBA that although it is not unanimous, granting of the variance is supported.

**WEST SENECA
MILLENNIUM METER STATION
CONCEPT SITE PLAN
UPSON ROAD
TAX PARCEL 47.00-1-48.1**

Muir commented on a SWPPP not being required due to the nature of the business.

Jason Newton, of Turn-Key Specialists stated that a SWPPP has been submitted to the DEC; a copy is available on request.

Newton explained that this station is basically a “cash register” for buying and selling gas taken from the existing pipeline. Several measures have been taken to minimize the impact on the environment as well as the overall footprint (~ ¾ of an acre).

Byland asked if the piping would be underground.

Newton replied yes, the majority is underground and will come aboveground for some of the valving.

Byland asked if there were any landscaping standards.

Newton referred to the information supplied in the application. The grass areas will be restored as much as possible and the removal of trees will be minimal.

**VISIONS HOTELS
CONCEPT SITE PLAN
COLONIAL DRIVE
TAX PARCEL 58.01-2-5.31**

Gensel said the applicant is proposing to construct two 4-story hotels and a single story banquet facility. This proposal was previously submitted. The new design has to be updated to meet new SPDES standards. The original traffic study will be evaluated and provided in the near future. .

**RESOLUTION P-2012-05
HICKORY VIEW APARTMENTS
PRELIMINARY SUBDIVISION & SITE PLAN (LOT 1)
STILLWATER & HICKORY GROVE RDS
TAX PARCELS 58.01-2-27 & 58.01-1-61.2**

Resolution by: Byland
Seconded by: Seeley

WHEREAS, The Town of Big Flats Planning Board has further reviewed an application from Arnot Realty dated Sept 15, 2011, for site plan approval on the above parcels located within the BNR district on February 7, 2012; and

WHEREAS, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

WHEREAS, the Town of Big Flats previously declared itself as lead agency, and that the proposed action is a Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, has considered the comments of its staff, made via written memoranda to the Planning Board in a staff report dated January, 2012, and the Town of Big Flats engineering review dated February 4, 2012 (which memoranda are incorporated herein by reference and commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Type I action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

FURTHER RESOLVED, the Town of Big Flats Planning Board accepts the Jan, 2012 Staff Comments, and Fagan engineering review, as finding of fact and grants preliminary site plan approval with the following conditions before a final shall be granted:

- SWPP approval
- Address Fire Department Access Concerns
- Review engineer concerns
- Big Flats DPW concerns

CARRIED: AYES: Muir, Masler, Hunter, Esty, Byland, Seely

NAYS: None

Dated: Tues February 7, 2012
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

Muir's understanding is that some of the outstanding issues include the DPW road questions, the negative response from the fire department, and the SWPPP items as pointed out.

Mike McDonnell, of Larson Design, has updated the previous submittal. The overall footprint and pavement is less impervious area than before. The area of the lot has been increased to incorporate a ponding area as well as a recreational area. The stormwater includes vegetated open swales and each building will have roof drainage connected to open swales.

Seely referred to earlier comments expressing concern with the water pressure and asked if there would be sufficient pressure.

McDonnell feels something was not operating correctly within the water system for those residents who had comments tonight.

Esty stated that technically the water is not this board's issue.

Muir explained that the issue is not ours to solve, but it should be addressed.

Esty questioned the required transition between zones.

Gilbert stated that there is no buffer required on this portion of the project.

Muir asked what "Plan B" is for SWPPP – where is the water going if something goes wrong? Also, some of the drainage swale collections are close to interfering with setbacks.

McDonnell said that all swale areas have been moved back so as not to be in the local through right-of-way.

Byland questioned the letter from Larry Wagner regarding the road.

McDonnell stated that he had met with Wagner and Gilbert. All concurred that it was not necessary for approval of Lot 1 to deed over the local through road.

Motion by Byland, seconded by Esty, to adjourn at 9:25pm, Discussion, None, Motion Carries 6-0.

Meeting adjourned at 9:26pm.