

Joint Planning Board/Zoning Board of Appeals
Minutes of January 19, 2016

Present:

Brian W. Murray, Chairman-Planning
Robert Anderson-Planning
Daniel Kowalik-Planning
Mary Jane Shonn-Planning
Gregg Brown-Planning
Darrin Folger-Planning
Roberta Lobur-Zoning

Andrew Borden – Village Attorney
Daniel D. Shonn – Village Attorney
Michael Borth - Code Enforcement Officer

Absent:

Timothy Morgan-Chair/Zoning
David Pann-Zoning
Richard Hegmann-Zoning
C. Douglas Whelan-Zoning

Meeting Began: 7:01 pm.

Chairman Murray opened the meeting with a welcome to everyone.

RESOLUTION duly moved by Anderson and seconded by Kowalik to approve the minutes of the joint Planning/Zoning Board Meeting of November 17, 2015. Carried unanimously

Greg and Christine Papke–168 Main Street–Special Use Permit 8-10 Apartment Building Complex

Greg and Christine Papke came before the Planning Board to request approval to renovate the property at 168 Main Street into an 8-10 Apartment Building Complex. This property is in an R-2 Zone and would require a Special Use Permit. In the past the building was used as a church and presently includes a parsonage. The new plan would be to renovate the church building into high end apartments including approximately 6-8 two bedroom, 2 one bedroom. Four of those apartments would be handicap accessible. The parsonage would be demolished and replaced with 6 1-car garages.

Discussion was held regarding the parking especially for the handicap spots

RESOLUTION duly moved by Shonn and seconded by Brown to approve the preliminary plan and

Review of Village Code –

On the recommendation of Code Enforcement Officer Borth, both the Planning Board and the Zoning Board of Appeals gathered tonight to discuss the Village Code. During the past few years several codes have come up during the building permit process that need

updating, amending and or changing. Code Enforcement Officer Borth suggested amending the swimming pool code to give a more exact rule for setbacks in Zones 1 and 2. Also, he recommended consideration of changing the setbacks in Zone 2 to match those in Zone 1. He recommended amending the height code for accessory buildings to better conform to New York State Codes and lastly wanted to update the code about signs. Village Attorney Borden stated that he would look into other municipalities' codes and put together draft resolutions amending the above codes for both Planning and Zoning Boards to review. Once approved the changes or adjustments would go before the Village Board as a Village Law Amendment.

Chairman Murray made a suggestion to everyone to go on the Village of Williamsville's Website and review their code book which has been updated with pictures and dictation of code expectations. Chairman Murray recommended having the Mayor from the Village of Williamsville come to a meeting to speak about the new Form Based Codes versus the standard Euclidian Codes presently used.

Meeting adjourned at 8:30 P.M. on a motion from Kowalik and seconded by Shonn. Carried Unanimously

Next Planning Board meeting: Tuesday February 23, 2016 at 7:00 pm

Submitted by:

Brian W. Murray, Planning Board Chairman