



**Village of Akron
Planning Board
Work Session/Meeting Minutes
Monday August 26, 2024**

Present: Chairman Brian Murray, Daniel Kowalik, Gregg Brown, Todd Glassman, and Code Enforcement Officer Michael Borth, Code Enforcement Assistant Kevin Paquin and Village Engineer Ed Schiller.

Meeting: Started at 5:33 pm

Agenda Items:

- Chairman Murray stated that due to the absence of Member Jeffrey Cheavacci, Alternate Member Mary Jane Shonn will serve as a regular member this evening.
- Planning Board Minutes from June 24, 2024: a motion by Daniel Kowalik and seconded by Todd Glassman to approve the minutes as presented. Approved.
- Grandpa's Country Store, LLC – Sign Permit – 99 Main Street. Chairman Murray asked Assistant Code Enforcement Officer Paquin to update the Board about the sign at 99 Main Street. Assistant Code Enforcement Officer Paquin stated that the sign has been installed and is code complaint. The sign was one used back many years ago for another retail store at this location and the owners of Grandpa's County Store cleaned it up, painted it, and put new letters on it. With no further questions, Chairman Murray asked for a motion. Motion by Mary Jane Shonn and seconded by Gregg Brown to approve the Sign Application. Approved.
- Michael and Brenda Regan/Regan's Deli – Sign Permit – 83 John St. Chairman Murray asked Assistant Code Enforcement Officer Paquin to update the Board about the sign at 83 John Street. Assistant Code Enforcement Officer Pacquin stated that the sign has been installed and is code complaint. The owners retrofitted the original sign with vinyl to remove the name Nic's Deli to Regan's Deli, installed a 24" x 55" aluminum panel sign on the side of the building, and a decal on the front window of the Deli. With no further questions, Chairman Murray asked for a motion. Motion by Gregg Brown and seconded by Daniel Kowalik to approve the Sign Application. Approved.
- Envision Akron, LLC – Sign Permit – 57 Main Street. Chairman Murray asked Code Enforcement Officer Borth to update the Board about the sign at 57 Main Street. Code Enforcement Officer Borth stated the proposed sign, which is code compliant, will be added to the sign already in place and will advertise the Litfin Lofts which reside on the second floor of the building. With no further questions, Chairman Murray

asked for a motion. Motion by Gregg Brown and seconded by Mary Jane Shonn to approve the Sign Application. Approved.

- **Manufactured Housing Community – Rock Oak Akron –**

Chairman Murray wanted to update the Planning Board and all those in attendance regarding the “Rock Oak – Akron” project. Stephen Development recently added a 5’ berm with pine trees within the 30’ buffer surrounding the area on Clarence Center Rd that would add extra privacy to the two most affected property owners by this proposed project. At this time, the Planning Board is still waiting for more approvals from NYDEC, US Army Corp of Engineers, and NYDOH.

Many Village Residents and several Town Residents were in attendance to ask questions and share comments/concerns regarding the proposed Manufactured Housing Community “Rock Oak – Akron” project such as: lower property values on their properties due to this proposed project, loss of the wildlife, effects on endangered Northern Long-Eared Bats, storm water/drainage concerns, higher taxes, traffic, strain on utilities, Police/Fire Departments, higher electric bills, loss of privacy, noise and dust from construction, and the rural Village atmosphere. Many of the questions were explained and answered by Chairman Murray.

Some requests were: Is it possible to move the proposed homes that will be located behind the properties existing on Clarence Center Rd to another location on the property? Can they add more berms on the property line by the pond/bike path? Can they just reduce the number of homes in this proposed park?

Chairman Murray instructed anyone with specific questions or requests regarding this project to send a letter or email to Village Clerk Jayne DeTine. She will file and distribute to the Planning Board Chairman Murray who will forward to the Developer.

Chairman Murray thanked everyone for coming and for all the questions, comments, and requests.

Note: Noel Dill and Paul Stephen Jr. from Stephen Development were present to listen only.

Adjournment: There being no further business to come before the board this evening, a Motion by Daniel Kowalik and seconded by Gregg Brown to adjourn the meeting at 7:03 pm. Approved.

Next Meeting September 30, 2024 at 5:30 pm

Respectfully Submitted:

Brian W Murray
Planning Board Chairman