

PLANNING BOARD MINUTES

**Roll call
Minutes
Sign review
Update on pending items**

**Miscellaneous
Agenda items
Communications**

April 3, 2002

AGENDA 8:00 P.M.

ITEM I

Alan & Sue Olhoeft
Agricultural

REQUESTS DEVELOPMENT PLAN APPROVAL FOR
A THREE LOT OPEN DEVELOPMENT LOCATED AT
4980 WINDING LANE.

ITEM II

Roy Jordan
Agricultural

REQUESTS AMENDED CONCEPT PLAN APPROVAL
FOR A THREE LOT OPEN DEVELOPMENT LOCATED
AT 8422 STAHLEY ROAD.

ITEM III

Phil Silvestri
Residential A

REQUESTS DEVELOPMENT PLAN APPROVAL FOR
12,892 SQUARE FOOT ADDITION TO THE
CLARENCE CHURCH OF CHRIST LOCATED AT 5375
OLD GOODRICH ROAD.

ITEM IV

Larry Engasser
Agricultural

REQUESTS TEMPORARY CONDITIONAL PERMIT
FOR EXISTING PAVING BUSINESS AT 8334
COUNTY ROAD.

ITEM V

Herman Seitz
Agricultural

REQUESTS CONCEPT PLAN APPROVAL FOR A ONE
LOT OPEN DEVELOPMENT LOCATED AT 8346
COUNTY ROAD.

ATTENDING:

Harold K. Frey
Roy McCready
Michael Metzger
Joseph Floss
Reas Graber

INTERESTED
PERSONS:

Jane Sweet
David Sweet
Jacob Steinhart
Carol Steinhart
Alan Olhoeft
Sue Olhoeft
Larry Engasser
Joan Engasser
Councilman Scott Bylewski
James Hartz
Kathryn Tiffany
Harold MacNeil

MINUTES

Motion by Joseph Floss, seconded by Reas Graber to
approve the minutes of the meeting held on March 20, 2002
as written.

ALL VOTING AYE. MOTION CARRIED.

ITEM I
Alan & Sue Olhoeft
Agricultural

Requests development plan approval for a three (3)
lot open development located at 4980 Winding
Lane.

DISCUSSION:

Mike Metzger recused himself from this project. Chairman Frey said that the applicants have a negative declaration from the Municipal Review Committee, they have been through the New York State Wildlife report, and that is okay. The Assessor has asked them to name their road. The Town Engineer had requested a hydro- geologists report on the injection well and the drainage. It was submitted to him too late to give a final approval on it. They have met all the requirements for an open development. Chairman Frey asked the neighbors for their thoughts. David Sweet said they are very concerned about their loss of privacy and safety, with the bridle path on the boundary line. He would like an eight or nine foot solid fence installed on his property line. Mr. Sweet said he doesn't want the bridle path right on the boundary line. Chairman Frey asked Mr. Sweet what he thought was a reasonable amount away from his property if Mr. Olhoeft agreed to reroute the bridle path away from his property. Mr. Sweet said twenty five feet would be acceptable to them. Mr. Olhoeft said part of the problem is that the Sweet's have extended their lawn about 30 feet into the Olhoeft's property line. That is why there is no natural growth there. After much discussion, it was decided that the bridle path would be re-routed away from the Sweet's property line, and a post and rail fence would be installed along the Olhoeft's property line bordering the Sweet's. The Steinharts said they felt they were losing their privacy too. The entrance road is next to them. They would like a five foot high berm, but it would require a twenty foot wide area to create a five foot high berm. The Steinharts do not want the berm to extend on to their property. They would like Mr. Olhoeft to move his road over. Mr. Olhoeft said they are trying to move the road as far away from the Steinharts as they can, but still preserve the tree line. Roy McCready suggested putting a row of pines on the berm, rather than a fence on the berm. Chairman Frey agreed that staggered pines or trees would be more acceptable. The Steinharts said they could be happy with a three foot berm with five foot high pines to

screen their property. This project will not go to the Town Board for development plan approval until there is a complete approval from the Town Engineer for the injection well, as well as an approved landscape plan.

ACTION:

Motion by Reas Graber, seconded by Joseph Floss. The Planning Board recommends to the Town Board that development plan approval be given for a three lot open development at 4980 Winding Lane with the following conditions:

- 1) The road will be named for emergency vehicles.
- 2) The west line along the Sweets property will be fenced on the lot line with a post and rail fence, the bridle path will be moved in twenty five feet along the Sweets property.
- 3) A three foot berm on the east side along the Steinharts property with staggered five foot evergreen trees for screening.
- 4) An approved landscape plan.
- 5) An approval from the Town Engineer for the injection well.

On the Question?

Joseph Floss said there is a letter from Lowell Grosse in the file and he would like to see that he receives a letter from the Town Engineer, or the Project Engineer, or someone from this office regarding the drainage, and how it will be handled.

ALL VOTING AYE. MOTION CARRIED.

ITEM II
Roy Jordan
Agricultural

Requests amended concept plan approval for a three lot Open Development located at 8422 Stahley Road.

This item was removed at the request of the applicant.

ITEM III
Phil Silvestri
Residential A

Requests Development plan approval for a 12,892 square foot addition to the Clarence Church of Christ located at 5375 Old Goodrich Road.

DISCUSSION:

Chairman Frey said they have all the approvals. The Town Engineer gave his approval with conditions:

A) Retention of storm water provided in proposed parking lot.

B) Future parking be provided in north east area if it is needed.

C) Private improvement permit be obtained from Engineering Department prior to start of construction of the addition.

Chairman Frey said on the front of the driveway on the north and the south side, coming in we have future parking if it is needed. With that retention area being cut in half, there can be more future parking if it is needed.

ACTION:

Motion by Michael Metzger, seconded by Roy McCready.

The Planning Board recommends Development plan approval to the Town Board for a 12,892 square foot addition to the Clarence Church of Christ at 5375 Old Goodrich Road.

On the Question?

Roy McCready commented that on the landscape review, they recommended that the curbed islands on the corner of the buildings contain coarse gravel mulch. It is easier for maintenance and for plowing. It is just a suggestion.

ALL VOTING AYE. MOTION CARRIED.

Page 2002-54

ITEM IV
Larry Engasser
Agricultural

Requests Temporary Conditional permit for existing paving business at 8334 County Road.

DISCUSSION:

This has been a business since 1974. It was owned by

Herman Seitz. Larry & Joan Engasser bought it from Herman Seitz in 1999. They have a down payment on a sales contract to purchase the land to the west of the proposed Open Development Herman Seitz is requesting. The land in the back is used for the business. They store their equipment and supplies in a building in the back. They are a seasonal business. They have never received any complaints from neighbors. Their five employees park in the back. Their hours of operation will be 6 a.m. until 6 p.m. The only on site work is loading and unloading the equipment. They do stockpile some stone. Larry does most of the maintenance on his equipment. His waste oil is contained in fifty five gallon drums. The majority of equipment is stored inside, with the exception of the pay loader.

ACTION:

Motion by Roy McCready, seconded by Reas Graber to recommend a Temporary Conditional permit for a paving business located at 8346 County Road.

1) Hours of operation will be 6 a.m. until 6 p.m. Monday through Saturday.

2) No outdoor storage visible from County Road.

ALL VOTING AYE. MOTION CARRIED.

**ITEM V
Herman Seitz**

Requests concept plan approval for a one lot Open Development located at 8346 County Road.

This item was removed from the agenda at the applicants request.

Motion by Joseph Floss, seconded by Reas Graber to adjourn the meeting.

Meeting adjourned at 9:30 p.m.
Harold K. Frey, Chairman