

MEMBERS

PRESENT:

Paul Ziarnowski
David Bowen
Jim Liegl
Elizabeth Schutt
David Stringfellow

Chairman
Vice Chairman

**ALSO
PRESENT:**

Sean Costello
Sarah desJardins
Thelma Faulring
Bob Kuss
Evan Kuss
Keith Pelkey

Town Attorney
Planning Consultant
Secretary to the Boards and Committees
Applicant - All Boys Commercial Development – Boston State Road
Applicant - All Boys Commercial Development – Boston State Road
Perspective member

Minutes by agenda item from January 9, 2018

1

Meeting to order

By Vice Chairman Ziarnowski at 7:30 PM

2

North Boston All Boys, LLC – Conceptual Site Plan Review

Evan Kuss and bob Kuss gave an overview of the proposed project and responses to questions asked by PB members

- Commercial refrigeration, heating, air conditioning company
- Currently located in Orchard Park, we’re leasing there
- Business started in 1990
- Looking to build a shop/warehouse to keep supplies
- We’re going to get the office moved in there
- It will just be a parts/pieces stuff for day to day operations
- *No retail*
- *Service tech’s are out on jobs in the field, come and get parts as needed, will get deliveries there*
- *No hazardous waste*
- *Dumpster will out the back door*
- *Sheet metal building is more cost effective, we have sheet metal building on our property now, looks pretty good*
- *Not currently hiring; 7 employees, added 1 person in the 4-5 years, 4 employees are son’s, my wife run’s the office in residence*

Dr. Ziarnowski: Would like to see visual plantings between your building and the residences in front of you, and I support the suggestion that a nice façade would be nice, what can be parked and not parked outside this building.

Mrs. desJardins: Letter says that the office manage and the service manager will be running this business from this office between 7 AM and 4 PM, if they don’t and this is strictly storage you will need a special permit from the town board and also you cannot park any vehicles outside if it’s strictly for storage; so that’s got to be determined.

- *Right now the office is in our home*
- *That is the plan moving forward move the office to this building and get it out of the house*

Dr. Ziarnowski: We need to get this straightened out now, not what’s going to happen two years from now; take a look at the visual block, façade, parking; dumpster

- *Panel vans used for servicing which they take home at night, only one right now parked out that we want to get inside*
- *Lighting will be down cast*
- *Dumpster will be the back door*
- *No signs*
- *We’ve already talked about some kind of plantings*
- *We’ve been told that this property has not had any flooding problems*

Mr. Stringfellow: You might consider moving the building a little to the east especially if you’re going to come in with a plain sheet metal building, making it less visible from the road.

Mrs. desJardins: They will have to put contours on the final site plan so we can tell how close to 18-Mile Creek

Dr. Ziarnowski: Lights, façade, berm need to be addressed. Is there a motion? Also that only a temporary C.O. be issued until all is completed as approved.

Mrs. Schutt: I make a motion that we accept the conceptual plan.

Mr. Stringfellow: Second. All were in favor of the motion.

- 3 Meeting start time Remain at 7:30 PM.
Dr. Ziarnowski requested that someone remain in the building to be sure that the secretary exits the building safely.
- 4 Approval of minutes Not discussed.
- 5 Election of Officers
Dr. Ziarnowski was elected as Chairman.
David Stringfellow declined nomination as Vice Chairman
Jim Liegl was elected as Vice Chairman
Elizabeth Schutt was elected as Secretary
- 6 Meeting room Move back to Planning Board room starting in February for regular meetings
Public Hearings in the Court room
Large capacity crowd move to Community room when necessary
- 7 No Agenda meetings If there is no set agenda – there will be no meeting

Discussion went to forming a Code Revision Committee:
This request and leadership should come from Town Board
Determine membership and a membership that is will to work; start a process.

- 8 Town Board Liaison Is there anything that needs to come to the attention of the Town Board for updating or Approval? Not at this time.
- 9 Planning Consultant Meeting with Glenn Christner about revisions on the Brunner Eatery project

Dr. Ziarnowski: The mixed use project is not on the agenda tonight at their request, they are ‘going back to the drawing board.’ Sean Hopkins and Bill Solak met with Supervisor Keding yesterday; I met with Mr. Keding to bring him up to date on that project.

- 10 Town Attorney Dr. Ziarnowski: Sean Costello is the new Town Attorney. Sean comes of any political party and hopefully comes with insight into the facts of law into our Town.
Mr. Costello: I’m looking forward to working with you all; I think there are a lot of interesting things to do – revising Codes could be a real valuable service, I’m looking forward to working with everyone and move the ball forward.
Mrs. Lucachik: And if he is not up to speed on a regulation that you are looking for from a PB standpoint, he has a firm backing him up with those that would have that, as part of the contract with the Town.

Dr. Ziarnowski: Please send a thank you to the Mike Kobiolka for his service to the Planning Board. I’ll draft a letter.

- 11 Executive Session
- 12 Return to Regular Session by motion
- 13 Motion on request for appointment
Mr. Stringfellow made the motion to appoint Keith Pelkey to the Planning Board, seconded by Mrs. Schutt and carried

Non-Agenda Item

Dr. Ziarnowski reported:

- Attended first 2018 Town Board meeting
- It was refreshing
- Hopefully good working relationship with new administration
- Talked to Supervisor Keding and said support on our end would be greatly accepted
- As a Planning Board we need to try to have a cordial, respectful relationship with the people in front of us

Discussion turned to: Code Enforcement, sign laws, parking when/where parking is / is not allowed at commercial property, only temporary C.O. issued until all stipulations are met, Notice of Decision like ZBA provided to Code Enforcement Officer; applicants do not make notes of concerns, comments made by the Planning Board; squeezing a design.

- 14 Motion to adjourn
Mr. Stringfellow made a motion to adjourn, seconded by Mrs. Schutt and carried.

Respectfully submitted,

Thelma Faulring
Secretary to the Boards and Committees