

## Planning Board 2022.10.11

### Meeting minutes\_draft

Attendees: Dr. Paul Ziarnowski, Jim Liegl, Jay Jackson, David Stringfellow,  
Attorney Sean Costello, Town Liaison Jennifer Lucachik, Planning Consultant Sarah DeJardins  
Absentee: David Bowen, Gary Stisser, Elizabeth Schutt

#### 1. CALL MEETING TO ORDER

Meeting called to order by Dr Ziarnowski at 732pm

#### 2. APPROVAL OF MINUTES

September

Motion made to accept the minutes by Mr. Jackson

2<sup>ND</sup> by Mr. Ziarnowski

APPROVED

#### 3. OLD BUSINESS:

- a. Public Hearing for Deanna Drive/Glenn Wetzel approval of final plat approval of a 34 lot cluster subdivision, as an extension of Deanna Drive.

#### PUBLIC OPEN HEARING

Attorney Sean Hopkins spoke to the board with Glenn Wetzel. Looking for final plat approval. During the meeting in July – negative declaration was given. Dozens of conditions given.

The final plat is the same as the final layout as the preliminary plat. Sean Hopkins referenced the plan to the board. Made a lot of changes. Have issued neg declaration. Chris Winkler/Engineer and reviewed and approved the plans. Final plat submission was made by Pat Sheedy in August 2022. Letter sent to Town Board, if there was any input. In a position to approve. Exact same conditions and were very detailed.

Received approval from Erie County Water Authority

Received conditional approval from Erie Health

Work would start in Spring 2023.

Any questions?

Mr. Ziarnowski asked if there were any questions from the audience.

Ms. Julie Mullin – lives at the end of Deanna Drive. Concern is still the drainage. Would like some clarification.

Sarah mentioned the list for Paul to read. Sean Hopkins read condition #8. Sean Hopkins read condition #7.

Sean Hopkins went to the design to explain further to Ms. Julie Mullins.

Mr. Ziarnowski asked if any emails or letters. RESPONSE from Board Clerk: No

#### PUBLIC HEARING CLOSED

Mr. Ziarnowski any questions?

Mr. Stringfellow spoke about the landscaping plans.

Sean Hopkins mentioned that there are lighting plans.

Mr. Ziarnowski asked if any other questions? None

Mr. Ziarnowski commented on how the developer is taking care of the residents.

Motion made by Mr. Ziarnowski to accept the final plat as presented with the attached conditions.

2<sup>nd</sup> by Mr. Liegl

ROLL CALL

Mr. Liegl - Yes

Mr. Stringfellow – No

Mr. Jackson – Yes

Ms. Weiss – Yes

Mr. Ziarnowski - Yes

Motion passed

APPROVED

- b. 7072 Boston State Rd LLC – Revised requesting conceptual review of a proposal to construct a new Tim Horton's with Drive-Thru, Convenient Store with fuel and 5,520 Office building at 7072 Boston State Rd.

Chris Wood with CarminWoodDesign spoke to the board about the new plans. Went back and came up with a new plan. Proposing now, pushing the driveway away from the exit ramp. Convenient store to have the Tim Horton's in the same building. Same 3 gas pumps.

Mr. Wood here tonight to get comments from the board on the new plans. Has ordered a traffic study. Questions?

Mr. Liegl – The existing house is to be removed? RESPONSE: Yes. The office will be in the new building.

Mr. Liegl – going to use the existing Tim Hortons building, what is happening to that? RESPONSE – he is a renter now, does not own the building. The landlord would look for new tenant.

Mr. Liegl – Just one business? RESPONSE: Yes.

Ms. Weiss asked about the traffic study again

Ms. DeJardins advised that Chris Wood will give us the environmental study and then it will be given to Attorney Sean Costello and then to the Town Board.

Won't see this again for a couple months.

Ms. Weiss talked about that she lives near the area. RESPONSE – the traffic study will show the requested info.

Mr. Ziarnowsk asked if there are going to be signs. RESPONSE: Chris Wood referenced the plans with a response about the signs.

Ms. DeJardins commented that the directional signs can be reviewed by the board.

Mr. Liegl talked about the entrance and the exit will be closer to the 219. Mr. Jackson made comment.

Ms. DeJardins commented that there is already an existing driveway.

Councilwoman Lucachik – Inquired about the underground fuel tanks, the other road will allow room for the tanker truck? Will not impede with traffic? RESPONSE: No.

Mr. Stringfellow talked more about the parking. RESPONSE: Mr. Wood referenced the diagram.

Mr. Stringfellow mentioned the spots across from the garage, that there are parking spots marked.

Ms. Weiss talked further about the number of parking spaces.

Mr. Ziarnowski – Indoor seating? Any picnic tables, outside seating? RESPONSE : Not sure yet Questions?

Mr. Liegl – Does it have to show the 2 parking spots to be 16 spots? RESPONSE: If you count the garage spots, it adds up to 16. Mr. Stringfellow commented that the number of spaces may not be necessary. May want to get a variance. Chris Wood talked more about spaces.

Motion made by Mr. Ziarnowski to table

2<sup>nd</sup> by Ms. Weiss

APPROVED

ALL IN FAVOR

#### 4. NEW BUSINESS

Nothing

#### 5. REPORTS

Planning Consultant/Ms. DeJardins – Nothing to share

Town Attorney/Sean Costello – nothing

Town Board Liaison/Ms. Lucachik – The town board received this plan and there was no discussion at the agenda.

Board Clerk – nothing to share

#### 6. Motion made to adjourn the meeting at by Mr. Liegl

2<sup>nd</sup> by Mr. Ziarnowski

ALL IN FAVOR

APPROVED

Closed at 758pm