

PLANNING BOARD MEETING
NOVEMBER 13, 2023
7:00 P.M. COURT ROOM

APPROVE MINUTES: Planning Board Meeting – October 10, 2023

APPROVE VOUCHER: Arlene Ehde, Recording Secretary – \$83.09

REFERRALS

1. Town Engineer- none
2. Code Enforcement Officer- none

COMMUNICATIONS – OTHER OFFICIALS

1. Town Board MINUTES – September 18, October 2, 2023
2. Board of MINUTES – September 19
 Architectural Review
3. Chairman Bruno REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)

COMMUNICATIONS

None

UNFINISHED BUSINESS

1. Town Engineer LONG ROAD DISTRIBUTION FACILITY – 2780 LONG ROAD
REVISED SITE PLAN – SBL #23.00-1-50 & 23.00-1-26.1
Originally TABLED 12/14/20.
2. Town Engineer ASHBROOKE COURT ESTATES – SUBDIVISION #49.06 - 48 LOTS
REAPPROVE PRELIMINARY PLAT (MODIFIED PLAN)
Tabled 9/11/23, 10/10/23

CONTINUING EDUCATION

1. LAND USE TRAINING PROGRAM – TUTORIAL COMPONENT VII – ENVIRONMENTAL REVIEW
2. LAND USE TRAINING PROGRAM – TUTORIAL COMPONENT VIII – LOCAL BOARDS

PLANNING BOARD MEETING
MINUTES: OCTOBER 10, 2023

MEMBERS PRESENT: Bruno, Greco, Lare, Starzynski, Stessing
Alternate Members: Bowman, Stockinger

MEMBERS ABSENT: Duchscherer, Worrall

OTHERS PRESENT: Councilman Digati, Code Enforcement Officer Kasey Morgan and Those Listed Herein.

Chairman Bruno opened the meeting at 7:00 P.M.

Alternate members Bowman and Stockinger will be voting members at this meeting.

MINUTES: Planning Board Meeting - September 11, 2023

It was moved by Stessing – Starzynski to **APPROVE** the minutes as submitted.

Roll Call: Ayes – Stessing, Starzynski, Bowman, Bruno, Greco, Lare, Stockinger

Noes – None

Carried

VOUCHER: Arlene Ehde, Recording Secretary - \$124.64

It was moved by Greco - Bowman to **APPROVE** the voucher for payment.

Roll Call: Ayes – Greco, Bowman, Bruno, Lare, Starzynski, Stessing, Stockinger

Noes – None

Carried

REFERRALS

1. FROM: Code Enforcement Officer

RE: LIFCO HYDRAULICS, INC. – 1865 GRAND ISLAND BLVD.
REVISED SITE PLAN

Fraser Berkhout, owner and James Baptiste, AIA, President, Anowara Architecture, P.C. appeared requesting approval of a revised site plan for Lifco Hydraulics, Inc. at 1865 Grand Island Blvd.

Mr. Baptiste explained that from an architectural and zoning standpoint, this project meets the requirements of the Town. They are now proposing office space and bathroom facilities inside the building. They meet parking requirements and will utilize the existing driveway. They will eliminate another driveway which will result in additional green space.

When questioned on the original plan, Mr. Berkhout stated that at the time they were in between architects. When bids came in on the original site plan, they were at 1.35 million dollars. Their budget was \$750,000. After problems with the architect, they lost his services. Only a small portion of the approved plan was completed. When they were aware of the problems they created, they hired other people. They are now presenting their revised site

plan.

The driveway is shown as 34'3" with a landscaped island in the center. There was a discussion on the island as, at times, it causes problems for access and egress for trucks entering and leaving the property. Their business is more automobile centric, but they have taken the necessary steps to accommodate larger vehicles. If the island is not constructed, they will keep the 34'3" driveway. This is an existing driveway. They do not have to go to the DOT.

Four trees have been planted as required in the previous approval. Other trees will be added by the landscape architect. They will also be part of the screening element.

A sign will be under a separate permit. There are existing lights on the building. There will be no stand alone towers.

They are not asking for approval of Phase 2.

Mr. Berkhout stated that he purchased the adjacent property, currently housing Jackson Music, as an investment. At a later date, it may be used for his office space. They will not combine the two properties.

The blue color of the building was discussed. They are proposing to paint a neutral beige color on the top portion of the building with a darker brown on the lower portion. An awning will be above the door, which is the main entrance into the building,

It was moved by Stessing – Starzynski to recommend **APPROVAL** of the revised site plan, asking the Town Board to waive the island in the driveway. Building to be painted a neutral light color on the upper half and a darker neutral color on the lower half, weather permitting.

Roll Call: Ayes – Stessing, Starzynski, Bowman, Bruno, Greco, Lare, Stockinger
Noes – None
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – August 28, 2023
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES – August 22, 2023
Received and filed.
3. FROM: Zoning Board of Appeals
RE: MINUTES – August 3, September 7, 2023
Received and filed.

4. FROM: Chairman Bruno
RE: REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)

Chairman Bruno reported that the Board is working on the final draft of the Design and Performance Standards.

COMMUNICATIONS

None

UNFINISHED BUSINESS

1. FROM: Town Engineer
RE: LONG ROAD DISTRIBUTION FACILITY – 2780 LONG ROAD
REVISED SITE PLAN – SBL #23.00-1-50 & 23.00-1-26.1
(Originally Tabled 12/14/20)
To remain on the **TABLE**.
2. FROM: Town Engineer
RE: ASHBROOKE COURT ESTATES – SUBDIVISION #49.06 – 48 LOTS
REAPPROVE PRELIMINARY PLAT (MODIFIED PLAN)
Tabled 9/11/23

The applicant or a representative did not appear. Mr. Starzynski noted that some of the neighbors' concerns are storm drainage, the easement back to the existing houses, a driveway back to the existing houses, how will access and egress be maintained, how will a ditch that seasonally floods impact the site.

It was moved by Starzynski – Bowman to **TABLE** once again until such time as the applicant or representative appears.

Roll Call – Ayes - Starzynski, Bowman, Bruno, Greco, Lare, Stessing, Stockinger
Noes – None
Carried

It was moved by Starzynski - Bowman to **ADJOURN** at 7:24 P.M.

Roll Call: Ayes – Starzynski, Bowman, Bruno, Greco, Lare, Stessing, Stockinger
Noes – None
Carried

Respectfully submitted,

Arlene Ehde, Recording Secretary