

PLANNING BOARD MEETING

MINUTES: MARCH 13, 2023

MEMBERS PRESENT: Bruno, Duchscherer, via Zoom, Lare, Starzynski, Worrall
Alternate members: Bowman, Stockinger

MEMBERS ABSENT: Greco, Stessing

OTHERS PRESENT: Councilmen Marston, Madigen, Town Engineer, Westfall, Code Enforcement Officer, 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 – January 9, 2023

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

Roll Call: Ayes – Starzynski, Stockinger, Bowman, Bruno, Duchscherer, Lare, Worrall
Noes – None
Carried

VOUCHER: Arlene Ehde, Recording Secretary - \$140.00

It was moved by Worrall – Lare to **APPROVE** the voucher for payment.

Roll Call: Ayes – Worrall, Lare, Bowman, Bruno, Duchscherer, Starzynski, Stockinger
Noes – None
Carried

REFERRALS

It was moved by Starzynski – Bowman to move #2 on the agenda to #3.

Roll Call: Ayes – Starzynski, Bowman, Bruno, Duchscherer, Lare, Stockinger, Worrall
Noes – None
Carried

1. FROM: Town Engineer

RE: ENDRES ESTATES SUBDIVISION (4 LOTS)
(FORMERLY 859-891 EAST RIVER ROAD SUBDIVISION)
FINAL PLAT APPROVAL

Terry Endres appeared regarding the Endres Estates Subdivision. Mr. Westfall explained that all the approvals are in, including the Health Department, for this proposed subdivision.

Recreation fees have been paid. Storm water and PIP fees still to be paid.

This plan is unchanged from Preliminary Plat Approval.

In the previous approval, this Board suggested sidewalks along Fix Road and East River Road.

The applicant has submitted a request for a waiver for the sidewalks. During the discussion regarding sidewalks, it was noted that sidewalks can be on the deed for future installation.

It was moved by Bruno – Starzynski to recommend **APPROVAL** of the Final Plat for the Endres Estates Subdivision. This Board is still in favor of sidewalks. If the Town Board were to grant a waiver, sidewalks should be on the deeds of the lots.

Roll Call: Ayes – Bruno, Starzynski, Bowman, Duchscherer, Lare, Stockinger, Worrall
Noes – None
Carried

2. FROM: Town Board

RE: LOCAL LAW INTRO #8 of 2022 – AMEND CHAPTERS 295 AND 407 OF THE TOWN CODE – ROADSIDE FARM STANDS

After discussing Local Law Intro #8 of 2022, the following recommendations were made on a motion by Bruno – Worrall:

Page 1, Section 1. 407-10 ROADSIDE FARM STAND - Change “temporary structure” to non-permanent structure.

Section 2. 407-145.1 Roadside Farm Stands. Change “temporary structure” to non-permanent structure.

A. – Be permitted accessory structures in the R-1A district or R-1B district, provided there is at least 120’ frontage. Change to, Be permitted accessory structures in any R-1 district.

F. – Have adequate off-street parking must be available to eliminate traffic hazards. Change to, Adequate off-street parking must be available on the owner’s driveway to eliminate traffic hazards.

H. – Be located no closer than five (5) feet from any property line. Change to, Be located closer to the driveway.

Page 2, Section 5. Farm stand sign: Change “produce” to agricultural items.

Roll Call: Ayes – Bruno, Worrall, Duchscherer, Lare
Noes – Bowman, Starzynski, Stockinger
Carried

Mr. Starzynski commented that he is OK with the way it is written by the Town Board, except the wording of item F. “No” vote is based on the fact that the Planning Board wanted to include all the R-1 Districts.

3. FROM: Zoning Inspector
RE: GOLFSIDE DEVELOPMENT – WHITEHAVEN ROAD
SBL #38.11-2-6.11 – RECLASSIFICATION (REZONE) DEVELOPMENT CONCEPT PLAN

In the absence of Sean Hopkins, Esq., Richard Haight, P.E., Invictus Civil Engineering, P.C. appeared with a Development Concept Plan and a rezoning request.

He explained that this is a 65.51 acre parcel with two zonings. 14.44 acres zoned B-1 and the remainder, 51.07 acres, zoned R-2. The owner is requesting a Planned Development District (PDD) zoning for the entire parcel. They made an official application to the Town Board for the rezoning. The SEQR process has been started. A public hearing is scheduled for next Monday, March 20th.

They are presenting their Development Concept Plan along with the rezoning request as required by the Building Department. The rezoning will be based on the Development Concept Plan.

The layout presented tonight is similar to the layout presented at the January meeting. The depth of the lots adjacent to the Timberlink Drive properties was 150'. It has been increased to 160'. 39 single family homes are proposed. Also proposed are sixty-two 4-unit townhomes, six 2-story 8-unit apartment buildings, six 2-story 12-unit apartment buildings, three mixed use buildings with 4,150 s.f. commercial on the first floor and 3-unit apartments on the second floor.

22.27 acres of green space or 34% of the site with walking paths connected to East River Road and Whitehaven Road are proposed. They are showing more than the 25% of green space that is required for the PDD.

The site has storm water amenities as required by SPDES.

The sanitary sewers will tie into the line on Whitehaven Road and Timberlink Drive. There is a pump station on Whitehaven Road and Spicer Creek.

There are provisions for future access, should it be required, on the East line of the property, adjacent to the B-1 zoning.

The following are comments by the Board:

- Looking for wider lots along Timberlink Drive.
- More space between townhomes. 30' is proposed, code requires 60'
- Townhome concept is too dense.
- Improve visual appearance of the Townhomes. The buildings are 80'x40', 4-unit buildings with a one car garage and an entryway. It is not visually appealing.
- Screening for neighbors along East River Road. Mr. Haight feels the 200' is a sufficient buffer. The buildings on top of the ravine will be much higher than the East River Road

properties. East River Road properties will be looking at three story buildings. Consideration should be given to this matter.

- The Board is asking for a topo and visualization.
- Dead trees need to be addressed in the ravine.
- The Long Range Planning Committee wanted commercial on the property that is currently zoned B-1. If rezoned, would like to see businesses on Whitehaven Road as was discussed with other rezoning requests. Mr. Haight stated that the apartment buildings could be converted to multi use buildings, in the future. Presently there is no demand for commercial space.
- Long Range Planning Committee should review this new proposed plan.
- There should be a transition to the adjacent B-1 zoning. There is no buffer except a proposed paper street.

Board members may not have an issue with the PDD zoning. They are not in favor of the proposed Development Concept Plan.

It was moved by Bruno – Worrall to **TABLE**. Applicant should resubmit Development Concept Plan with refinements, taking into account comments from this meeting and the January 9th meeting.

Roll Call: Ayes – Bruno, Worrall, Bowman, Duchscherer, Lare, Starzynski, Stockinger
Noes – None
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – December 19, 2022, January 3, 17, 2023
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES - December 20, 2022, January 17, 2023
3. FROM: Zoning Board of Appeals
RE: MINUTES – January 5, 2023
4. FROM: Chairman Bruno
RE: REPORT ON LONG RANGE PLANNING COMMITTEE

They have been working on the Design and Performance Standards. At the next meeting the PDD will be reviewed.

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 TABLED.

It was moved by Starzynski – Lare to **ADJOURN** at 8:07 P.M.

Roll Call: Ayes – Starzynski, Lare, Bowman, Bruno, Duchscherer, Stockinger, Worrall
Noes – None
Carried

Respectfully submitted,

Arlene Ehde, Recording Secretary