

PLANNING BOARD MEETING

MINUTES: MAY 9, 2022

MEMBERS PRESENT: Bruno, Duchscherer, Greco, Starzynski, Stessing,
Alternate members: Bowman, Stockinger

MEMBERS ABSENT: Lare, Worrall

OTHERS PRESENT: Councilman Marston, Bob Westfall, Town Engineer 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 – April 11, 2022

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

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

VOUCHER: Arlene Ehde, Recording Secretary - \$310.52

It was moved by Starzynski – Bowman to **APPROVE** the voucher for payment.

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

REFERRALS

1. FROM: Town Board

RE: BACK HILLS FARM CORP. – 126 INDUSTRIAL DRIVE
SPECIAL USE PERMIT – ALLOW GRAZING SHEEP ON THE SOLAR SITE

A representative of Back Hills Farm Corp. appeared requesting a Special Use Permit to allow grazing sheep on the solar site at 126 Industrial Drive.

The number of sheep depends on acres. They use three sheep per acre. They bring them minerals and water and check on them two to three times a week. There is containment because of the fencing around the solar park. The sheep are usually in a location one to two mowings per season. They bring the vegetation down to the ground level. When the mowing is complete, they pull the sheep and take them to another solar farm. The grazing season is from May to November.

Mr. Stessing noted that agriculture is not a permitted use within that zoning. Unless they get a use variance, he does not believe they can vote on the Special Use Permit. From a procedural standpoint, applicant would need a use variance for agriculture on this property.

Mr. Westfall commented that lawn maintenance is the use. Can you have animals for lawn

care? It isn't a farm, for example raising for meat. Town Departments are discussing this matter to come to a decision.

Mr. Starzynski stated that the solar farm was created based on a Special Use Permit. This action would be a permitted use within a permitted use. It is maintenance, whether it be done by mowers or animals. Sheep can get into the nooks and crannies a lot easier than humans with mowers or weed wackers. It would be more economical for the solar farm.

It was moved by Bruno – Starzynski to recommend **APPROVAL** of the Special Use Permit to allow grazing sheep on the solar site at 126 Industrial Drive contingent upon other board approvals, if required.

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

2. FROM: Town Board
RE: BACK HILLS FARM CORP. – 2411 BEDELL ROAD
SPECIAL USE PERMIT – ALLOW GRAZING SHEEP ON THE SOLAR SITE

A representative of Back Hills Farm Corp. appeared requesting a Special Use Permit to allow grazing sheep on the solar site at 2411 Bedell Road.

It was moved by Bruno – Starzynski to recommend **APPROVAL** of the Special Use Permit to allow grazing sheep on the solar site at 2411 Bedell Road contingent upon other board approvals, if required.

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

3. FROM: Town Board
RE: LOCAL LAW INTRO #12 OF 2021 - ESTABLISHMENT OF THE TOWN OF GRAND ISLAND
STRATEGIC PLANNING COMMISSION

Local Law Intro #12 of 2021 for the establishment of the Town of Grand Island Strategic Planning Commission was discussed. Chairman Bruno stated that the Long Range Planning Committee will "spin off" into the Strategic Planning Commission. At the last LRPC meeting there was a lengthy discussion on the parcel on Whitehaven and East River Roads' rezoning from B-1 to R-2. Supervisor Whitney listened to the meeting. He was impressed with the discussion. He spoke of making it an advisory board.

Mr. Duchscherer commented that when he looks at strategic planning, it is something that you are looking out maybe five years, looking at population growth, trends and things like that. It seems that this is dealing with more immediate measures, not strategic long term

issues. He is not suggesting it doesn't have value, but he doesn't see it as strategic.

The Town Board is going to use a group of people already appointed board members on various boards. He would think the Town Board would be looking for more of an immediate reaction i.e. what do you think of this idea, do you like this idea, not how does it fit strategically on the Island over the next five years.

Mr. Starzynski commented, anytime a Local Law is brought to us, we say why this, why now? The LRPC has every Advisory Board engaged.

Councilman Marston stated that the Town Board has referred the Design and Performance Standards to the LRPC. There are gaps and recurring problems. They have had several meetings on signage, islands in the center for traffic, aesthetics of buildings, what works and doesn't work. They will probably be working on this for six months to a year.

Chairman Bruno, as a member of the LRPC, can take information from the Planning Board to the LRPC. It was suggested to have a standing agenda item to talk about matters from the LRPC meeting.

Mr. Greco questioned, why do we need another board? Mr. Marston stated that the Planning Commission would replace the LRPC which was originally established for the Master Plan and the Local Waterfront Revitalization Plan.

This new law requires "faithful" attendance. It was noted that at the LRPC meetings only half of the committee is present.

Mr. Marston commented that Mr. Bruno has brought a lot to the table. If a member cannot make the meeting there should be an alternate from each board. Chairman would represent each Board, but it does not say that in the Local Law.

Should there be a law ending the LRPC? The LRPC members want to be moved to the new Commission.

Mr. Starzynski noted that the Master Plan is now four years old and needs to be tended to. He has a problem with the word "Commission", no problem with the word "strategic".

A market analysis has been done. Biggest comment was, let's not do anything more aggressive than what we have done. No problem with density. Some neighborhoods are underplanted. The Town Board is trying to listen to all the studies. They have also discussed design standards on a residential lot.

If a Planning Consultant, Landscape or Architectural Consultant is needed it would need Town

Board approval. All expenses will go through the Town Board.

The members of this new board will be basically the same as the LRPC. The terms of the committee members could be awkward based on the terms on their own boards. At large members were discussed. They will be members who are part of the community.

Mr. Stessing would like to change the last sentence in Section III. B. to read – “The remaining members will be the Chairperson of each of the following advisory boards or organizations or their designee.”

A member of the Highway Department should be included as a member of this Commission. Traffic Safety is different than the Highway Department.

It was moved by Bruno – Bowman to **TABLE** this matter until next month giving Board members the opportunity to review and make notes.

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

COMMUNICATIONS – OTHER OFFICIAL

1. FROM: Town Board
RE: MINUTES – March 21, April 4, 2022
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES – March 15, 2022
Received and filed.
3. FROM: Zoning Board of Appeals
RE: MINUTES – March 3, 2022
Received and filed.
4. FROM: Traffic Safety Advisory Board
RE: COMMENTS – March and April agenda items
Received and filed.

COMMUNICATIONS

1. FROM: Campanelli & Associates, P.C.
RE: ATTORNEY ADVERTISING
Received and filed.

UNFINISHED BUSINESS

1. FROM: Town Engineer/Code Enforcement Officer
RE: TOPS PLAZA – 2160 GRAND ISLAND BLVD.
SITE PLAN APPROVAL – PROPOSED 4,776 SF OUTPARCEL (2022)

Mr. Starzynski stated that whatever the DOT comes up with, it could change the entire site plan.

Mr. Duchscherer noted that there seems to be no question that the coffee shop is Starbucks. He has done some homework. The following are his comments on the plaza parking area and the Starbucks' queuing lanes along with a suggested solution.

1. Plaza Parking. Reference the American Planning Association report regarding parking for shopping centers.
 - Plaza floor area is Tops @ 56,700 sf and balance of 31,000 sf, for a total of 87,700 sf.
 - American Planning Association quotes a requirement of 3:1. Therefore, parking needs 263,100 sf. of land that needs to be assigned for parking.
 - With new out building, there is only 135,800 sf, or a ratio of only 1-1/2 to 1 or ½ of what is required.
 - Currently at 179,350 sf or 2:1.
 - Study included urban settings where people can walk to the plaza and included warm climates where snow issues are minimal. Also, important to note, the Town of Grand Island is growing with the developments that have been authorized.
 - We also have the Town Code which calls for 5 spaces for each 1,000 sf. By this criterion we need 438 spaces.
 - With the new outbuilding, I count only 355 spaces, short 80-100+/- spaces. I suggest 100 new spaces.

2. Regarding the Starbucks' drive-thru
 - My understanding is that NYSDOT is studying this issue but has yet to issue guidelines. They are studying Starbucks and Tim Hortons across the State on queuing and how it impacts their highways.
 - A study by "Counting Cars.com" documents drive-thru coffee shops maximum queuing statistics.
 - It recommends at the 85th percentile, a minimum queuing lane of 13 vehicles at a minimum length of 260 feet. This plan has 9 vehicles, something closer to 200 feet rather than 260 feet.
 - Looking at Benderson's recent Starbucks at the Delaware Plaza and in Hamburg, in each case, queuing for 15 cars was approved and Benderson agreed.
 - Also, knowing that at some point more than 15 cars will be in the queue, where will the backup occur? Benderson needs to tell us when there is more, will the cars end

up in the parking lot, which would be fine, or on the State road, which would not be a good thing.

3. Suggested solution

- To the south of the plaza, develop a parking lot for 100 cars along with an appropriate pedestrian cross walk to connect to the Tops Plaza. It is not a deal breaker. Significant parking needs to be added.
- Move or reconfigure Starbucks to provide for a queuing length of 15 cars and accommodate a backup in the plaza parking lot, should it occur.
- Applicant should take another look at the plan and come up with options for parking and queuing.

It was mentioned that Tim Hortons has 8 to 10 cars. They sometimes wrap all the way around and shut off the entrance by the car dealership. We don't want what happened to Krispie Kreme Donuts when they were stacked up onto Niagara Falls Boulevard.

Mr. Bruno would like to see something done with the service doors to the rear of the store. All the other stores in the Plaza will be looking at the back wall. Mr. Bowman e-mailed a picture of the Starbucks on Delaware and Sheridan, all four sides are beautiful. You cannot tell one side of the building from another.

The dumpster at the Lowe's Plaza has bushes all the way up. It doesn't look like a dumpster enclosure.

Ms. Stockinger stated that she has a problem with the west and north side of the building. They need to do a little more, architecturally, for Grand Island.

We strongly recommend that Benderson look at relocating the new facility south of the existing Tops, behind the existing mini mart. This would be an ideal spot.

This information will be available to Benderson on you-tube and in our minutes.

To remain on the **TABLE**.

2. FROM: Code Enforcement Officer

RE: EMERY FARM SOLAR – 2595 WHITEHAVEN RD.
SPECIAL USE PERMIT APPLICATION
(TABLED 12/14/20 UNTIL IT IS REFERRED.)

A letter has been sent to applicant. There has been no response.
To remain on the **TABLE** until the June meeting.

CONTINUING EDUCATION

The Board hasn't done any training as yet this year. Mr. Westfall was asked if he would give a presentation on the sewer system. Mr. Bruno will ask the Town Assessor if she will give a presentation on assessments.

Other suggestions – retention, detention basins
electrical and gas distribution

It was moved by Bowman – Stessing to **ADJOURN** at 8:05 P.M.

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

Noes – None

Carried

Respectfully submitted,

Arlene Ehde
Recording Secretary