

PLANNING BOARD MEETING
MINUTES: SEPTEMBER 11, 2023

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

MEMBERS ABSENT: Lare

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

Chairman Bruno opened the meeting at 7:00 P.M.
Alternate member Bowman will be a voting member at this meeting.

MINUTES: Planning Board Meeting July 10, 2023
A motion was made by Stessing – Duchscherer to **APPROVE** the minutes as submitted.

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

VOUCHER: Arlene Ehde, Recording Secretary - \$89.03
A motion was made by Starzynski – Worrall to **APPROVE** the voucher for payment.

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

REFERRALS

1. FROM: Town Board
RE: MAAYAN EICH – 139 COLONIAL DR.
SPECIAL USE PERMIT – ONE BEDROOM BED & BREAKFAST

Maayan Eich appeared requesting a Special Use Permit to allow a one bedroom Bed and Breakfast at 139 Colonial Drive.

There was a discussion on parking. Cars should be parked behind the 35' setback. Ms. Eich stated that they have added 10' from the existing driveway for the guests. There is stone in preparation for concrete.

It was moved by Starzynski – Stessing to recommend **APPROVAL** of the Special Use Permit to allow a one bedroom Bed and Breakfast at 139 Colonial Drive. Parking shall be beyond the front setback.

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

2. FROM: Town Engineer
RE: ASHBROOKE COURT ESTATES – SUBDIVISION #49.06 - 48 LOTS
REAPPROVE PRELIMINARY PLAT (MODIFIED PLAN)

Mr. Westfall explained that this is a 48 lot subdivision. The wetlands have changed. The plan has been modified keeping the originally approved 48 lots. The lots are 80'x160'. A variance is not required on any of the lots. Mr. Westfall noted that the Town Board could have approved the project, but they decided to refer to the Planning Board for comment. Applicant is requesting reapproval of the Preliminary Plat.

There were questions regarding the proposed bridges, ponds and wetlands. There is a pond covering almost all of Lots 20 and 21.

Applicant was not present to answer questions of the Board. It was moved by Stessing – Duchscherer to **TABLE** until a representative appears.

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

3. FROM: Town Engineer
RE: LOCAL LAW INTRO #6 OF 2023
ALLOWABLE USES IN THE M-1 DISTRICT – CHAPTER 407

Local Law Intro #6 of 2023 regarding Allowable Uses in the M-1 District was reviewed.

The Board was informed that the 300,000 square feet per individual building or 300,000 square feet of building space has been changed to 100,000 square feet per individual building or 100,000 square feet of building space.

There was a discussion as to whether this Local Law would impact any on-going projects. Also, a large warehouse or distribution center would have a bigger impact on Grand Island than other areas because of the bridges.

It was moved by Starzynski – Worrall to recommend **APPROVAL** of Local Law Intro #6 of 2023 with the following correction:

Page 3 (D) Schedule IV – second line, principle should be principal

Roll Call: Ayes – Starzynski, Worrall, Duchscherer, Stessing
Noes – Bowman, Bruno
Abstaining – Greco
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – June 26, July 17, August 7, 2023
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES – June 20, July 18, 2023
Received and filed.
3. FROM: Zoning Board of Appeals
RE: MINUTES – June 1, July 6, 2023
Received and filed.
4. FROM: Traffic Safety Advisory Board
RE: RIVERTOWN CENTER/Planning Board Meeting Minutes: June 12, 2023
Received and filed.
5. FROM: Chairman Bruno
RE: REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)

Chairman Bruno stated that the committee did not address the Local Law Intro #6 of 2023, Allowable Uses in M-1 Districts. They felt there is already a process in place. Let the process stay as is.

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**.

It was moved by Duchscherer – Starzynski to **ADJOURN** at 7:51 P.M.

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

Respectfully submitted,

Arlene Ehde, Recording Secretary