

MINUTES OF THE REGULAR MEETING OF THE TOWN OF ELLICOTT PLANNING BOARD HELD AT THE ADMINISTRATION BUILDING, 215 SOUTH WORK STREET, FALCONER, NY 14733 ON JANUARY 11, 2017 AT 7:00 P.M.

PRESENT: Chairman Dan Evans, Ron Calanni, Phyllis Belin, Steven Peterson, Paul Volpe, Patricia Martonis, Attorney William Wright, Code Enforcement Officer Dave Rowe and Secretary Valerie Pierce

ABSENT: Richard Benedetto

Chairman Evans opened the meeting at 7:00 PM.

Motion made by Steven Peterson, seconded by Phyllis Belin to approve the minutes of the December 14, 2016 meeting.

Carried. Ayes – 6 Noes – 0 Absent – 1

Dan told the Board the Benedetto project was still ongoing. They still need approval from the Zoning Board of Appeals.

Chairman Evans reopened the public hearing for Rodney Harrower for a site plan review to construct a 60' by 100' storage warehouse on Mason Drive, Jamestown, NY.

Mr. Harrower presented new plans for the warehouse. The Board members and Mr. Harrower discussed the plans.

- Mr. Harrower presented a revised letter from the engineer concerning the storm water – Attorney Wright recommended that the Board accept the letter
- The new plans have the post construction topals – Dave has the old plans that show the pre-construction topals
- The dumpster is shown on the plans but not the fence – Mr. Harrower can draw the fence on the plans – he had no problem with fencing the dumpster in
- Mr. Harrower decided to have steps in the front instead of the ramp – there is no reason to have a handicapped ramp because the entrance will be ground level - the grading will be brought up in the parking area
- lighting was the same as on the old plans
- the Board will waive the bituminous surface – the plans do show the cross section for the millings
- they put some planting beds in the front for landscaping – they are going to clean the scrub brush up and leave the trees
- utilities were shown on the plans
- the construction schedule – he will start as soon as he gets approval – he has done some site clean up
- Steve asked if they would be removing all of the dirt they will be taking out of the parking area – Mr. Harrower stated they will use what they can and will remove the

rest – Attorney Wright said if they disturb more than an acre they would be in violation and it would be the NYS DEC that would enforce that

The Board reviewed the SEQR that was provided by Mr. Harrower noting:

- Part I of the form was completed by Mr. Harrower
- the Board had to complete Part II and determine if the proposed action would have no or a small impact or a moderate to large impact on the environment
- Attorney Wright stated that this proposed project would have no impact on the environmental characteristics that cause the establishment of a Critical Environmental Area – he told the Board that there are no critical environmental areas in Western New York
- The Board determined that this proposed action would not result in any significant adverse environmental impacts

Motion made by Pat Martonis, seconded by Steve Peterson that Rodney Harrower’s project will not have any significant adverse environmental impact and authorize Chairman Evans to sign the SEQR.

Carried. Ayes – 6 Noes – 0 Absent – 1

Steve Peterson asked if there would be a buffer before they enter the highway. Mr. Harrower did add that to the new plans. Steve also asked where the roof drains would go. Dan said the plans show they would go to the road side ditch.

Motion made by Steve Peterson, seconded by Paul Volpe to approve this project for Mr. Harrower on Mason Drive, Jamestown, NY with the following contingencies:

- the dumpster have a fence around it
- the Board waive the bituminous surface

Mr. Harrower had provided only one set of plans but will provide additional plans for Chairman Evans to sign.

Dave told the Board members that he had contacted NYS DEC and they told him that millings were considered impervious. The Board had a discussion on millings.

Motion made by Pat Martonis, seconded by Ron Calanni to adjourn the meeting at 7:32 PM.

Carried. Ayes – 6 Noes – 0 Absent – 1

Valerie Pierce, Secretary