

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 APRIL 12, 2017 AT 7:00 P.M.

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

ABSENT: Paul Volpe

Chairman Evans opened the meeting at 7:00 PM.

Motion made by Steven Peterson, seconded by Ron Calanni to approve the minutes of the January 11, 2017 meeting.

Carried. Ayes – 6 Noes – 0 Absent – 1

Richard Benedetto stated that they are waiting for the determination of rezoning before they continue with their site plan on Dunham Ave., Jamestown, NY.

Chairman Evans opened the public hearing for Steven Kaczar for a site plan revision at 3063-3067 Fluvanna Ave., Jamestown, NY for a 32' x 50' addition to the existing building.

Mr. Steven Kaczar and Ryan Kaczar addressed the Board.

- they provided an architect plan of the new addition
- they had not provided a revised copy of the site plan with the architect drawings shown
- they also need an engineering report from a licensed engineer

The Board reviewed the plan with the Kaczars. They discussed lights, parking spaces, employees, paving, signs, dumpsters and other issues.

They have a contractor and would like to start as soon as possible. They have contacted Paul Potter, PE, for revisions to the site plan. It might be a couple of weeks before they can get his plans.

The Board members noted things that needed to be provided when the applicant comes back in:

- building needs to be shown on a revised site plan with topals
- signs
- lights- if they decide to put lights over the man door they would need to be shown
- no additional dumpster but it needs to be on the plan
- no fence at the present time
- some of the utilities will be new and need to be shown on the plan
- the garage will be only work space
- they need an engineering plan – concerning water run-off

- this will basically be a three car garage – the doors will be 14 feet
- the applicant plans to have Paul Potter do the engineering

Chairman Evans told the Kaczars that if they could get the plans to Dave Rowe and they have everything that is required the Board could possibly have a special meeting before the regularly scheduled meeting in May.

Sharyl Solsbee, the property owner next door on Fluvanna Ave. Ext., was present and had concerns with the water runoff.

Mr. Evans told Ms. Solsbee to come and look at the plans and make sure her issues were addressed with the new plans. Attorney Wright told the applicant that the Town will have to address the drainage issues. The Town will notify Ms. Solsbee if there is a special meeting.

Chairman Evans opened the public hearing for ALDI, Inc., 930 Fairmount Ave. Ext., Jamestown, NY for a site plan revision for an addition to the south side of the existing building.

Stephanie Albright, civil engineer from APD Engineering & Architecture, PLLC, addressed the Board:

- she provided some 11" by 17" sets of plans as well as full size sets of plans
- they are proposing to expand the building on the south side - they are adding approximately 1600 SF
- they will be putting on a new canopy
- the signage will change
- there was existing parking there so they will not be adding any impervious area
- with the additional SF they will be adding sprinklers to the building – they will be running a new water main – they will add a 6" fire service
- they will do a new asphalt overlay of the complete parking lot with new striping
- they will add some new curbing in the same place to address some of the drainage issues
- they will be upgrading all of the light fixtures to LED – the poles and position will not change – there was a photometric plan was provided
- they will be reducing the parking spaces by 7 (from 133 down to 126)
- they will be upgrading the signage to the new logo - they need to appear before the Zoning Board for sign variances – they have already applied – Dave Rowe said they need a variance for the number of signs
- Ms. Albright stated that she thinks this proposed project falls under a Type II action for SEQR (a building under 4000 SF) and would not require a SEQR – Attorney Wright agreed

Mrs. William Saulsgiver, a resident of Wicks Ave., said there had been surveyors in the area and they wondered if they had any plans to expand in the back.

Ms. Albright stated that is just standard procedure to get a survey done before they start a project and have no plans to expand in the back.

The Planning Board members reviewed the site plan checklist noting:

- If they are waiving the drainage plan requirement they will need to state that in the motion
- Dave Rowe had a copy of the elevations
- there is no change to the dumpster – it is not visible
- there will be no new fire hydrants – they will add a new 6” waterline
- they are changing the lights to LED – Ms. Albright will check to see if they will be changing the lights in the building
- construction schedule – project taking approximately 6 months - looking at a 6 week closing for the store – would like to start as soon as possible
- Zoning Board will have to approve the signs since they need a variance

Steve Peterson asked if there would be any additional roof drains. The new covered area will be tied in to the back so there will be no additional drains. The area where the carts are is roofed and there are small down spout drains that go underneath and tie into the storm pond. There will be minimal new downspouts and under drains. They are all shown on the plan.

Ms. Albright asked if the Board could possibly approve the site plan contingent on the approval of the sign variances from the Zoning Board. They are asking for more SF for the pylon sign (from 112 SF to 120 SF). They will need a variance for the number of signs on the building. Ms. Albright told the Board that she thought that ALDI would still go ahead with the project even without the new signage. Attorney Wright stated that the Planning Board would have to approve the site plan with no signage. Dave told the Board that when they applied for site plan review they did not know about the signage.

Attorney Wright told the Board that the only way they could approve the site plan with be without any signage. ALDI would have to come back with the signage that the Zoning Board approves shown on the plans. If the applicant would get the new plans to Dave Rowe the Board would be able to approve the plan without anyone having to appear at the next meeting.

Motion made by Pat Martonis, seconded by Steve Peterson to approve the revised site plan for ALDI, Inc, 930 Fairmount Ave., Jamestown, NY for an addition of +/- 1606 SF contingent on:

- **the Board waiving the storm water management plan because there is no change in the drainage**
- **that they exempt all signs on the plans – the applicant will return with new plans with the signage shown after they have appeared before the Zoning Board of Appeals.**

Carried.

Ayes – 6

Noes – 0

Absent – 1

Chairman Evans signed and stamped three copies of the revised site plan noting that no signs were included in the approval and the Board waived the storm water management plan.

Motion made by Pat Martonis, seconded by Richard Benedetto to adjourn the meeting at 7:55 PM.

Carried.

Ayes – 6

Noes – 0

Absent – 1

Valerie Pierce, Secretary