

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 AUGUST 09, 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 Phyllis Belin to approve the minutes of the May 10, 2017

Carried. Ayes – 6 Noes – 0 Absent – 1

Chairman Evans reopened the public hearing for Richard and Anthony Benedetto for a site plan approval to construct a 6000+SF building with parking on Dunham Ave., Jamestown, NY.

Rich Benedetto excused himself from his place on the Board so the Board could consider his application.

Mr. Benedetto addressed the Board and answered questions for them concerning the site plan. There is no waterline on Second Street it just goes down Dunham Avenue. Pat Martonis asked what free board was on the plans. Dan explained that is part of the drainage plan. The Board discussed the drainage. There was not a letter from the engineer on the storm water management. Steve Peterson asked about the sidewalks. There are sidewalks shown on the plans.

The Board continued with the site plan checklist noting:

- the plans had a licensed architect's stamp – the plans were dated November 2016 – Mr. Benedetto said he thought that the plans had been changed since they came to the Planning Board last November - the date might not have been changed
- there was a north arrow and a scale
- the property boundaries were shown
- there are no existing buildings
- there are topols on the plans
- no watercourses
- there was no storm water management plan or letter from an engineer concerning the drainage
- the dimensions were shown on the plans but there were no elevations – they will also need the design of the building and type of construction – it will be paved
- pedestrian access – sidewalks are shown
- outdoor storage – a dumpster is shown on plans with an enclosed fence

- no other retaining walls or fences
- all of the utilities were shown on the plans
- location of the fire hydrant is shown
- sign will not exceed 32 SF
- outdoor lighting – needs a lighting schedule with type of lighting and candle power
- estimated schedule for construction – Board was under the impression they were good for one year but there is nothing in the code that states that – a building permit is good for one year so that may be why the Board thought that it was a year
- landscaping plan – the plantings were shown on the plans but the plan will need to include types of plantings
- no other permits (except for the building permit) needed except for the curb cut from the County
- an aerial map of the parcel was provided on the plans
- topography was shown on the plans

Chairman Evans reviewed the items that the applicant needed for the next meeting:

- storm water management plan or letter from the engineer concerning the drainage
- the design and type of the building and elevations
- a planting schedule showing types of plantings
- estimated construction schedule

The applicant did provide a SEQR form.

Motion made by Phyllis Belin, seconded by Steve Peterson to table this application until the next meeting.

Carried. Ayes – 4 Noes – 0 Abstain – 1 (Benedetto) Absent – 1

Rich Benedetto left the meeting.

Pat Martonis told the Board about the Solar Workshop she attended. There was a lengthy discussion on solar panels which included the need to have solar panel and windmill farm regulations written into the Town of Ellicott code.

Motion made by Ron Calanni, seconded by Steve Peterson to adjourn the meeting at 7:50 PM.

Carried. Ayes – 4 Noes – 0 Absent - 2

Valerie Pierce, Secretary