

**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 SEPTEMBER 13, 2017 AT 7:00 P.M.**

**PRESENT:** Acting Chairwomen Patricia Martonis, Phyllis Belin, Steven Peterson, Richard Benedetto, Paul Volpe, Attorney William Wright and Secretary Valerie Pierce.

Absent: Chairman Dan Evans, Ron Calanni and Code Enforcement Officer Dave Rowe

Acting Chairwomen Martonis opened the meeting at 7:00 PM.

**Motion made by Steven Peterson, seconded by Paul Volpe to approve the minutes of the August 09, 2017**

**Carried.                      Ayes – 5                      Noes – 0                      Absent – 2**

**Acting Chairwomen Martonis 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 had excused himself from his place on the Board so the Board could consider his application.**

**Ms. Martonis reviewed the items that the Planning Board had requested. They were:**

- the storm water management plan or a letter from his engineer
- the design and type of the building with elevations
- a planting schedule showing the landscaping
- an estimated construction schedule
- they also needed to show the lighting type and candlepower

**Andrew Johnson, the project engineer, addressed the Board and provided revised plans to the Board. Attorney Wright asked if everything else on the plans except the five points listed is the same as the Board reviewed last month. Mr. Johnson said they were.**

- He explained the landscaping plan to the Board – all of the plantings were listed on the plans
- He provided the lighting plan – there are two pole lights – the other lights are on the building – the pole lights will be on timers that will go off at 11:00 PM – the building lights will be on 24/7 – the applicant does not know the type of business so does not know the business hours yet
- A letter was provided to the Board concerning the storm water – Mr. Johnson told the Board that this project was under one acre so is exempt from the DEC regulations – they have a detention basin in the back even though they did not have to according to State regulations – they used vegetative swales and infiltrations trenches – they should maintain 4” to 6” of grass - there should be less runoff if everything works as it should

- Attorney Wright had a question on the pre-construction and post-construction topals - that are shown on the plans – Mr. Johnson explained the plan to the Board
- Steve asked about the roof drains – there are gutters on the building
- design and type of building – the Benedettos are not sure of the finish yet – it will be a precast building
- construction schedule – construction probably will not start until 2018 and should be complete within three months

Attorney Wright stated that this is an unlisted action and is subject to the short form environmental review.

The applicant had completed Part I of the short form environmental.

The Board continued to review Part 2 of the environmental noting that there were no moderate to large impacts that would result from this proposed project.

**Motion made by Steve Peterson, seconded by Paul Volpe that the Board had determined that this proposed project will not result in any significant adverse environmental impacts and have the chairperson sign on behalf of the Zoning Board of Appeals.**

**Carried.          Ayes – 4          Noes - 0          Abstain – 1(Benedetto)          Absent – 2**

**Motion made by Patricia Martonis, seconded by Steve Peterson to approve the site plan for Richard and Anthony Benedetto to construct a 6000+ SF building with parking on Dunham Ave., W.E., Jamestown, NY based on the additional information provided by the applicant listed above.**

**Carried.          Ayes – 4          Noes – 0          Abstain – 1(Benedetto)          Absent – 2**

**Motion made by Phyllis Belin, seconded by Paul Volpe to adjourn the meeting at 8:02 PM.**

**Carried.          Ayes – 5          Noes – 0          Absent - 2**

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Valerie Pierce, Secretary