

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 MAY 10, 2017 AT 7:00 P.M.

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

ABSENT: Ron Calanni and Patricia Martonis

Chairman Evans opened the meeting at 7:00 PM.

Motion made by Steven Peterson, seconded by Richard Benedetto to approve the minutes of the April 12, 2017 meeting.

Carried. Ayes – 5 Noes – 0 Absent – 2

Richard Benedetto stated that they are waiting for the approval from the Zoning Board on a variance before they continue with their site plan on Dunham Ave., Jamestown, NY.

Chairman Evans reopened 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 addressed the Board:

- he provided a copy of the site plan (that had originally been done by Paul Potter, PE) revised by Andy Johnson, PE
- he reviewed the project for the members that were not present at the last meeting
- it is a 32' by 50' addition to the existing building
- the lighting is shown on the building
- there is plenty of parking - the shop will hold up to 20 cars - there are a lot of cars parked outside during the daytime
- he did not have a letter from Mr. Johnson concerning the drainage

The Planning Board reviewed the checklist noting:

- the plans are stamped by a licensed engineer
- the boundaries were plotted
- no changes in the contours
- storm water management – Mr. Kaczar told the Board that where the building is going is currently blacktopped – all the water from this building will be caught in the gutters in the back - the roof is an off-center pitched roof – Mr. Kaczar told the Board that the road water pours to his existing building
- he will be adding three walls to the existing building
- the only new fencing will be around the dumpster
- he will be using the same utilities – there will be no facilities in this part of the building

- no floor drains
- there are no fire hydrants – there is not public water
- no new signs
- landscaping – he will try to add some shrubs along the east end of the building – he agreed on the 2012 plan to put plantings east to west along the north side – he has one year to complete any landscaping that is agreed on – Attorney Wright said the code requires that not less than 12 % of the total site area shall be landscaped and dispersed throughout the development - not less than 5% of the interior parking area designed for more than 10 vehicles shall be landscaped – they have approximately 120 SF of landscaping around the sign – the other landscaped area is approximately 20' by 10' – they just had their landscaping done for this year
- lighting – there will be three lights in the overhang and one over each man door
- no retail sales – they do sell parts for the repair of the vehicles
- construction schedule – he wants to start as soon as possible – he might have to wait for the contractor to fit him in - would like to have it completed in two months
- no other permits are required from any other governmental bodies

Sharyl Solsbee, a resident on Fluvanna Ave., Jamestown, NY stated:

- she would have no problem with the Board waiving the 12% landscaping
- she has no other issues with the water because Mr. Kaczar has improved the water runoff

Attorney Wright stated that it is a rare situation that the Board would not need a certification by an engineer. Paul Potter made a certification in 2012 that it was capable of handling the water runoff. Because Mr. Kaczar is replacing impervious surface with a different impervious surface and 60% of the roof runoff is going into the catch basins and into the pond they could waive the requirement. Mr. Kaczar stated that he is adding more gutters.

Steve Peterson asked about the retail sales. When Mr. Kaczar built in 2012 there were retail sales. Code Enforcement Officer Dave Rowe stated that retail sales are allowed by zoning. There is a small showroom in the existing building but there will be no customers allowed in the new addition.

Motion made by Steve Peterson, seconded by Richard Benedetto to approve the site plan for Steven Kaczar for an addition to the existing building at 3063-3067 Fluvanna Ave., Jamestown, NY contingent on:

- the Board waiving the required 12% landscaping
- the Board waiving the storm water management letter from the engineer
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Attorney Wright stated that this proposed project is a type II action for SEQR as an addition to a nonresidential building under 4000 SF.

Carried. Ayes – 5 Noes – 0 Absent – 2

There was discussion on the ALDI, Inc project.

Attorney Wright told the Planning Board that ALDI, Inc. had appeared before the Zoning Board requesting sign variances. They want to increase the size of the pole sign and add additional signs. The Board did not act because it needed to be sent to County Planning for approval. They will come back before the Zoning Board and then provide new plans with the approved signs shown. This can come off the Planning Board agenda.

Motion made by Paul Volpe, seconded by Steve Peterson to adjourn the meeting at 7:48 PM.

Carried.

Ayes – 5

Noes – 0

Absent – 2

Valerie Pierce, Secretary