

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – April 20, 2023

**Agenda- Guard- Subdivision Pletcher Road (A), Ricchiazzi- Site Plan- Model City Road (B),
Miljour- Subdivision- Walmore Road (C)**

Present: Pat Baker, Bill Conrad, Ken Lilly, Bill Berg, Bill Taczak, Sarah Waechter

Absent: Tom Lattanzio

Presiding: William Burg, Chairman

Burg: Alright we have 3 things on the agenda

A motion to approve the minutes of February 16, 2023, was made by Taczak, seconded by Waechter and carried.

Berg: we are going to start with the subdivision on Pletcher Road. Yep, please step up to the mic state your name.

Jijay Joshi

Berg: Ok Jijay welcome

Joshi: I was asked to bring some update documents because there were a couple of things missing. And bring 7 copies.

Berg: Yep, we want to see those. Do you have 6 copies?

Joshi: Yes sure

Taczak: He said 7

Joshi: One more document I gave you Tim Masters said it had an error. I don't know if you got the update. I did update him with an email. But I am not sure if it got updated in the size of the lot 435 instead, I submitted document 235. I did send later on but I don't know if you have it.

Member: 435

Joshi: So, the lot size was 435 by 200

Berg: Alright would like to do describe your project.

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Joshi: Yes, so I am looking to start a pre cast plan which is a demonstration plan its not a full fledged plan but we want to make a pre cast wall out of which we make houses out of the pre cast. Which is very common in Europe and Australia. We wanted to start here and see how it goes. So, this was a demo plan we wanted to set up and set up a demo for the big builders who want to see how the pre cast house looks like.

Berg: Typically, how much do those weigh?

Joshi: Each wall so basically, it's made like Lego pieces so made each individual wall. Each individual wall weight 6 tons approximately 6 ton each.

Berg: How many do you ship at the same time? The reason why I ask that is that I want to make you aware that that road is graded for 10 tons.

Joshi: Yes, I realize that. Yes 10 tons. This is 6 tons and we won't be shipping that many. We want to make a demo house right there if possible. Or we are looking in Town of Lewiston where we can make it. Pretty sure we are planning for one at a time. So, its not a big production facility maybe one per week two per week situation.

Berg: One home per week or one wall?

Joshi: One wall to two walls per week.

Taczak: When you talk walls, you're talking the whole side wall of house

Joshi: One whole side wall 20x10 feet

Taczak: Ok

Lilly: Will you be having concrete trucks show up to pour these concrete walls or would you be making the concrete on site

Joshi: We initially started to bring the concrete trucks and eventually hopefully we will do whatever happens inside. So, we will have a facility which is to build around 200x80 feet which will have the concrete mixing. We use a type of concrete what they call it UHBC high performance concrete so it doesn't require as thick of a concrete as you normally apply.

Conrad: Is it in trained with air or light weight

Joshi: It is in trained air but it's a UHBC. So UHBC is a new type of concrete where you only use. The size is 1/3 normally and the strength is higher. So, these are 20,000 and up.

PB- 2023-4 (A)

Conrad: Is it fiber reinforced

Joshi: It is fiber reinforced. Yes

Member: What about the future if your successful with the plan what's the future plan for the facility there?

Joshi: The future plan expense bigger or I can talk to Mr. Christopher to see if he can offer a bigger piece of land or we don't know yet. We will take it piece by piece we will build a few houses. I am not a big investor so its all on my own.

Member: Sure

Joshi: Unless somebody really likes it, I will sell

Member: And you sell your business and retire

Joshi: Probably

Berg: What's before us today is just the subdivision of the land. We are not approving any concept plans, were not approving your business plan we are just approving the subdivision.

Joshi: Yes Mr. Tim's made it clear

Berg: Any other discussions from the board?

Taczak: We have to approve a minor subdivision. I will make a motion to declare a minor subdivision

Waechter: Second

Berg: All in Favor

Members: AYE

Lilly: Approve the Seqra? I will make a motion to approve the Seqra.

Conrad: Second

Serianni: Just quickly so these minor subdivisions are type two actions so you wouldn't have to take action on that. Or declare it as a type two action

PB-2023-4 (A)

Berg: We don't need a motion on that

Serianni: Correct

Sandy: On the minor who made the second?

Waechter: It doesn't matter. I spoke up but somebody else did

Sandy: So, I have Bill Taczak as making the motion and Sarah you second it. OK

Member: And we declared it as a type two so we don't need the approve on the SEQRA

Lilly: I will make a motion to approve the subplot one lot subdivision

Conrad: Second

Berg: All in favor

Members: AYE

Members: Good luck!

PB-2023-4 (B)

Berg: Ok next is Robert Miljour 5900 Walmore Road

Vanuden: He's not here

Berg: Are we tabling it?

Vanuden: Why don't you go to Model City Road

Berg: Yeah, I know

Member: Maybe he's coming late

Berg: Ok next would be 4699 Model City Road

Nick Ricchiazzi

Berg: Tell us about your project

Ricchiazzi: We are putting up fence to get trucks in and out some storage there with supplies, stuff for driveways

Berg: It was the site plan we wanted to see today right. The fence is going all the way around the property?

Ricchiazzi: Not in the back

Berg: And fire has no issue with fence and gate

Serianni: We were notified by the building inspector Mr. Masters has notified us in writing prior to this meeting that fire had no objection.

Berg: What about a lock on the gate

Member: Well, it's open in the back so

Berg: Ok

Conrad: What kind of materials are you going to store there again

Ricchiazzi: Landscaping equipment

Conrad: You bringing in any recycled materials like broken concrete or anything

PB-2024-4(B)

Ricchiazzi: Yes, we will

Conrad: Are you recycling on site or no

Ricchiazzi: We will be using it for other jobs

Conrad: But does the process happen on site or is it just processed somewhere else

Ricchiazzi: We will use it at one job and bring it back to the shop and if we have another job that needs it, we will bring it to that job.

Member: So, storage of materials

Ricchiazzi: We might not have a job for 2 or 3 months maybe 6 months

Member: Typically, when you recycle your breaking it up into more usable material

Member: Is that done on site I guess is my question

Ricchiazzi: Usually on the job

Lilly: As far as your drawings much improved from the last meeting.

Members: Yes, thank you!

Lilly: The fence gates I think are larger than the 10 foot that we spoke about last time. So that's good. There is no issue with the building inspector. I don't think he had any issues as well as the fire department so. The only other thing is any progress on the fence?

Berg: Please state your name for the record

Rajczak: Andy Rajczak. We didn't put the fence because I believe Mr. Baker or Mr. Lilly last time was worried about the 10 foot of the gate. So, we put it to 12 and one of them at 14 but didn't want to put anything up until we were sure that those gates were properly sized to your liking.

Waechter: When do you think you will have them completed by?

Rajczak: Weather permitting we should be 30-60 days max

Waechter: Ok

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Berg: For the fence completion

Rajczak: Correct

Waechter: So, about June early July

Rajczak: Correct

Waechter: Ok thank you!

Member: We would like to establish some sort of timeline for that fence

Rajczak: Ok

Member: So, it's not just hanging out there indefinitely. Would you be comfortable with that?

Rajczak: Absolutely

Berg: And what would that time frame be?

Rajczak: Give us 60 days

Waechter: Good

Taczak: July 1st

Member: Put a hard date to it.

Rajczak: Yeah, that's fine

Taczak: I can make that if we need a motion.

Member: Yeah, we do

Serianni: It would be a conditional

Taczak: Conditional date on the fence July

Serianni: It would be a condition

Berg: Any other discussions from the board

PB-2023-4(B)

Members: Nope

Taczak: I will make a motion to approve if we need a motion

Baker: Second

Members: With the condition that we have the July 1st completion date

Rajczak: That fence was already approved we just amended it we renewed the permit for a year on it. I understand you want progress

Waechter: Yes

Berg: So, we have motion for the approval based on the conditional time line of July 1st

Waechter: Second

Berg: Ok we need a vote all in favor

Members: AYE

PB-2023-4(C)

Berg: Ok Mr. Miljour is not here

Waechter: He's here

Berg: Ok state your name and tell us about your project

Robert Miljour: My dad's not here he's Jack. It's just me. I am building a house on my parents' lot. I think it was last month we were approved for the variance. 125 was required we went 115 for a separate parcel lot.

Lilly: So, we will make this minor subdivision. I will make a motion for a minor subdivision.

Taczak: Second

Berg: All in favor AYE

Members: AYE

Berg: Need to make declaration of type 2. Anybody else anything else

Lilly: Make a motion to approve the 1 lot subdivision

Taczak: Second

Berg: All in favor AYE

Members: AYE

Members: You're all set good luck

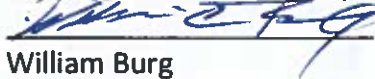
Berg: Anything else in front of the board? Any new business?

Lilly: Motion to adjourn the meeting

Taczak: Second

Respectively submitted,


Lisa Wisnieski Building Dept Clerk


William Burg
Planning Chairman

