

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – August 17, 2023

Agenda- DiPietro-Buffalo St (A), Argona- Model City Rd (B), The Broadway Group- Saunders Settlement Rd (C)

Present: Burg, Baker, Conrad, Lilly, Lattanzio, Waechter

Absent: Taczak

Presiding: William Burg, Chairman

Burg: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday, August 17, 2023.

Roll Call

Burg: We do have a forum. We have 3 items on the agenda this evening. I would like to start off with... has everyone reviewed the minutes from our last meeting of July?

Members: Yes

Burg: One amendment to the minutes they were dated as June 20 it should have been July 20th.

A motion to approve the minutes of July 20, 2023, was made by Conrad, seconded by Lilly and carried.

Burg: All in favor

Members: AYE

Burg: We also have some housekeeping issues we never approved the meeting from July 21 of last year. Has everyone reviewed those minutes.

Members: Yes

Burg: We had some overlap when Sandy left and Lisa came on, we just didn't get those minutes delivered to us so we never got a chance to approve them.

Conrad I will make a motion to approve the minutes as presented.

Burg: Second?

PB-08-2023 (A)

Wachter: Second

Burg: All in favor

Members: AYE

Burg: Alright, first on the agenda is Mr. DiPietro 5830 Buffalo Street.

DiPietro: Yes Sir.

Burg: Ok we got the revised plan is there anything you want to add before we start discussing it?

DiPietro: No Sir. I had the drawing done by the architect and submitted it and wanted to see where we are at with it.

Conrad: Thank you for doing that by the way.

Wachter: Yeah. Thank you!

DiPietro: No problem.

Burg: Alright do we have any discussion.

Lilly: The vendor areas you have 2 listed there 25x75 and 30x58.

DiPietro: Correct.

Lilly: Which will be the vendors what do you anticipate the vendors how would they be setting up? What sort of equipment tables trucks trailers what.

DiPietro: It would be carry in and carry out it could be crafts anything like that. Nothing left there no permanent structures no nothing like that. It could be crafts, candles it could be whatever.

Lilly: But they will be just tables that will be set up.

DiPietro: Tables, pickup trucks it could be farmers.

Lilly: Trailers.

DiPietro: No sure I didn't solicit this out yet.

Wachter: Ok

Lilly: Ok

PB-08-2023 (A)

DiPietro: I might work it into also food trucks on there on Saturday and Sundays also. Which I did talk with the fire Marshall about the distance of the propane tanks between them also we have discussed that.

Waechter: So, it's just not going to be anything permanent.

DiPietro: Correct nothing permanent.

Waechter: I do have a couple of questions is there any possible way that you could move the porta potty back by the garage? And is that going to be a permanent 24 7 365 day a year porta potty or is it just going to be seasonal?

DiPietro: It depends on if I purchase it or not or lease it, I am not sure I haven't done that yet I am waiting for approval of the plan.

Waechter: Is it a possibility to move it towards the garage to kind of get it out of the vendor area.

DiPietro: Umm it would be on the edge of the vendor area. So, I don't know why the location of that, that garage is leased so.

Waechter: Ok. Ok alright. And I have another question you have here exit entrance or your exit is that 15 feet?

DiPietro: No, the entrance exit is 23 feet wide it's 15 feet away from the cut out in the sidewalk.

Waechter: Ok alright thank you! So, it's 23 feet wide alright. And then my next question is I appreciate all of your parking umm just a suggestion I think you are going to get a little bit of an issue having parking spots back behind your farm stands so what I would propose is that you remove those and you remove that last one on that south end. So, you would be removing 1,2,3,4,5,6 and then umm not allowing traffic to come back behind that farm stand.

DiPietro: Well, I need the parking spots for the amount of vendor area I have for the ratio you told me.

Waechter: Ok. Ok. So, I am just looking at it thinking there might be a little bit issue Tim is there any way we can work around that or no.

Masters: So, this scenario is based on a parking schedule there isn't a 100% vendor area farm stand scenario in our parking schedule so you're going to have to take a little liberty in making your best judgements so I can't tell you it has to be one or two or three per.

Waechter: Ok

Masters: If it was a restaurant, it's cut and dry.

Waechter: Ok so that suggestion would be...

PB-08-2023 (A)

Masters: This is not cut and dry. If you guys cut some out of there, I have no issue with it.

Waechter: So that's where I just think as far as from a safety stand point that's if the board agrees with my thought here. Is to not allow traffic to come behind that farm stand to cut those 1,2,3,4,5 out and then that last one on the south end. But again, I will leave that up for everybody else's opinion.

Burg: Basically, that's kind of to your benefit there is nothing in the code that stipulates that we need 28 parking spots. I think what Sarah is eluting to is there's just a general feeling that that's going to tight.

DiPietro: Ok

Burg: And tight is a little unsafe.

DiPietro: Ok

Burg: We could eliminate say eliminate the one row and then just the last parking spot where you have 16 feet from a parking spot.

Waechter: Yes 16 feet from the vendor area so we would leave that bank of parking to the north that's right north of that farm stand but get rid of these here 1,2,3,4,5 so 5 parking spots that kind of and just leave these here. I can pass that down if you guys want to see. And that's it for me.

Burg: Is there anyone that wants to speak for or against this project? Yes, sir if you could step up and state your name and address, please for the record.

Dave Warnick 2835 Elm Street I am on the west side of that property. The only thing concern I have is the porta potty it's going to be about 5 feet from my property it's going to be dead center when we sit on our porch that's what we are going to see I think he could move it to the closer to the garage area. Like a member on the board said. That's the only complaint that I have. I mean...

Burg: Thank you! Anybody else for or against this project? Anything else from the board? I would like to state for the record we do appreciate your efforts on this you have been in front of us a few times as we have adjusted these plans and I know you went through more expense than you were prepared to but this gives us a better, a better blue print to work off of.

DiPietro: Right

Burg: But we do appreciate that.

Members talking

Burg: Alright anything else from the board?

Lattanzio: I have one thing. So, on the south side where people are going to exit that whole grade is pre level with a sidewalk are you going to put something there to delineate the driveway from the rest of the property?

PB-08-2023

DiPietro: As in the sidewalk it's cut down and there will be signs there.

Lattanzio: So, because everything is temporary, I mean how do we keep.

DiPietro: The signs are posted concreated in the ground.

Lattanzio: Ok. Thank you!

Burg: Do we have a motion from the board?

Lilly: I will make a motion that we have a couple items. One we are going to move the porta potty's or is it just one, right?

DiPietro: There's one the problem is going to be that there is probably going to be personal items near the garage. The people will be coming near other items so it's going to be hard for them to go walk, the customers and such to go to the porta potty next to the garage so that's.

Lilly: How many feet would that be?

Conrad: 30 feet right.

DiPietro: 30 feet but there will be other stuff there. That they will be walking that's not included in this design.

Lattanzio: Well, if you get rid of the parking spaces in the middle you could put it in the middle or next to the parking spaces.

Conrad: The one thing is that you need to consider is that you have to be able to get a truck in there to service so it's gotta be placed in a position where it can be serviced. But I agree with.

DiPietro: I can work with Mr. Dave about that if I put a 8 foot fence behind it to block the sight I mean this is a commercial property for one I mean I am giving a 5 foot leeway from the property line for anything. Back to residential I could put a fence up I can work with Dave on what we could come up with something.

Burg: I think that is our concern I think that just in the don't take any offence but I think in the spirt being a good neighbor.

DiPietro: Yeah, we talk.

Burg: We feel like it would be better idea to relocate that porta potty.

DiPietro: I mean I understand where he's coming from. Maybe it would work better somewhere else on the property that we can agree on that would be nice.

Members talking

PB-08-2023 (A)

Burg: I would like that stipulated so we are not chasing it on down the road.

Lilly: Now putting it putting the porta potty.

DiPietro: My original thought was to put it along side of the driveway on the other side over there but the board didn't like idea of cars driving past it but I don't have a particular issue with that.

Burg: On the north side.

DiPietro: Yes, that wouldn't be in his view at all. It would be along the driveway I don't have a problem with that. If we did something over there. We can.

Conrad: This is just a rental porta potty right.

DiPietro: Yeah, it's a 4ft by 4ft and there's 23 feet over that.

Conrad: I mean I would consider this and Tim correct me if you think it's I am incorrect but if it turned out to be an issue where ever you work out with your neighbor about where to put it if it doesn't work it could be moved somewhere else on the sight.

DiPietro: Right

Conrad: Next time the truck visits.

DiPietro: It's not concreated in the ground.

Conrad: Right.

Members talking

Warnick: His original plan was to put it east of the garage on the north side of the lot and that got poopooed about 2 meetings ago. So, if he put it there, I wouldn't be against that at all because I wouldn't be able to see it. Actually, hardly anybody would be able to see it.

Burg: Right

Waechter: OK

DiPietro: That was my original idea.

Burg: I don't think.

Warnick: That way he doesn't have to build a fence or anything else no reason to do that.

Waechter: So were talking that north west corner.

PB-08-2023 (A)

Lilly: East

Waechter: North east corner.

Warnick: The north east corner of the garage.

Everyone talking

DiPietro: Where it says asphalt drive.

Waechter: Ok. I mean as long as it's out of the way of being hit by a vehicle.

DiPietro: Yeah. Somewhere in there we will work it out Dave and I will we're good neighbors.

Burg: Ok so any motion is going to have to address moving the porta potty to the northeast corner of the garage and also the reduction of the parking spaces and the elimination of the last row on the south side.

Waechter: Yes

Conrad: Of the central area of parking.

Waechter: Ok so I guess I will make that motion. Umm I make a motion to approve this and send it on with moving the porta potty to the northeast corner of the garage and with the elimination of the 1,2,3,4,5 parking spots directly behind the farm stand which would be on the east side and with the elimination last parking spot on the southwest side and also the stipulation that the vendor area remain a seasonal or a portable vendor area and no permanent structures are included.

Conrad: I will second it.

Lilly: Ok good

Burg: All in favor to recommend this plan up to the town board for approval.

Members: AYE

Burg: Ok. Thank you!

DiPietro: Thank you!

PB- 08-2023 (B)

Burg: Alright next on the agenda is Ronald Argona 4612 Model City Road. Anybody here? I need you to state your name for the record.

Jim Fittante from Fittante Architect on behalf of Mr. Argona.

Burg: You want to describe your project.

Fittante: We're proposing a 6000 square foot storage facility 30 feet wide by 200 feet deep. On a general business zoned lot on Model City Road. And we have 22-foot drive lanes down both sides we have 16-foot-wide one-way entrance on the south side 16-foot exit on the north side and the area of the disturbed is under an acre. Pretty much basics of the project.

Lilly: Besides the house that's going to be demolished the rest of the property is all soil, long brush that sort of thing.

Fittante: Right

Lilly: And all that soil would be stock piled or utilized on the site or removed off site?

Fittante: It will be used on site.

Lilly: And how about for a stone parking lot do you have stone millings quite a ways back to 180 feet behind the storage.

Fittante: Correct.

Lilly: Ok.

Waechter: Ok I do have a question just for clarification you had said that exit was going to be on the north end on our plans here we have the entrance it that a change?

Fittante: Oh, sorry yeah.

Waechter: I just want to make sure that's how it is. I got a... does anybody else have questions?

Conrad: There's no permanent office there right there's no staff?

Fittante: No. No staff

Conrad: No facilities for bathrooms or anything like that what so ever.

Fittante: Nope. Nothing

Lilly: Will it be 24-hour access or how's that?

Fittante: No, it will be limited to 10:00.

PB-08-2023 (B)

Lilly: From what time to what time.

Fittante: 7am to 10pm

Lilly: 10 pm

Waechter: I do have a question what kind of signage is going to be used I know there's signage that's been denoted. Is it going to be lit and is it going to be lit 24 7.

Fittante: It would be a ground sign that would meet the signage code and would be lit on a timer that would probably shut off with the business hours.

Waechter: So, it should go on and off at 7 to 10.

Conrad: What about the wall pack lighting that would be on like dusk to dawn.

Fittante: It will be totally shielded off the building to meet the zero lumens at the lot line.

Lilly: Any other lighting.

Fittante: No.

Conrad: And the area in the would be the west the paved area is it going to be for like boat storage or campers?

Fittante: Yes, there is going to be some outdoor but the majority a large portion of it from the build back is going to be for turn around to meet the turnaround requirements. That will have to remain open but near the back yes.

Conrad: Are you going to have that area striped that has to be maintained for. If it's something that has to be maintained I mean otherwise if nobody is policing it you know internally. It's going to be parked upon.

Fittante: I am sure there could be a yellow line striped.

Waechter: Any plans to further develop the back.

Fittante: No

Burg: You said you needed that for turnaround, right?

Fittante: Yes

Burg: The pavement detail will that support 75,000 pounds?

Fittante: Yes

PB-08-2023 (B)

Burg: I believe fire had a concern about storing vehicles on the west side as that's going to be considerably far from the hydrant.

Martin: I see in your layout that you show the hydrant distance of being 390 feet from where the hydrant currently exists. Essentially the code if you don't study it real quickly but it defines facilities. For facilities the building one is usually the one that kicks in. Building or use of a fixed location including exterior storage for flammables, combustibles as this materials tanks and similar use of the term also include recreation vehicles mobile homes manufactured houses sales and storage lots. So that is going to kick you into being having to put a hydrant in the back of the property if that's what the intent is and then that's also going to change your road dimensions and issues with that as well. It's an easy thing to overlook but it is part of the definition and sometime the definition of facility is going to include what you're looking at doing with that period.

Fittante: Ok

Martin: Sorry

Waechter: I am assuming you're not going to have any vehicles storage within the bays? It's just to be for various.

Fittante: Correct

Waechter: Various items. Alright then I have a question as far as like the French drains as far as your maintaining the responsibility for cleaning those out. If they happen to get plugged.

Fittante: Yes

Waechter: Alright and then those French drains are running all the back to that chain link fence?

Fittante: Right

Waechter: And the part back there is going to be pitched so that it goes into the drains because I noticed with total graphic it kind of comes down like that.

Fittante: Correct

Waechter: Are you going to be filling in that low area in order to get that correct pitch for the drains?

Fittante: Yes

Waechter: I then also have another question on your chain link fence is that chain link it looks from the rendering is that the concrete curb is that a concrete curb? Or is that just part of this.

Fittante: No that's just off the website so there will be no concrete curb.

PB-08-2023 (B)

Waechter: No concrete curb. And then my next question is as far as maintenance of that as far as for wind damage and what not because I know that those things can get pretty nasty looking. And if there is any possibility that you will need to do any landscaping. Because that is just a big green field for a lot of distance.

Fittante: It will all be maintained.

Waechter: Ok. Now are you leaving any of that the trees and stuff that make it kind of wooded down the side or is the whole site being cleared?

Fittante: No, the site going back the length of the site will be cleared.

Waechter: Ok so there is going to be no trees or shrubs or anything natural that would help mask that fence.

Fittante: Correct. Well over almost 60% of the site is going to be remaining wooded behind.

Waechter: Yeah, yeah that part I get I am just concerned with that chain link fence. Thank you!

Lilly: So that screening that you have. You have a 83 foot lot you're going to clear right from property line to property line.

Fittante: Correct

Lilly: On the north and south property line. The chain link fence is 5 foot and will have a green forest green screening but other than that you're not planning on any other screening between the resident on the north or south side.

Fittante: No, the fence will be on the property line.

Members talking

Waechter: Just as a side note is there any thoughts of using that flat roof as far as for solar?

Fittante: Not at this point right now.

Burg: Bob you have a question with drainage?

Lannon: Yeah, I believe you all have a letter or should have a letter from Camie from my office dated August 14 identifying some questions comments and concerns. The project you see before I just don't have enough information no drains no inverts, I don't know it is a long run I don't know if you have enough pitch to get from there are some questions, I think from engineering perspective are some of our comments that need to be looked at... are there wetlands on west side of the site there are a few things that have to be looked at to be considered. I can get you a copy of this letter if you want.

Fittante: Yeah, if you can I have not seen the comments yet.

PB-08-2023 (B)

Lannon: Understand, understand.

Burg: Any other comments from the board? Before we open it up.

Lilly: If I could on the SEQRA report I think the report that you filled out. It is a permitted use in this area and then question 6 is its predominant character you have yes. The character of the neighborhood is predominant storage or business. And then on the other SEQRA from the town I believe it says that the character quality existing community would be moderate to largely impacted. So those 2 questions seem to answered differently. So, it's a permitted use but there's residents on either side of the project which would make it perhaps I am thinking uncomfortable for those neighbors without having any additional screening besides the fence. So that seems to be my thought but I guess we will let some other people comment and see what they believe. Certainly, the hours seem reasonable it doesn't want it to be 24 hours. Keeping the light so that there is no large bright lights going on to the neighbor's property since they are really close to this property line. And just to make sure the back parking lot if it's going to be used for storage that it does end up being room for a turnaround and it doesn't all get occupied by storage of boats, trailers and things of that nature and it does become difficult to get turned around back there. Those would be my concerns or comments at this point.

Fittante: That 6-foot fence screen at the property lines would aid in that any light for anything it would be no different than resident putting up a 6-foot stockade all the way around the property.

Lilly: Ok how tall is the building?

Conrad: Height of the building.

Fittante: Probably 15 feet.

Lilly: The walls would be 15 plus the peek.

Fittante: No to the peek.

Lilly: To the peek the wall would be perhaps 10 maybe 12 feet.

Conrad: 12 feet.

Fittante: Probably 10 feet.

Lilly: 10-12 feet perhaps ok and then it also said construction time would be a month.

Burg: Seems pretty quick.

Lilly: I thought I saw it somewhere in there.

Fittante: I thought it was 6 months.

Lilly: But anyway, that's my comments.

PB-08-2023 (B)

Burg: Does anybody want to speak for or against this project? If you could come up state your name and address for the record, please.

Hi my name is Cody Quiett 4618 Model City Road I live on the south side of the property we have been there about 18-20 years now. Hunting reasons sporting reasons my entire family hunts back there we have for the entire length of time we have been there. Means that this property is going to make ours unusual for what we purchased it for. As long as well as all the neighbors around us who also hunt the other side of the property as well. We have all been out there the entire we have been there. I just don't see how this is going... People coming next door driving in and out extra traffic all the time. Our little area is nice quiet little neighborhood yes Modern south of us and all the more commercialized businesses are south of us not necessarily built like this. The discrepancy between it being commercial and residential. Also, its real thin the whole way back we already have long standing high waters wet lands on the west side of the property. I mean even my field my backyard right now is half submerged under water. I know... Yes, there is a ditch in the rear of the property and the front of the property but the majority of the year the land is already flooded. So, I am a little concern about the drainage Even though it sounds like it is going to be steeped in to the center of it and drained out. But with all this going on how's it going to impact the rest of the property. I am already running 2 sump pumps. Just concerned that the impact of our living qualities going to be there. It's our whole way of what we do. We hunt out there we camp out there, sports those are my concerns.

Burg: Ok thank you!

My name is Steve Newman I live at 4611 Model City Road. Born and raise on this road 35 years I was gone for 10 years in the military. Just recently bought my parents' house.

Burg: That's across the street, right?

Newman: Directly across the street.

Burg: That's what I thought.

Newman: My concerns I do have the same concerns as my neighbor Cody but I don't hunt out there. I have no issues like that. My concern is more along the line of curb appeal and the home values of our homes dropping. I know there are no studies or anything I have done with the recent week that I have had that I got the letter I did a little research and really gave it some thought about what my concerns really truly would be. I am concerned about the home values dropping, it may not be an eye sore if it's up kept and nice and everything but it's very subjective to the person that would come in and buy that home if they would want to have a basically concrete and steel looking at across the street. So, curb appeal would be one of the things that would be one of my main concerns huge concern. Traffic we already on Model City deal with this is another topic another day Moderns landfill and their trucks. And their garbage blowing off the trucks we deal with that on a daily basis picking up the trash dealing with the high volume of traffic already on the road. I feel like it would be considered a little bit more dangerous putting a storage unit and having more and more traffic coming in and out of actual whatever it may be zoned as I understand that but it's a residential area there's nothing but houses and families that live right there. In that direct area north of Modern after the baseball field it becomes a residential.

PB-08-2023 (B)

area. Crime we are in the Town of Lewiston we all know what are crime life is it's relatively low. It's a concern because it is somebody that we wouldn't know that's not in the area coming into the area and I'm not going to know exactly who is renting and who is not. So, it wouldn't be my job to police the area but I would expect somebody to be policing it because how am I suppose to know if they are there, they know and that's their unit or whatever it may be. So, it's going to bring more eyes into the area. The lights and the noise he did address that. I still have a concern being how narrow the lot is and with the lights and getting zero.... At the edge of the parcel, I find that very hard to be accomplished. I would like to see the actual light photo metrics that would be available prior to all that going on as far directly across the street. And where it would involve my address. I do have a couple questions about the actual municipality and legalities of it with like the building inspector. I am not sure if I can bring them up here. I am not even sure if I was looking at the actual municipal code for Lewiston. Some of the thing I seen where no self-storage should be built within 3 miles of another storage unit which we have one directly across street and we have one ½ a mile down the road that is indoor and outdoor storage both of these.

Masters: I am not aware that that is in our code.

Newman: The fire codes the closest fire hydrant on our road closest to all our neighbors' houses is directly on my property and I maintain that. To make sure that if there was anything going on even thought out the winter time, I am out there shoveling it out just to make sure if any of my neighbors have issues you know. And that wasn't even a thought in my mind that brought that up. That if there was a fire in the storage unit or if there was somebody doing something illegal in those storage unit. Heaven forbid my neighbors kids are literally 30 feet 50 feet from that storage unit if there's something exploding. You can't control what people are putting in the storage units. You can you can put rules and regulations but you know how people break them. Other than that, that's just my main concern. I have a petition with 17 people all different addresses on Model City Road that have signed it and are against this project. It's not that we are against people building business's we're not anti-business we're not anti-friendly we just want to protect our peaceful community and residential area that we have left on Model City Road.

Burg: Thank you! Anybody else? For or against? Anything additional?

Yeah Ken Zimmerman Jr. I the property directly north of this facility.

Burg: 4606

Zimmerman: 4606 yes, I just for the same reasons that have been stated already the only difference between me and them is that I have only been here a couple years. I just recently retired this last year. This is my retirement home and this is not what I would have thought I was moving into an area where I am going to be right next door to a storage unit. I could have stayed in New Jersey surrounded by stuff the astatic of that it's just no way it sits right with me. Biggest concern for me is the drainage and I spoke with Tim about this early today too. Is that I've got water like he said I've got water coming in my sump pump all the time. Anytime there is a little bit of rain I can't imagine what's going to happen all that waters gotta go somewhere off of that property. And I don't see I am having a hard time seeing that the drainage has been proposed taking care of it aquatically and if it isn't maintained then I am

PB-08-2023 (B)

going to have a flooded basement on top of the flooded yard and it be unusable. Those are things that concern me.

Burg: Ok Thank you! Anybody else?

Hello I am Toni Zimmerman 4606 Model City Road. I have concerns about everything that has been mentioned here. One thing that really bothers me is in New Jersey we were one house away from a main high way in New Jersey everything is pretty much high way. But traffic 24 7 trucks people yelling and screaming people in these storage facilities don't know what it is to have to worry about the neighbors they pull in people moving into storage facilities even though its illegal they're not allowed to they move in because it's cheap. Cheap housing, they need to have security there that they have to pay for they need to know who's coming in and who's not. The traffic is going to be outrageous and this is where we retired to, we found Lewiston to be a great place to live and our grandkids come they visit its safe for them to be outside. We know our neighbors' cars as they go in and out if we have a problem we can run to our neighbors and ask for help. But we don't know who these people are going to be. And I don't want to live in New Jersey anymore I moved away from New Jersey and I am totally against this and the statement was made it will be no difference than anyone else putting a 6-foot wall around their house. My neighbors don't have cars going in and out all the time and when they do it's a flash and it's done. It's not going to be that way over there, you're going to have lighting you're going to have the lights from the cars everything and that's a deep concern and I am really worried that when I go to sell my house I can't get what I paid for it.

Burg: Thank you! Anybody else?

I am just here to stand with my neighbors against this project 4600 Model City.

Burg: If anybody wants to... you need to step up to the mic we need to put you on record. If somebody has something new to add that doesn't include drainage.

Hi I am Brittany Newman 4611 Model City Road and I agree with everything that was said I am totally against this project.

Burg: Thank you!

Lisa Landers my sons at 4604 I'm 4641 Model City Road and I don't want my grandkids growing up with stuff going in and out.

Burg: Ok Thank you!

Conrad: Step up to the mic.

Steve Eager and Jennifer Eager 4600 Model City Road just here to stand with my neighbors against this project. Being beside these units there's flood lights that nobody mentioned that are on 24 7 just to be... Just here to stand with my neighbors.

Burg: Thank you!

PB-08-2023 (B)

Good evening my name is Candyce Horne I represent both address 4634 Model City and 4628 Model City on behalf of myself and my parents I would also like to object to this project for the same reasons.

Burg: Ok Thank you!

Hi Kristen Quiett 4618 Model City Road I live right next door to it I do not want my granddaughter 4-year-old granddaughter we bought this house because it was countryish not in the city not in the village and it's all going to change. I am totally against this project.

Burg: Ok Thank you! Anybody else. Ok we are going to close the open portion of the meeting. Any comments from the board?

Waechter: I just have major concerns with the drainage issue without it really being delineated and you know I am not so sure that those French drains are going to handle what's back there. I would like to see more detail plan of that. I also understand the lighting concern as far as that goes I think that there might be better options for the lighting. And also, it's the whole curb appeal of it. It's going right into its situated on a residential neighborhood. I think that you owe it to the neighbors to at least attempt to make something better.

Baker: I have question what is the anticipated traffic flow? Or have you thought about that?

Fittante: Speaking with other storage facilities they average roughly about 10 and they are larger facilities, 10 cars a day and they are larger facilities than what my client is proposing. That's a rough count but it's a pretty good one.

Baker: Thank you!

Lilly: More comments. I will make another comment if right now this is zoned business which makes it difficult because looking at this, I don't believe that this particular it's a small track of land I don't believe that this storage facility belongs here but the problem I have is that it's zones business. So, it's something that could be done. If somebody if the same applicant was coming to us asking for us to change their variance this would be very easy for us to say no. The zoning board planning board and I think that everyone would agree that if we had to change the classification of this property to accommodate this storage, I think would be very easy to say no. The problem is that it's zoned business which makes it difficult for me to kind of I am sure the applicant believes he should intitled to do this since it is zoned business. But this lot is 83 feet wide it doesn't even allow any sort of room for some sort of buffer landscaping or something. The only other I'll just stop with this perhaps is there any way this proposed building could be further back on the property where the impact of this metal steel building isn't right next to the property owners to the north and south? Would that soften the blow perhaps and still be able to accommodate both parties just a thought so. Anyone else?

Burg: That would require another hydrant, right?

Waechter: I think it already does require another hydrant.

PB-08-2023 (B)

Martin: It requires another hydrant the way it is being proposed now. One on the property, he's currently using one that's a town hydrant on the other side of Model City Road. Because of the distance that's required and putting the hydrant on is also going to make a change to the road dimensions as well.

Waechter: Can you explain that in what way.

Martin: When you have the hydrant on the property you need wider roads because it's going to take the hose coming off or actually the hose coming in from across the street. Takes up a significant amount of room in the road way.

Lilly: That road would have to be 20 feet or 25 feet?

Martin: 26

Lilly: 26 and right now they have 16 on both sides.

Waechter: Ok thank you! Yep

Martin: Well, I thought he said 22 but I guess.

Waechter: Ours has 16.

Conrad: The curb cut would be 16 because it's a one way one way on one way out.

Waechter: Yep

Conrad: Is there anyway the you know what I kind of agree with the fact that it's zoned business and that's unfortunate. The only other thing that I know could be done is the design of the building itself and maybe have it give it a more residential look. I mean overhead doors not overhead door but maybe the style of the overhead door the aesthetics of the building maybe it could be a gable roof vs the low-pitched roof just to give it a little bit more curb appeal so it doesn't look so much like a storage facility. Just an idea.

Burg: Even moving it back and maybe putting a turn in driveway so it's not visible from the road.

Waechter: I mean if you're going to have to do a fire hydrant anyways that allows the movability of the building but again, I do agree I think you can do better. I mean the aesthetics the lighting the drainage.

Members talking

Burg: Number 3 on the town SEQRA it will impair the character or quality of the existing community. Was the applicant prepared to put in another hydrant?

Fittante: Not at this time I'd have to shorten the building.

PB-08-2023 (B)

Ron Argona: I would like to say to everybody I almost just want to apologize after hearing.

Burg: We will need you to speak to the mic. If you could state your name.

Ron Argona I understand the impact this has on you guys and I do apologize. I can clearly see how it destroyed a close nit thing and I don't know which way it is going to go. But if we do get it to where there's some way it can be done, I would absolutely want to hear everybody's concerns. About anything I can do to make it better if it does go if it doesn't then that's on me, I get it. But I do listen to all your concerns and I do want to address anything that I can do to make it better I will if it does go through. But that's about it. As far as putting in the hydrant it's an incredibly expensive cost I did talk to somebody about they said it's like 60 70 thousand dollar and that's just going to be...

Burg: But as it's drawn it's required.

Waechter: It's required.

Argona: Right as it's drawn. You know if I have to shorten the building up or whatever. But then again, I do feel really bad that it's... But whatever we got to do If we gotta shorten the building if we gotta look more into our landscape how it gets drawn down we will have to address those issues I will have to sit down and talk with Jim. But we can... This drainage I would absolutely make sure the drainage is 100% adequate. I would also think about the fencing they want their privacy I get that. I would put up double mesh or whatever to make sure everyone has their privacy. Lights are kept down I definitely want to work I understand I am putting this in a really well confined I am sorry but I would absolutely be willing to work with whatever you can come up with.

Members talking

Burg: Thank you!

Conrad: Could I just ask one question. And this may be for Mr. Fittante. Is there anyway to make this facility like where you have it split and have a central access the doors facing the middle and then that way the exterior of the building could be sided it could be gables or something like that.

Fittante: We actually thought of that if we had an easement where we don't have to be 20 feet off the property line, we could absolutely do that.

Conrad: I don't know if it's possible but it's just a thought.

Fittante: Right, we even discussed that. If we could have that 20 feet off and that's why we were going to reuse 20 feet as our fire lane and as our access road.

Conrad: Right. Pat what's your thought on that. If you were to split the building in half and just one roadway down the middle have to turn around at the back but that way you have your garage doors facing inward vs outward towards the neighbors and you could do something aesthetically to the outside exterior of the building maybe siding or something that's more residential looking break up the roof line.

PB-08-2023 (B)

Martin: I am not saying that it can't be done. I think you're going to have to get something on paper as far as the distances between both sides of the building. That sort of thing.

Conrad: Right

Fittante: We are definitely going to take all of the concerns and draft something.

Argona: And here's another thing I would like to mention I know everybody is like I doesn't want it there it's in a residential area there's not a lot of commercial property in Lewiston. And to try and find something available if there was something down the road if anybody knows of anything down the road that I can buy?

Burg: But we need to stay with what's in front of us.

Argona: I am just letting everybody know that.

Burg: I get it. Thank you! I don't think this proposal is everything that we need it to be yet. So, we need a motion from the board what are our options we can table it.

Serianni: You can make a motion to table I just want to make the applicant would be willing consent to waving the 31-day requirement in our code if you want to table it make modifications and submit it. Submit the new updated plan back to the town so that's one option. Second option would be to deny it and have them submit an updated plan. The third option is just to recommend approval I believe we would also have to make consideration for SEQRA before we do that.

Burg: Alright

Serianni: But I wouldn't recommend you tabling unless the applicant makes a consent for waiver.

Burg: Alright. Do we have a motion from the board?

Waechter: I think we have to get consent first?

Burg: Well, that's if we are going to table it.

Lilly: Ok

Waechter: Yeah

Conrad: I would like to ask the client.

Members: Yeah

Conrad: I would like to verify because there is no sense in making a motion if they are not going to agree to it.

PB-08-2023 (B)

Fittante: He would be willing to make the...

Conrad: To waive it.

Fittante: Waive it and then obviously I need time address... I mean I haven't even seen the comments so. We need to address the comments so.

Lilly: Right

Conrad: Well, the biggest thing is then the town liable for the 30 day.

Waechter: 31 days

Conrad: 31-day review period.

Fittante: Right

Conrad: It's to accommodate you to help you move forward with some redesigning.

Fittante: Right

Conrad: I would make a motion to table with the applicant wants to waive the right to the 31-day review.

Lilly: I will second the motion.

Burg: Just so the motion is clear. That's based on the clients so it's on the record that they are going to concede and forgo the 31 days.

Fittante: Yes

Burg: So, we have a motion we have a second all in favor.

Members: AYE

Burg: Ok thank you!

PB-08-2023 (C)

Burg: Next on the agenda is the Boardway Group 2835 Saunders Settlement Road. Give me a second to get organized here. Thank you, folks. OK. Can you state your name and describe your project.

I'd be glad too. Good evening ladies and gentleman my name is DeAnna Hyché I am the developmental manger with the Broadway Group out of Huntsville Alabama I am coming to you this evening to discuss the development of a 10,640 square foot commercial retail facility on the north side of Saunders Settlement Road that is zoned general business. And so, I can just start or if you have questions for me whatever you want to do. But we are currently budgeted for this facility for four-sided upgrade so we hope to achieve a charm that your neighbors are content with. The lighting situation is similar actually to what the previous development discussed. All of our lighting is shielded it is directed inward towards the building. The light will remain on 1 hour after facility closes to allow our staff to get to their vehicles and then everything is dark after that. Typically, our hours at 7am to 10 pm and so that would mean that lighting on until 11. The signage for the facility there is signage on the front of the facility that is lit internally and then there is a pilon sign that is also lit all goes off. There are 3 wall packs down the drive aisle side of the building where the majority of our side on parking is and in between each of those wall pack lighting. 5 lights total on that side of the building. This property is extremely flat drainage was a challenge we have prepared our SWAPP your requirements are MS 4 signatures so we have not submitted it yet for our DEC permits. But if you look on plans that you have the layout does show you that there are 3 bio retention areas for both quality and quantity control on that property. As you all know we have it prepared to a 100-year flood and we will have it all established to handle.... We did go in front of the ZBA we asked for a parking variance we were doing our best to reduce our foot print the less pavement we have the better in terms of drainage. The proto type for the client that we are building for at this location is 35 stalls we are not a destination location the average trip is a 10-minute trip in and out. Average 6-8 cars in an hour except for at our peak hours which generally between 8 and 10 and again in the evening between 4:30-6:30 30 minutes give or take depending on your traffic with work and those types of things and then those traffic counts generally go up to around 15.

Burg: Ok

Hyché: I can keep going. This particular foot print does offer produce. The produce specifics will not be established for this site until after we are permitted and we can figure out delivery routes and local vendors and those things but this is prepared for produce at this location.

Waechter: Do you also sell alcohol and cigarettes?

Hyché: So, we do at some of our facilities but I don't know your code on this one but because of your location from the school I don't know that this location will have it. I don't handle that permitting this store won't open with alcohol. And then that would be looked into as an after but I am not sure what the regs are with regards to the school. I think it's within 600 feet so this location may not qualify.

Burg: Ok. Alright any comments from the board?

Waechter: Umm I have a list of questions so I don't know if you want me to start or if somebody else would like to start?

PB 08-2023 (C)

Burg: You can go.

Waechter: Ok. So, first is do you have a determination from the DOT?

Hyche: We don't yet. We have submitted to that entity generally before we come to the town we submit to the Department of transportation because we can't do anything without access and we got the approval to move forward from a conceptual plan which is what this is based off. But we have been in contact with Gonzales and we do not have that back.

Waechter: Because I do have an issue and I don't know where the DOT is going to come down on it. Since it is across from a school. And you are peak hours 8-10 am that is bus drop off there is no turn lane left turn lane from Saunders Settlement Road into the proposed driveway so my concern especially at those hours is that you're going to have people passing on the shoulder because nobody really takes heed of that no passing on the shoulder. I just look at this as being a possible issue. The other thing I would like to note is that your truck traffic I saw your graphic of how they come in and out. Would all trucks be mandated to turn right out of your parking lot?

Hyche: No there is not a restriction.

Waechter: Ok so they will be going right and left. Ok

Hyche: The truck that you are seeing on the plan is the largest delivery truck. One truck will be wb67 18-wheeler any.

Waechter: And will they pull immediately into the parking or will they be at any time have to stay on Saunders Settlement Road.

Hyche: No, they will pull in they will use the front drive aisle and then back in to where the loading docks that are back here. We do that purposely because like I said 6-8 trips and they can use all of this parking and then the impact is minimal to the truck.

Waechter: And then I noticed your primary fence that you have on the I think it's the west side of the property it only extends the length of the building. Seems how there's a residential house on the other side are you going to extend that privacy fence all the up through the parking lot?

Hyche: We don't currently have it shown that way. It's an option it is the other option and we just hadn't been in front of anybody to ask were never opposed to landscaping either. If those individuals would prefer trees over fencing especially with your winter is hard on those fences, we are fine with trees.

Waechter: And then also I notice that you have a lot of bio retention ponds couple of issues there. Do you have a plan for mosquito control because we have been awfully wet. So that's my first question and then also with the black flowering fountain grass is that going to grow to a level that is going to obscure traffic? Because I know that the dollar general on 425, they got some obscuring where you kind of have to peek out a little bit.

PB-08-2023 (C)

Hyche: I would rather prefer to see the grass change. We just haven't made any changes yet because we knew that this is what you were looking for. I would like to see something more... We are going to change that I am sorry I lost your first what was your first.

Waechter: It would be the bio retention as far as that's just a lot of standing water right in a residential area.

Hyche: So, the goal with the bio retention. And I have my engineer here Mike Montalto with Costich he's probably better to speak to this but the goal of bio retention is not standing water infiltration opening and as it drains into the second part of the facility or the pond if you will its being infiltrated into the ground.

Waechter: So, you're not planning on any standing water there. Next one it's just a personal thing of mine. Are you looking at alternate environmentally friendly materials possibly incorporating solar on the roofs or looking at a Permal parking surface?

Hyche: So, 2 things we have actually spent a lot of time because we develop all over New York trying to look into solar and it's been a challenge with the changes to the laws with the ability to buy into solar farms being so no. Right now, solar is not an option that this client is using. Permeable pavement also not an option it really takes a beating with your weather and the maintenance and up keep of that just becomes.

Montalto: The soils don't work here.

Waechter: Ok the soils don't work. Thank you! Alright and then also to I got a sign blocking view of traffic just making sure that that doesn't. And then my very last one is you are not known for putting up very beautiful buildings.

Hyche: We got 4-sided upgrade.

Waechter: And what's a 4-sided upgrade.

Hyche: No metal.

Waechter: So, is it going to look similar to the one in Olcott?

Hyche: I am not familiar with the one on Olcott.

Burg: This is the one in Olcott.

Hyche: Yep, those are the same types of materials.

Waechter: Ok

Burg: Ok

PB-08-2023 (C)

Waechter: Ok then I will let others address I guess we have a sewer issue.

Hyche: We have a flushing station that will be relocated if the driveway let me step back a second. Like I said we went to the department of transportation first and that is actually where they proposed that we put the driveway to line up with West Street. So, there is a flushing station there that we will have to relocate in terms of the sewer. I have spoken with the sewer department and that is something that we will do.

Burg: Alright so then the plans would be updated to show the location of the flushing station.

Hyche: Correct

Burg: What about the water hook up.

Hyche: What about the water hook up? I am sorry. The water line comes up West Street and under Saunders Settlement and that would be where we would be.

Burg: I am sorry I need you to state your name for the record and I need you to speak into the microphone.

Mike Montalto from Costich Engineering so preliminary discussions in the first set of plans we turned in showed the flushing station being relocated. In dialog with town staff relative to that the annotation has been changed the current proposal is that flushing station cover is to be adjusted and it would remain in the driveway. It's not being relocated. We originally had it called out as being relocated there was dialog that the town had interpreted that we thought the town would be moving it. First of all, no we didn't expect the town to move we would move it if necessary and then because it's a flushing board it's the same as a valve box we are raising the cover around it and maintaining the integrity of the flushing. We have had dialog we have requested but have not received record mapping water main or the force main. We have located the valves and represented on the plan the best of our ability what we believe would be the... we added annotations that say that those locations need to be field verified before any hookup can be started and that coordination needs to happen with town staff as well. So that's where sanitary sewer and the water main dialog is. We had at one point showed a hydrant at the outside of the road... there was one directly across the street that was sufficient they would lay hose across the road way. So as of the last dialog that we had we believe were in good step relative to that. So, we are showing a water service coming to the building and stumped off of what we believe based on field location of the valves and discussion of where the main is believe to be there might actually be a tap already for what was going on the property unable to locate... that would have to be verified.

Burg: Would you be moving the connection to the main because currently it is right in the middle of the driveway?

Montalto: The connection to which main? The force main?

Burg: The pipe connection to the main is right inside your driveway.

Lannon: It's probably the sewer there are a couple things on the sewer this is a letter.

PB-08-2023 (C)

Masters: Jeff had to leave so he gave me that letter.

Burg: Ok

Lannon: He would like to see the grinder pump moved on the opposite side of the building so you will have connection to the force main can be out of the driveway. And then the other part of the flushing connection he mentioned that the flushing port and manhole cover are also in the driveway and my understanding is that he would like that moved. So, I am not sure if there was some.

Montalto: We have gone back and forth on that.

Lannon: So those were the 2 connections.

Montalto: Originally it was move it then it was don't move it and were happy to go back to where ever...

Lannon: Generally, the town doesn't like to see any infrastructure...

Montalto: No different water valve.

Lannon: Exactly we can get you a copy of this letter just so you have it.

Masters: Is there any reason you couldn't take the sanitary out the west side?

Montalto: It comes out the east side of the building is where all the buildings plumbing comes out.

Hyche: That's where the bathrooms are.

Montalto: We could make a gravity lateral we don't have...

Masters: His whole point is if it comes out the parking lot side you would have to put the grinder pump way out past the parking lot and have...

Montalto: That's forced main so it doesn't have to be a direct line doesn't have to be a straight line it can curve the connection point for that could actually be outside of the driveway.

Masters: Yeah, that's not the point I am trying to make so when you come out the east side of the building ok your line is going to come underneath the parking then it has to go across the 26 and half feet of parking lot and then you're going to put your grinder pump out there in that grass area. Ok he don't understand why you put it on that side and not immediately outside the building on the left hand side of the building and then your all on the grass there's no parking you could have the controls right next to the pump.

Montalto: The building plumbing comes out on that side that's why we're tying up with the architectural plans for the building.

Conrad: Do you have more than one proto type?

PB-08-2023 (C)

Montalto: I understand you want to know why it was put that way.

Everyone talking

Conrad: Do you not have more than one proto type that would like a mirror of this?

Hyché: We do but than that changes how it drains, it changes how the truck patterns would flow and so from a stand point of access through the DOT this was the proto type for that.

Masters: Wait you wouldn't have to change the plumbing or plans you have to change the way

Conrad: What I was talking about was the interior

Everyone talking

Masters: The sewer plans position is if you put it on the east side, they are ok with it on the east side but if the controls are on the building they will not adopt.

Hyché: That's not what I understood from our most recent emails.

Masters: I talked to him today.

Montalto: He doesn't want the control panel on the building?

Masters: Not if they are going to maintain it, they want the control panel they are working on the pump right here they want the control panel right there. And that's the way our town standard is so they don't want to have a guy in the... and then go 50-60 feet over to work on the panel cut the breaker or whatever they want the pump here and the panel there. Cause if you do it this way, they will not adopt it. So, it will be up to you guys.

Montalto: This is not a private... station you're going to maintain the lift station for dollar general.

Masters: The town would if it was done according to the town standard correct. So, you will have to work that out with Jeff. He would have been here to answer for himself and he had a family emergency and had to leave.

Montalto: So, if the control panels put on an A frame next to the pump outside of the... would that be an acceptable solution?

Masters: I am pretty sure it would be.

Hyché: It would be.

Montalto: That's entirely possible it's the way you would do a municipal one

PB-08-2023 (C)

Masters: If we're going to maintain it that's why they want the Myer's pump and that's why they want the control next to it because our guys would maintain it. They would degrease it they would adopt it.

Hyché: Which we want so.

Montalto: We can work with them on the question about the electric disconnect

Masters: I would talk to Jeff about the findings

Montalto: That's the only... That would absolutely work we turn around and put the standard control panel in

Masters: So, if you work that out with him and then move the flushing port, I don't see that being an issue.

Everyone talking

Burg: Ok so we can work that out. Anything else?

Hyché: You tell me

Burg: Alright. Does anybody want to speak for or against this project?

Martin: Can I ask a couple questions. Where are you putting your snow?

Hyché: Sir

Martin: Where are you putting your snow?

Hyché: So, we have...

Martin: This fire retention pond is it expected to have water in it all the time or

Everyone talking

Hyché: You're at 2 feet

Montalto: It's a depressed area that's roughly 2 feet

Everyone talking

Martin: What it's doing is taking away access to the emergency or the fire fighters which is going to bring me to my next question. Does any of your staff know a fire protection engineer has anybody reviewed your submittal plans to what the fire code is?

PB-08-2023 (C)

Hyche: Yes. This is a 10640 square foot building require at 12000 square feet and additionally our sales floor is only 85 by 55.

Martin: You realize you got to get fire equipment in within certain parameters of New York State. You don't meet those

Hyche: Every day I do

Martin: How are you meeting it on the (west) east side with the delivery truck?

Hyche: You're saying if there's a fire when the delivery truck is there

Martin: Or a truck that's going to become a fire lane were not parking there

Hyche: That's what I am asking you. You're saying when there's a delivery truck there

Martin: That's why I am asking you if anybody reviewed it

Hyche: we would move the truck

Martin: No there's no parking in a fire lane. I think you missed that.

Hyche: No, I didn't miss it.

Martin: You don't move the truck you don't park there you got to get me access within 150 feet of the whole exterior of the building you haven't done that.

Hyche: Sir I build these every day I am sorry I can't speak directly for the code so I will have to review that.

Martin: I am telling you; you need to look into that and I strongly suggest you make this a sprinklered building. It might not be required but it's going to get you into areas that will help you in the long run. To be honest with you the client you are representing had terrible history.

Hyche: Trust me I deal with it every day and I don't like it.

Martin: I understand I am just pointing those things out.

Hyche: Noted

Martin: But in my opinion this does not meet the current code.

Hyche: I will get with the state fire Marshall.

Martin: State fire Marshall can give you advice I am the one who approves it.

PB-08-2023 (C)

Hyche: Understood I will show what...

Burg: Ok. Anything else from the board?

Masters: We have to address water. Water. Dan

Dan Zahno: So, the water lines going to be under the driveway regardless. We preferably don't like that but unfortunately, I don't think they are going to be able to move it. Unless they do a whole other tap which that's just not, I wouldn't make anyone do that. You're just going to run a 1-inch service line but it depends on what he's going to make you do is going to be a whole different added problem. I don't know what you are looking for.

Masters: I just wanted to make sure you are ok with water.

Zahno: Unfortunately, we are going to have to be because there is no push out of the road unfortunately, we are stuck with it.

Burg: Provided if that's where the driveway needs to be.

Zahno: Unless you switch the driveway to the other side.

Burg: If we got to get to it, we are shutting your business down. That's the problem it's coming right across the driveway.

Montalto: Stage one application was done to New York State DOT and their comment was they wanted to driveway to a line with West Street. The problem is that you got the public road right there. They don't like to stager so. Stage 2 application has been made where we show the details of moving the... that's the process we are at. The location was vented before we even got involved from the design standpoint with Broadway group with them to say we are on a state road here's a concept sketch where we put the entrance.

Waechter: Do you have documentation of that

Montalto: No not yet

Waechter: No, I mean of that initial conversation is there documentation that the DOT has said

Hyche: Yeah, DOT as a 3-phase process phase 1 is the conceptual process that we submitted

Waechter: Ok. And I don't believe we don't have any of that information

Hyche: We don't we don't provide those applications normally we can't

Waechter: I would personally like to see that the DOT has state like in an email in a letter and anything

PB-08-2023 (C)

Hyche: What you will get is when get the review revisions back and they are phase 2 we will share that with you.

Waechter: I personally do not feel comfortable moving forward without DOT's determination because I think that being across from a school, I think it is important that we have that, and also to I would actually like to see the colors and what your elevation. Your exterior elevation is going to look like. Because we don't have obviously that information. And then also to that landscaping to shield the residents on that west side.

Hyche: You got that landscaping in the packet

Waechter: It's just something that makes it more palatable to the neighbor.

Hyche: Most likely we would mimic the evergreens and junipers that we use to enclose the dumpster enclosure.

Waechter: Ok

Master: Have you guys given any thought to potentially adding a length or two of water pipe going east so if there were to be future development going east on the town, they wouldn't have to dig up your 3-lane drive way to connect on to it?

Hyche: We hadn't no.

Masters: Maybe that's something you would consider?

Hyche: we would have to get some numbers.

Masters: It would just...

Hyche: It would save our drive too

Masters: That's my point

Hyche: I would have to look at some numbers

Masters: Save a little self-caused pain. So, all the property going east is vacant zoned business property. At some point most likely that's going to be developed and when that gets developed then they are digging up your 3-lane driveway to run their water to the east which doesn't seem to make a lot of sense to me to create that issue.

Montalto: They are not going to want to go all the way back across 31

Masters: Correct. Especially with dealing with the DOT.

PB-08-2023 (C)

Conrad: I want to say one thing. It's pretty confident that the DOT to want to align driveways with roadways at intersections just because if you start to offset them it's when you have the most potential for accidents. In my experience doing similar work years ago I ran into the same thing so. I mean it's not official but I support what you're saying.

Burg: Does anybody have anybody want to speak for or against this project? Folks in the back? Anybody?

Paul Wendt: I just own the property

Burg: Ok. Are you for or against this?

Wendt: Paul Wendt I live down in Ransomville which doesn't mean anything to you guys. The waterline was put it as per the engineering specks I know I paid for them. I think it's an 8- or 10-inch line that goes underneath the road. I have nothing to do with that. It's been in 15-18 years. With Pat, I trust you but you said 150 feet on each side of the building

Martin: With that 150 feet

Burg: We have to keep the meeting to the board

Wendt: I was just was wondering because he made the statement and I was just wondering if family dollar meets that requirement. That would be my question. According to Mr. Conrad here which I appreciate by keeping the roads in line of course there is a turning lane there to turn left but not right. At the family dollar they have the same situation there. There's nothing across the street Giffin Street. I just own the property I would love to sell it part of it.

Burg: Ok thank you!

Wendt: I didn't understand what you were saying there that's what I am trying to figure out Pat.

Martin: It's the code with access and it hasn't exactly existed...

Everyone talking

Burg: Anything else from the board? What are our options

Serianni: Same principal

Hyche: Yes, I consent to

Lilly: I think there are some loose ends that have to be tied up and some things taken care of before we can approve this. I that's the way it going but somethings have to be taken care of and then as they say wrap it in a bow for the town board.

PB-08-2023 (C)

Burg: In my notes just to clear it. We have an issue with fire, we got a suggestion of having sprinklers, we would like to see it more robust landscaping plan on the west side. We have examples where the landscaping gets out of control and we don't want to see that. We are not an architectural review board but we would like to see the elevations and what kind of materials are going to be used. And we want to clear up the driveway location and what am I missing.

Baker: Extending the water line a couple links to the east for convenience future.

Burg: It's a suggestion.

Conrad: Even though we are not an architectural review board that is still part of the planning boards review. To review and make suggestions or changes to

Hyche: I haven't looked at your comprehensive plan or long-term plan but you showed me a store that was blue. Traditionally I would lean towards or beiges and browns. I am wondering if that store that you showed me is a color pattern that your interested in or if the browns and the beiges.

Conrad: I think it was just the material.

Waechter: Just something that doesn't scream Dollar General.

Hyche: The signs are going to scream.

Waechter: But the building doesn't have to.

Hyche: The building will not.

Masters: The one in Olcott has an architectural gable to it on two sides and they did the four-sided upgrade like you said and they have the decorative round windows. It looks way better than the one in Town of Niagara awful.

Waechter: 425 is awful.

Lilly: I have also seen where they put awnings over just small awnings over the windows as well. Does seem to the whole idea of bring some curb appeal to the project.

Hyche: The hard part for us and you know because you spoke about zoning a minute ago. These budgets go together based on ordinance requirements way before I come in front of you. So, we will have to see what we can look at. And the other thing I would propose is if we opted not to do 4 sides and if we did 3 sides leaving the back metal that gives us some money to use perhaps for awnings something like. Theres nothing behind me it's a field so that gives me some room to be flexible with some other...

Lilly: Frees up some money to put it out in front.

PB-08-2023 (C)

Hyche: Correct. If you would consider that. And the reason I ask because I have to call my architect so we are showing you what you want to see. Is that an option?

Lilly: I believe so.

Hyche: To give some more awning appeal to the front of the store.

Burg: Alright do we have a motion from the board?

Lilly: I will make a motion to table on the request that the applicant is ok with waving the 31 days

Hyche: Correct

Lilly: So, the applicant is in favor of waving their 31 days and so we will table it.

Lattanzio: I will second it.

Burg: All in favor

Members: AYE

Burg: Ok. I don't have any other items

Waechter: I will make a motion to adjourn

Conrad: Second

Burg: All in favor

Members: AYE

Respectively submitted,



Lisa Wisnieski
Building Dept Clerk



William Burg
Planning Chairman

