

TOWN OF NORTH HARMONY

~~~~~PLANNING BOARD MEETING~~~~~

Tuesday April 7, 2009

7:00 PM

Members Present; Pat Rice, Walter Geist, Richard Johnson, John Warner, Duncan McNeill, Julie Lescynski

Others Present; Bradley Lawson, Don McCord, Richard Sena, Robert Tordella, John P. Strand Jr.

Mr. Rice opened the meeting at which time Mr. Lawson introduced Mr. Tordella to the board and explained his reason for being there. Mr. Tordella and Mr. Scott Sampson have applied for a permit to construct a 76 unit self-storage facility on their 1.9 acre parcel on the South East corner of Wells Bay Road and Route 394. The Zoning Board of Appeals has referred the application to both the Chautauqua County Planning Board as well as North Harmony's Planning Board. Mr. Lawson went on to explain that the zoning ordinance did not include language for a self-storage and Mr. Tordella and Mr. Sampson were asked to apply for a special permit under the pretext that the application is likened to boat storage and new building under special use permit that is in the zoning ordinance.

After Mr. Tordella explained the site plan in detail, Mr. Strand, owner of Rt. 394 Storage, asked that the board review letters that he and Berni Auer, owner Chautauqua Lake Self Storage had sent. Both parties had several concerns and asked the board not to make changes to the existing zoning in order to allow another storage facility when between the two of them they already have 240 units and on average 187 or less are occupied. Mr. Lawson was asked if neighbors had concerns and he said they were concerned with drainage.

After lengthy discussion, the board questioned whether a facility of this type would fit in with the comprehensive plan they have worked on for "Stow Central". Some of the other concerns the board discussed were; drainage, buffer, lighting, landscape. The Board decided to table the application until they have had time to review the material in detail. They will review the application again on April 21, 2009.

Mr. Sena addressed the board with concerns he had with the rough draft of the Wind Energy Law. He pointed out #2 and #5 (kilowatts be changed from 100 to 25) on page 19, #7a and #11 (a logo should be permitted) on page 20, and #1 (tower set back should reviewed for change) and # 15 on page 21. Mr. McCord said the items of concern would be reviewed at a later date. This will also be reviewed on April 21, 2009.

Mr. McCord asked the board members who volunteered to do research at home to have that completed and ready for the May 13th meeting. He also gave board members a revised rough draft copy of the town of North Harmony Comprehensive Plan Survey Report and asked each of them to carefully review the document as he would appreciate comments and or changes when they meet on April 28, 2009. Mr. McCord said that he forwarded a copy of the revised copy of the Comprehensive Plan Survey Report to Paul Ostergaard and has scheduled a conference call with him on April 8, 2009. Again, Mr. McCord reminded the board that he would like to have this ready for public review in May.

PB
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The meeting concluded at 8:40 PM.

Dates to Remember:

Tuesday April 21, 2009 at 7:00 PM - SEQRA and Public Hearing on Wind Energy Law
Review of Mr. Tordella and Mr. Sampson's application for self storage
facility.

Tuesday April 28, 2009 at 7:00 PM- Public informational meeting on Zoning Law for Adult Entertainment.

The Planning Board will discuss corrections and or changes to the
Comprehensive Plan Survey Report.

The next regular meeting- May 6, 2009, *(Please note the original date for this meeting was
May 13, 2009)*

Respectfully Submitted,
Penny Best
Deputy Town Clerk