

**PLANNING BOARD MEETING  
TUESDAY 4.21.09 8:40 PM**

**PLANNING BOARD MEMBERS PRESENT: Pat Rice, Walter Geist, Steve Senske, Julie Lescynski, Dick Johnson, John Warner, Mac McNeill**

**OTHERS PRESENT: Don McCord, Planning Consultant; Brad Lawson, Zoning CEO; Dave Stapleton, Attorney; Dick Sena, Councilman; Nancy Thomas, Town Clerk; James Levesque, Zoning Board of Appeals; Phil Strand, Bernie Auer, Bob Tordello, Scott Sampson,**

**Scott Sampson requesting a Special Permit to construct 2 self-storage buildings at Wells Bay Rd. and Rt. 394, Specifically Section 332.11-1-22.1 (old #3-1-36.1).  
REF. ZBA MINUTES DATED 3/25/09**

**Mr. Sampson** said he had been unable to attend the previous PB meeting but had provided a representative to discuss his proposed storage facility project which the Zoning Board of Appeals had forwarded to the PB for review and recommendation. He referenced a letter he had sent to the PB. Mr. Sampson said he had met with Dave Lloyd and Gary Ryan to discuss drainage issues on the property and those had been taken care of. He said the design would help alleviate some of the run-off going down to Wells Bay. He asked if the board had any questions.

**Mr. Johnson** said he noticed on the plan the area where the water would drain to was identified as "outlet unknown". He said it appears that the drainage plan will help slow the water, but below the ditch is pretty plugged up.

**Mr. Sampson** said he had met today with Dave and Gary and Gary would hopefully be cleaning it out this week. He said part of the problem is the driveway at the back of the property is dirt and the run-off funnels down to the opposite side and is filling the ditch with sediment.

*There was further general discussion of the drainage system design and its efficacy.*

**Mr. Geist** asked how many units there would be.

**Mr. Sampson** said 76. He discussed aesthetics of the project, plantings and picnic tables to provide an attractive setting. He stated there would be no fencing or outside storage.

**Mr. Senske** stated that for the last 18 months the PB has been working on a Comprehensive Plan for the town and specifically addressing the interchange area in Stow. He expressed concern that the business would not fit into the area and what the PB envisions for the Stow Central area. He noted that there are already 2 storage facilities in the area.

**Mr. Sampson** said he had spoken to the clerk and was told that there is no Comprehensive Plan in place at this time. He said the location he is interested in is over the hill from the intersection. He said one of the storage facilities had been permitted in an Ag Residential area.

**Mr. Senske** said the town has spent a great deal of time and expense on developing the Comprehensive Plan and has recently completed a town wide survey to that end. He said it may not be in writing today but most of the ground work has been done. He said the PB is charged with doing what is best for the town and its residents.

**Bob Tordello** said he is the owner of the property on which the proposed project will be located and he would like to sell it to Mr. Sampson. He asked the board what they propose he can do with his property in their Comprehensive Plan. He asked what they envision for his property; a convenience store, container type store, used car lot? He said his property is not the hub of the Stow area. He noted the oil tanks located on the opposite side of Rt. 394 with no fencing or trees.

**Mr. Warner** said that is what we are trying to prevent by the creation of the Comprehensive Plan for Stow Central which is basically the entrance to the Chautauqua Institution and part of Lake Front Drive. He said the board wants to have architectural input and impact on the development in a fashion that will be

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pleasing to the eye and beautiful (i.e. siding requirements, roof pitch, design). He said the survey responses had reflected these ideas.

**Mr. Sampson** said that he has tried to make the design fit in well with the surrounding buildings (i.e. use of 5-12 pitched green roof just like Stone Hill Landscape across the street). He asked what the response numbers were on the survey that had been mailed.

**Mr. Senske** said of the 1,300 mailed, 536 had been returned. He said self storage in general had been addressed in the survey under land use opinions and it had ranked 4<sup>th</sup> from the bottom in terms of desirability. He said 296 persons said that storage units were appropriate (56%).

**Phil Strand**, owner of Rt. 394 Storage said these buildings are special use buildings and he feels that if there is no market for their use, they will just deteriorate. He said for visual purposes areas on secondary roads should be designated for storage facilities.

**Bernie Auer**, owner of Magnolia Storage said that occupancy levels are already low in existing area storage facilities.

**Mr. Tordello** provided photos of the storage facility that Mr. Auer operates.

**Mr. Geist** asked if the proposed facility and the existing facilities were heated or lighted.

**Mr. Sampson** said his were neither heated nor lighted. He said there is outside lighting that will radiate downward and be unobtrusive to neighboring properties. He said his buildings are galvanized steel with 30 year paint on the outside.

**Mrs. Lescynski** asked about the maintenance on the buildings.

**Mr. Sampson** said they are practically maintenance free.

**Mr. McNeill** asked Mr. Sampson if he felt he might be creating an "attractive nuisance" (i.e. a place for teenagers to hang out).

**Mr. Sampson** said he didn't feel that would be the case.

**Mrs. Lescynski** expressed concern for the line of sight coming onto Rt. 394 while hauling a trailer.

**Mr. Sampson** said Ramsey Rd. is an issue also and the state DOT needs to get together with the towns to address the problem.

**Mr. Senske** asked **Mr. Levesque, ZBA**, what they are asking the PB to do.

**Mr. Levesque** said they are asking the PB for review and recommendation. He said he was interested in what the scope of the Stow Central Comp. Plan covers (i.e. distance from I-86 in both directions).

**Mr. Rice** said he believes the scope is defined as one mile in either direction from the I-86 intersection and he thinks the property in question falls within that area.

**Mr. Strand** said in the self-storage business people tend to sometimes build a unit because they think it is a good idea and if it is allowed in this corridor what is to prevent someone from building one across from Hogan's Hut. He said all this is done sometimes without a business analysis.

**Mr. Levesque** said the ZBA will not judge whether or not a proposed business will succeed or fail.

**Mr. Geist** said the PB has been focusing on the Zoning Law and not a specific case.

**Mr. Levesque** said he believed that the project had been brought to the PB's attention because of its size and proposed location.

**Mr. Johnson** said the PB has heard from residents about some developments around the interchange (specifically Castors Well Drilling) and many people feel that Castor's is an eyesore and they are concerned that nothing like that happens again. He said the types of developments the PB would like to see in the area are smaller more people friendly types of businesses that are good for the neighborhood. He said if this project is to go forward a lot could be done with plantings, etc. to make it less obvious from the highway. It was noted that the setback from the road edge is almost 100'.

**Mr. Sampson** noted that storage spaces in Mayville, Brocton and Ripley are full. He said location, road traffic and visibility are some of the reasons he had chosen the site on Rt. 394.

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**Mr. Rice** said that North Harmony has the nicest intersection on Rt. 86 and if sewer and water become available the area will be developed. He said the PB would like to make sure it is done right.

**Mr. Sena** said we want to prevent Rt. 394 in North Harmony from being developed the way Lakewood was (i.e. car dealerships, etc.).

**Mr. Johnson** motioned that the application of Scott Sampson to locate two self-storage buildings on property described above be referred back to the Zoning Board of Appeals noting the following specific concerns:

- **drainage**
- **physical appearance from Rt. 934**
- **plantings**
- **Take into consideration comments from County Planning Dept.**

**Comments and concerns expressed by PB members were:**

- **J. Lescynski: Concern for ingress/egress onto Wells Bay from Rt. 394.**
- **J. Warner: Concern that this is the not the type of business the PB had envisioned in all the work done for the Comprehensive Plan for Stow Central and the corridor to Chautauqua Institution.**
- **M. McNeill: Feels it does not fit in with what the overall Comprehensive Plan is looking for.**
- **S. Senske: Does not feel it looks like what North Harmony is looking for in that specific area.**
- **W. Geist: Abstained from comment.**

**Mr. Warner** seconded the motion and it was unanimously referred back to the Zoning Board.

**The hearing was adjourned at 9:35 PM.**

*Nancy M. Thomas*  
*Town Clerk*