

PLANNING BOARD

DECEMBER 13, 2011

7:00 PM

Members Present; Pat Rice, Walter Geist, J. Phil Strand, Steve Senske, Richard Johnson

Louis Rieg, John Warner

Others Present; Richard Sena, Brad Lawson, Don McCord

Mr. Rice opened the meeting and Mr. Sena reported from the Town Board; The SEQR passed on the six month moratorium received a negative declaration of impact and was approved by the board. Mr. Sena stated that no one from the public attended the SEQR and public hearing on the Property Maintenance Law. He said a negative declaration of impact was declared but the motion to adopt the Local Law was tabled. He reported that Chautauqua County Planning Department said in regards to the moratorium that is the decision of the town; however, they wanted more time to review the Property Maintenance Law. He said the town board is in working on adopting a scrap metal policy and are in hopes to have that in place by January 1, 2012.

Mr. Sena stated that Jeff Turner attended the Town Board meeting and discussed the issues with Windstream and the internet services they provide. He shared documentation proving that the 789 and 782 exchanges have the slowest internet services in all of New York State and that are paying for 3 G's and most people are getting less than 1 G most of the time. Mr. Turner shared helpful information with the town and would like residents to check their internet speed and document it so the data can be used to possibly get better service.

He said the board would like to see the Planning Board complete their work on the Stow interchange prior to the six month deadline. He talked about the restaurant opening in the spring at Hadley Bay. He said the restaurant will be called the Hadley House and it will be opened seasonally and the new owners are experienced. Mr. Lawson said the owners have submitted plans for a receiving area however and Mr. Lawson has been to the site, however, he has not received an application. Mr. Rice asked if the moratorium would affect the progress of the restaurant and Mr. Lawson said that it would not because of the way it is worded.

Mr. Lawson discussed the boat repair- storage business that has been discussed with a property owner, he said this would fall under a Special Use Permit and it would have conditions. The board discussed that it would be best if their work on the zoning ordinance were completed prior to any new business in that area based on the results of the comprehensive plan.

The board continued their work with Mr. McCord on the draft- Townhouse Commercial District (HC-2), the North West corner of Route 394 and Stow Road. They reviewed and discussed the draft and will continue working on all Commercial areas in Stow. The areas are outlined as follows;

Hadley Bay- Area from I-86 to the state access to the lake.

Stow- Area from I-86 to

Mr. Johnson mentioned the idea of drafting laws for oil fracking as this seems to be a big topic in so many areas.

The next regular meeting is scheduled for January 10, 2012 at 7:00 PM.

The meeting concluded at 9:12 PM

Respectfully Submitted,

Penny Best

Planning Board Clerk