

PLANNING BOARD

April 10, 2012

7:00PM

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

Others Present; Brad Lawson, Don McCord, Sally Carlson, John McGraw

Mr. Rice opened the meeting and Mr. Lawson reported a couple of projects have been started; one is a new home on a new lot on Cheney Road on one of the parcels that was divided a few years ago and the other is a double-wide home in Sunshine Village on Carpenter- Pringle Road. Mr. Lawson stated that he has not received many permit applications; however, he has received several phone calls from residents who are looking for information on zoning regulations.

Mr. Rice asked the outcome of the Property Maintenance Law that was to be before the town board during the April 9, 2012 meeting. Mrs. Carlson said that it was tabled until next month due to the fact that the board did not receive the revised draft until just before the meeting and board members did not have a chance to review it. Mr. McCord said he was out of town and due to technical difficulties he was not able to send it until he returned home. He said that minor revisions were made and the board will get copies of those revisions.

Mr. Johnson advised the board of a Seminar put on by Phillips Lytle on Hydro-Fracking to be held at the Robert H. Jackson Center in Jamestown on Tuesday April 24, 2012. He said the seminar was open to anyone but registration is required and due by April 13, 2012.

Mr. Lawson was concerned about regulations with the drilling companies; would they be required to get permits from the municipalities' they would be drilling in, not only to protect the roads but also for fire safety. Mrs. Carlson said the state had most of the control, municipalities were only able to control through the use of roads. The companies were required to bond or put up money to cover the cost of damage and each company was supposed to file something that gave the exact location of the well. Mr. Johnson said he was concerned with the drawing and disposal of the water and fluids that they use. This board discussed whether municipalities or the state would have control over regulations and the liabilities of those regulations. Mrs. Carlson agreed to contact NYMIR and speak with our representative to see where the town stands in regards to these issues.

Mr. McCord and the board reviewed descriptions of plaza and Multi-Tenant Plaza and the board decided that they would recommend the Multi-Tenant Plaza; A group of stores planned and designed for the site on which is built, functioning as a unit, with off-street parking, landscaped areas, and pedestrian malls or plazas provided as an integral part of the design.

Mr. McCord said after discussion during the last regular meeting he added a new section- Boat Repair/ Retail under Repair Service/ Residential Storage Service in the allowed use of the Section 408- Tourist Commercial District draft. He said a potential location for this might be in the TC-4 District (Hadley Bay) on a lot that is approximately 360' by 360' (3 ½ acres) and said in most areas in New York State this type of

business is looked at the same as a motor vehicle repair shop because of the type of work done within the shop. Mr. McCord asked the board if they wished to leave it labeled as Boat Repair/ Retail. After discussion which included; repair, inside/ outside storage, height of building, square footage, signage, disposal of waste and location, the board decided to have this type of business listed under a supplemental section 640 where all general developing rules will apply.

After discussion during the last regular meeting in regards to height restrictions in the TC-2 District, as agreed Mr. McCord checked into the height of the three story Chautauqua Suites in Mayville and said the main roof is 37' and the tallest parapet is 47', the four story Hampton Inn in Jamestown is 60', Mr. McGraw stated the highest point is 56'. After discussion, the board decided to recommend a maximum of 60' height restriction. Mr. McGraw said that he would like to build a four story 94 room hotel on his property in this district; he will bring in a sketch that will show the board what the building would look like on the site. Mr. McCord informed the board of software that would simulate what the building would look like from different angles.

The board discussed the area on the south side of Stow Road where Casters Well Drilling is and decided to recommend leaving it as a non-conforming use and include it in the district.

Mr. McCord said during the next regular meeting they will finalize everything they discussed during this meeting and discuss the boundaries of the TC-1 District.

The next regular meeting is scheduled for May 1, 2012.

The meeting concluded at 8:30 PM

Respectfully Submitted,

Penny Best

Planning Board Clerk