

TOWN OF EDEN
PLANNING BOARD MINUTES
FEBRUARY 22, 2011

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MEMBERS PRESENT:

WILLIAM MAHONEY-CO CHAIRMAN
KEVIN O'GORMAN, MD
FRANK MEYER, DDS.
WILLIAM ZITTEL

MEMBERS EXCUSED:

MARK AGLE
TONY WEISS
JUANITA MAJEWSKI
ANDREW ROMANOWSKI

GUESTS:

DAVID JOHNSON, TOWN OF EDEN ENGINEER
SCOTT HENRY, TOWN OF EDEN BUILDING INSPECTOR
ROBERT STIEVATER, ARCHITECT FOR WELCH FARM MUSEUM
WILLIAM AGLE, WELCH FARM MUSEUM
GERALD JAHREIS, WELCH FARM MUSEUM

Co-Chairman Mahoney called the February 22nd, meeting to order at 7:02pm and asked the board if there were any changes to the November 30th minutes as printed. Kevin O'Gorman made a motion to approve the minutes seconded by William Zittel all "ayes" motion approved.

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New and Unfinished Business

1. Welch Farm Museum- Site Plan Review

An application and application fee has been collected also we have a site plan in front of us tonight.

Mr.Stievater explained to the board that not that much has been changed since Nussbaumer and Clarke did the survey in 1996. In the future they plan on erecting a barn near the silo; they plan on putting a stone path in. They also plan on residing the whole house if they can get the money. On the site plan they depicted some gravel parking and the rest of the driveway is gravel. Our goal is to change the use

of the property it's a residential farm, the property is zoned General Business which can be for a museum and we are talking about a museum. They would like to get a landmark status for the whole property. The Historical Committee did have a meeting and approved to submit this to the Town Board for historical landmark. The Town wanted to present this after the Planning Board meeting to see what steps are needed to move forward with the project. The change of use is important to us, in the New York State Code of existing buildings in Chapter 11 is for historical buildings. There are some exceptions on that for us to do instead of us going through the regular code. That would be the code we would abide by Chapter 11 of the existing building code of New York State. Overall the house is just going to be used for antiques. Basically the group that will be running the museum is a non-profit corporation so it's difficult to get money to do various things.

The question of parking came up, we have an ok from the school diagonally across to use their parking lot for events and we also have the Boys and Girls Club. Last fall they had an October Fest and we did use the school property. There are questions about the number of cars on the site, we have room for about six cars here and the people that would be utilizing these spots are the board members or anyone doing work there. We do not want any parking on the site itself. At the Corn Festival we parked cars to the west off of the property, we got permission for that. We had a yard sale also and the people parked in the street or the side street.

Bill Mahoney asked Mr. Steivater what the intended use would be, he replied that if they can raise the money to build a barn they would like to hold lectures there and various agricultural events. Short term planning would include tours inside the house after we get the re-zoning of historical, basically that's it.

Bill Mahoney explained that from the Planning Board's stand point we have certain steps to go through which is a pre-submission conference which I would consider today as being. Based on your site plan there are a number of criteria that need to be met and represented on the site plan. The application has been received and that summarizes basically what the code says in regards to specifics. We will forward the comments from the Town Engineer to you. There is a whole section in the code about contours which Mr. Stievater didn't

understand why they needed to be on the site plan. Dave Johnson said you just need to ask the Planning Board for a waiver on the contours.

The Planning Board has a lot of things to look at one being traffic access, circulation of parking, landscaping and screening and the intended use in the zone.

Bill Zittel asked if it gets historic status what does it change? Mr. Henry replied that there is a chapter that deals with historical preservation law introduces some additional rules and regulations; it has nothing to do with zoning. All the requirements like parking, signage, lighting etc... All those things apply. The historical preservation law adds an additional layer of regulations to that property, if you want to do any certain improvements to that property you will have to first be reviewed by the Historical Review Board and a certificate will be issued. There is nothing in the historic preservation law that modifies zoning.

Mr. Steivater said that if the property becomes a landmark property we will automatically go into an existing building New York State building code chapter 11 which will let us know what we can do. Bill Mahoney said that from a Planning Board stand point that's outside of our jurisdiction.

Bill Agle commented on Bill Zittels question about historic status and said that as I recall when we talked about that one thing we wanted was clout when we are approaching different organizations for grant money where is government or private foundations and those types of things was the main reason for doing that.

Bill Zittel asked another question to Scott Henry about where this sits and the parking issue having seen letters from the school and the Boys and Girls Club is he ok with that. Scott asked the proximity of the Club to the Welch property and said that the code states that you must be within 200 feet walking distance. The school parking is within the 200 feet, maybe when they redo the site plan after hearing all the comments tonight they can show the planning board the proximity to the school and the Boys and Girls Club.

The museum will not have events the same time the school has events planned.

Kevin O'Gorman stated that the form shown to the board only states it is for a single day of use not as needed from the school. Bill Agle replied that you have to get one for every event. The only event we have now is the October Festival and that's once a year.

Bill Mahoney said that the parking is a huge concern if that can be resolved with adjacent property, I would think that any approval if it was granted would be pending that continued use as parking. I would also think that on the drawing the actual location of those lots and proximities from the distance of 200 feet. Circulation plays into the next item which is access in and out of the site obviously if this is going to be limited to maybe to just employees or event type vehicles. Make the notation of the entrance and exit on the site plan. If you do plan to have parking on that lot the code did not specifically talk about museums but represent the six spots you choose and for whatever reason that number was chosen makes sense. The board discussed parking on the road and giving credit to the museum for those spots. Scott mentioned that there are some uses in the code that specifically have parking requirements attached to them, but the code says in instances where there is not the discretion is with the planning board. If we could get a better idea of the daily occupancy could be which a handful of people are then we can logically come to some logical conclusions. Mr. Stievater said it is just the board members and they could park in the street. Bill Mahoney said that with on street parking and parking down the street this issue could be resolved very quickly but we do need to get some more information back but I believe we are all on the same page.

Bill Mahoney asked the board if there were anymore comments or questions for the applicant. Mr. Henry stated that the plans need to be developed a little more with the onsite parking surface that does have to be properly drained and suppose to be dustless and has to be specs. Mr. Henry said that they should have a letter stating the

conditions of the parking permitted at the school and at the Boys and Girls Club.

Bill Mahoney stated that this is the formal pre-submission conference.

REPORTS: NONE

ANNOUNCEMENTS: NONE

Bill Mahoney made the motion to adjourn the Planning Board meeting at 7:34pm, seconded by Bill Zittel.

Next Planning Board meeting is tentatively scheduled for March 29, 2011 @ 7:00pm.

Respectfully submitted,

Diane Herzog, Secretary