

MINUTES
Eden Planning Board
October 5, 2016

MEMBERS PRESENT:

William Mahoney- Chairman
Dr. Frank Meyer, D.D.S.
Juanita Majewski
David Johnson
Brian Reed

MEMBERS ABSENT:

Anthony Weiss
Dr. Kevin O’Gorman, M.D.
Andrew Romanowski
Bill Zittel

GUESTS:

Greg Keyser -Engineer – GHD
Richard Ventry – Town Board member
Ben Slotman - Kelly’s Place - MDA design professional
Susan Wilhelm – Town Board member
Kim Bingman – FOP Holdings, LLC
Joe Kieinfelder
Joe Klug, Jr.
Julie Mokski
Mr. & Mrs. Larry Hawkins

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**Chairman Mahoney called the October 5, 2016 Planning Board meeting to order at 7:00 p.m. Alternates, David Johnson and Brain Reed will be full members tonight due to the absence of four members. Bill asked for a motion to approve the September 2016 minutes as printed and distributed. Juanita Majewski made a motion, Brian Reed seconded, hearing no further comments or corrections – Vote: all “Ayes” motion carried.**

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NEW & UNFINISHED BUSINESS:

1: Kelly’s Place - 8121 North Main Street
Multi Dwelling - Site Plan Review

Kelly’s Place was in front of this board last month with a Minor Subdivision Application, which was approved, and a Site Plan review. The Town Board has already approved the Special Use Permit with some contingencies. This board will be reviewing the Final Site Plan tonight to address some issues:

We received a set of revised of plans and according to our Code Enforcement Officer and the Town Engineer everything seems to be in place. Items that we were looking for were:

1. Landscape – additional landscaping, vertical year round plantings around hot box, trees along the north, trees along the back side of Shurfine or short shrubs, review the fence location along the north property line.

Ben Slotman – revisions include year round screening (arborvitaes) around the hot box, additional screening of pine trees along the backside of Shurfine and we removed a red oak tree to accommodate that, added a couple of pine trees along the north east property line. Fencing is shown two feet off of the property line taking into account there may be some heavy equipment by that area being a farm field. Updated evaluation of landscaping in the Engineering report to account for these changes is close to sixty five thousand dollars, which is equal to two months' rent for each unit per code requirement.

2. Photometric – add light values associated with lights mounted directly on the buildings – ensure light levels meet code.

Bill Mahoney – Wall sconces are the only other lights which will be located near the front doors, as for the photometric schedule I do not know if that will change any of the values away from these areas. They should only make the areas in front of the doors brighter.

Ben Slotman – A lot of these smaller fixtures do not have a photometric available for them. The renderings do show them and they are not a spotlight and it will light the area adjacent to the doors and will not send light on to neighboring properties. The lighting will be very quant and nice.

3. Retention Pond – add hatching to plan showing the contour associated with the 2' of water that will be present in the pond the majority of the time.

Ben Slotman- we shaded the area of the pond per your recommendation.

4. Signage – show the location and associated landscaping. This requires a separate permit process.

Ben Slotman – There is a proposed sign out front and the applicant is aware of a separate sign permit must be applied for.

5. Recreation Area – possibly walking trails- surface for age class and not less than 1000 sq. ft. of useable recreation area per unit, or associated amenities, to meet the intent of the conditions on the SUP and town code.

Ben Slotman – we've shown a walking trail down through the back of the property we will use a crushed number 1 limestone for building a surface that will be able to be walked on and there will be a couple of benches in the rear and also there were suggestions about an area for gardening the developer thought

would be something nice. There is an area set aside for that and there will also be a bench placed in that location.

Juanita Majewski asked if picnic tables were an option and the reply from Kim Bingman was we did not have any revisions for a picnic table.

Frank Meyer asked if the trail changes the drainage and Ben Slotman replied we did revise the storm water to address that and it was all presented and reviewed by the town engineer and approved. There won't be any effect on site drainage due to the trail.

Bill Mahoney asked the applicant about how long the trail is and the reply was approximately 800 feet.

Bill Mahoney then asked about where the trail crosses the swale what is the intention there. Ben Slotman – the trail cross a berm that separates the drainage area of the swale and the retention area. The drainage material is something that has a NYSDOT manufactured material that they use in a lot for roadside ditches. So what happens is that the water goes into that and it filters down through (French drain) and there is a pipe that does drain this area into the retention pond. The walking trail will cross on this berm providing a dry area for the trail. In addition we did look at the aerial image and try to fit the trail in so it would work well with what is already in the back of the property.

Bill Mahoney – this does meet the intent of what we had talked about at past planning board meetings. This does satisfy the Special Use Permit contingency from the Town Board, and the applicant has done a good job, meeting the intent of the contingency the town board has placed on the SUP.

6. Renderings of all elevations of the building and a view from the west entry drive from route 62 and north elevation from route 62 as a vantage point. The renderings need to show the actual construction materials and colors intended for the project and need to meet the code.

Ben Slotman – Building one and two are the town home structures, they have a common garage and there is a common drive. Building number 3 is a standard 8 unit it has a common entrance and there is a back door. Building 4 & 5 are the last two buildings.

Brian Reed – Coming in the drive you are going to see a blank wall of the first town house. Ben Slotman explained that this is the garage for the townhome.

Bill Mahoney – In regards to the renderings, from the boards stand point we want to make sure that the building materials are consistent with the town. This is all vinyl siding for the majority and architectural stone shown at the front of each?

Kim Bingman – I personally like the stone, the architect has brick on here. We could either go with the stone or the brick. We just did a project in Depew with the stone and it looked wonderful. As long as the town is good with the stone I would prefer it to the brick. Since we do not own the property yet we really didn't go much further with the renderings. We will use stone at all areas shown on the renderings that aren't currently vinyl siding. We would definitely comply with what the town wants, absolutely.

David Johnson - The overlay district does require natural materials. Therefore the stone would be appropriate.

Frank Meyer - I'm concerned about when you enter the complex the first thing you see is the blank side on the town home.

Greg Keyser – In the Special Use standard it does talk about breaking a continuous line and as I look at it this is not an uninterrupted flat wall like we were looking at with Razors.

Bill Mahoney – Based on the discussions regarding the blank wall shown on the west corner of the first town house as you approach. The applicant agreed to add landscaping along that wall starting in the front corner, which will break up the wall. The board felt comfortable with this decision and will include this as part of their approval.

Motion to approve the Site Plan for Kelly' Place Multi-Dwellings contingent upon additional landscaping placed on the right corner of the first townhouse at the entrance to break up solid wall and architectural stone on buildings where brick or stone was shown, made by Juanita Majewski, Seconded by Frank Meyer, "Ayes" motion approved.

REPORTS: Members need to finish required training by year-end.

ANNOUNCEMENTS: none

Frank Meyer made the motion to adjourn the meeting at 7:23p.m. Seconded by Juanita Majewski, All "Ayes" motion carried.

The next meeting is tentatively scheduled for November 2, 2016 at 7:00 p.m.

Respectfully submitted,

Diane Herzog