

PLANNING BOARD MEETING

MINUTES: MAY 8, 2023

MEMBERS PRESENT: Bruno, Duchscherer, Greco, Stessing, Worrall
Alternate members: Bowman, Stockinger

MEMBERS ABSENT: Lare, Starzynski

OTHERS PRESENT: Councilman Marston, Town Engineer Bob Westfall, Code Enforcement Officer Kasey Morgan

Chairman Bruno opened the meeting at 7:01 P.M.

Alternate members Bowman and Stockinger will be voting members at this meeting.

MINUTES: Planning Board Meeting – April 10, 2023

A motion was made by Stessing – Duchscherer to **APPROVE** the minutes as submitted.

Roll Call: Ayes – Stessing, Duchscherer, Bowman, Bruno, Greco, Stockinger, Worrall

Noes – None

Carried

VOUCHER: Arlene Ehde, Recording Secretary - \$189.92

A motion was made by Bowman – Worrall to **APPROVE** the voucher for payment.

Roll Call: Ayes – Bowman, Worrall, Bruno, Duchscherer, Greco, Stessing, Stockinger

Noes – None

Carried

REFERRALS

1. FROM: Code Enforcement Officer

RE: JOHN VALENTI - ALVIN ROAD INCUBATOR BUILDING

SITE PLAN APPROVAL – 14,000 S.F. ONE STORY MULTI-UNIT BUILDING

Robert Curtis, RAC Engineering P.C., appeared representing Mr. Valenti, requesting Site Plan Approval for a 14,000 s.f. one story multi-unit building on Alvin Road.

Mr. Curtis explained that this one story building, with 14,000 s.f., will have 14 units. Fire access road is shown all around the building. Entrance will be curbed. An island is proposed at the entrance. Seventy parking spaces are shown. The building will have horizontal metal siding and stone façade on the walls, beige and gray in color. Landscaping will be done.

There was a discussion on the need of the fire access road behind the building, the island at the entrance and the number of parking spaces.

Mr. Westfall stated that additional engineering information is required. His recommendations were given to Mr. Curtis.

It was moved by Bowman to table. No second, motion lost.

It was moved by Stessing – Duchscherer to recommend **APPROVAL** of the Site Plan with the removal of the fire access road to increase the distance between the building and the parking and the removal of the island in the entryway, providing details meet the requirements of Engineering.

Roll Call: Ayes – Stessing, Duchscherer, Bowman, Bruno, Greco, Stockinger, Worrall
Noes – None
Carried

2. FROM: Code Enforcement Officer

RE: THERMO FISHER SCIENTIFIC – 3175 STALEY ROAD
SITE PLAN APPROVAL – TANK ADDITION

Doug Scheid and Steven Buchanan, Scheid Architectural and Mark Sadowski, Thermo Fisher, appeared requesting Site Plan Approval for a tank addition at 3175 Staley Road.

Mr. Scheid explained that the tank is not 10,000 liters as noted in their submission. It is a tank no larger than 10,000 liters. It will support manufacturing throughout the entire facility. A 1,039 s.f. structure will be built on top of an existing first floor. The tank will be enclosed in the structure, approximately 400' from Staley Road. It will not add any additional traffic or employees.

It was moved by Bowman – Worrall to recommend **APPROVAL** of the Site Plan for the tank addition at 3175 Staley Road.

Roll Call: Ayes – Bowman, Worrall, Bruno, Greco, Stessing, Stockinger
Noes – None
Abstaining – Duchscherer
Carried

3. FROM: Town Board

RE: LOCAL LAW INTRO #3 OF 2023 – AMEND THE TOWN OF GRAND ISLAND ZONING CODE
TO REQUIRE THE ESTABLISHMENT OF ESCROW ACCOUNTS TO DEFRAY TOWN EXPENSES
FOR CERTAIN LARGE-SCALE DEVELOPMENT PROJECTS

Local Law Intro #3 of 2023 was reviewed.

Councilman Marston explained the need for this Local Law. Currently there is no criteria for an escrow account. This law gives “trigger” points to be used in setting up an escrow account. The second page is written by the Town Attorney.

This is for large developments. The account would cover legal fees for such things as, rezonings, incentive zoning, PDD’s, overlays, or consultant’s costs that the Town is incurring.

These costs will now be paid by the developer and not the taxpayer. The Town is trying to cut costs. If the money is not used, it will be returned to the developer. It should not hinder developers from coming to Grand Island as it is done in other places.

Solar has its own law. Escrow account is included in the Solar Law.

It was moved by Bowman – Greco to recommend **APPROVAL** of Local Law Intro #3 of 2023 to amend the Town of Grand Island Zoning Code to require the establishment of escrow accounts to defray Town expenses for certain large-scale development projects.

Roll Call: Ayes – Bowman, Greco, Bruno, Duchscherer, Stessing, Stockinger, Worrall
Noes – None
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – March 20, April 3, 2023
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES – March 21, 2023
Received and filed.
3. FROM: Traffic Safety Advisory Board
RE: LONG ROAD DISTRIBUTION FACILITY – 2780 LONG ROAD
Received and filed.
4. FROM: Chairman Bruno
RE: REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)
Jenn Pusatier reported that the Comprehensive Plan Review Board is in agreement with most of the comments made by this Board on the Design and Performance Standards. They are waiting for comments from other Boards.

COMMUNICATIONS

NONE

UNFINISHED BUSINESS

1. FROM: Town Engineer
RE: LONG ROAD DISTRIBUTION FACILITY – 2780 LONG ROAD
REVISED SITE PLAN – SBL #23.00-1-50 & 23.00-1-26.1
(Originally Tabled 12/14/20)
To remain TABLED.

2. FROM: Town Engineer/Code Enforcement Officer
RE: JOSEPHINE CIFFA – 1966 WHITEHAVEN ROAD
SITE PLAN APPROVAL – CREATION/EXPANSION OF A PARKING LOT
TABLED 4/10/23
To remain TABLED.
3. FROM: Town Engineer
RE: JOSH SOTO – BEDELL ROAD STORAGE - 23.00-3-4.211
SITE PLAN APPROVAL – PROPOSED MINI-SELF STORAGE FACILITY

Robyn Cierniak and Gerry Soto appeared representing Josh Soto requesting Site Plan Approval for a proposed mini-self storage facility on Bedell Road in a M-1 zoning district.

Ms. Cierniak stated that since the last submission they have added parking for the commercial storage buildings and 2 driveway entrances. Lighting plan is submitted. There are areas for snow disposal to the far south, east and north. The metal clad buildings will be tan and green in color.

Phase 1 will include the mini-storage buildings. Western driveway is shown as 20'. There was a discussion to increase the driveway to 24'-25'. Commercial storage area will be Phase 2. A 20' connector is proposed to the Phase 2 area which could be used as an exit if the gate at the westerly entrance failed to open.

There are 2 existing trees. Three additional trees will be planted.

There is a 25' setback from George Alt Blvd.

It was moved by Greco – Worrall to recommend **APPROVAL** of the Site Plan for a mini-self storage facility on Bedell Road, providing the west entrance is expanded to 24'.

Roll Call: Ayes – Greco, Worrall, Bowman, Bruno, Duchscherer, Stessing, Stockinger
Noes – None
Carried

It was moved by Worrall – Bowman to **ADJOURN** at 7:55 P.M.

Roll Call: Ayes – Worrall, Bowman, Bruno, Duchscherer, Greco, Stessing, Stockinger
Noes – None
Carried

Continuing education must be addressed. Suggestions were info possibly from National Fuel and the Wastewater Plant.

Respectfully submitted,
Arlene Ehde, Recording Secretary