

PLANNING BOARD MEETING

MINUTES: JULY 10, 2023

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

MEMBERS ABSENT: Worrall

OTHERS PRESENT: Councilman Marston, Town Engineer Bob Westfall, Code Enforcement Officer Kasey Morgan and Those Listed Herein.

Chairman Bruno opened the meeting at 7:00 P.M.
Alternate member Bowman will be a voting member at this meeting.

MINUTES: Planning Board Meeting – June 12, 2023
A motion was made by Bowman – Lare to **APPROVE** the minutes as submitted.

Roll Call: Ayes – Bowman, Lare, Bruno, Duchscherer, Greco, Starzynski, Stessing
Noes – None
Carried

VOUCHER: Arlene Ehde, Recording Secretary - \$178.05
A motion was made by Duchscherer – Starzynski to **APPROVE** the voucher for payment.

Roll Call: Ayes – Duchscherer, Starzynski, Bowman, Bruno, Greco, Lare, Stessing
Noes – None
Carried

REFERRALS

1. FROM: Town Board
RE: KATERI SOLBERG – 3179 WEST RIVER ROAD
SPECIAL USE PERMIT APPLICATION – OPERATE A TWO BEDROOM BED & BREAKFAST OUT OF THEIR HOME

Kateri Solberg appeared requesting a Special Use Permit to operate a two-bedroom Bed & Breakfast out of their home at 3179 West River Road.

She submitted a letter she sent to her neighbors and a letter to the Planning Board explaining her reasons for requesting the Special Use Permit.

The 2-bedroom Bed & Breakfast will be offered to families, with a member with disabilities, who may be in need of a break from caregiving, and to others as well, to enjoy Western New York. She has been in contact with and has been given full support from organizations like Ronald McDonald House and Oishei Children’s Hospital.

There is a private driveway back to the house. The 2 parking spaces meet all the setbacks.

The bedrooms are in an area of the house similar to an in-law suite. Visitors would have a private entrance. There will be a responsible person in the house with overnight guests.

There will be a ramp for accessibility if needed. There could be paving from the parking area to the ramp. Mr. Morgan stated that pavement is not required for a parking space, just the availability of a parking space.

Better signage is needed. Ms. Solberg stated that there will be details and instructions in the rental agreement. Her driveway will be clearly marked.

Her home has 3,000 s.f. Enough room for her large family along with the space for the two bedrooms for the Bed & Breakfast.

It was moved by Bowman – Starzynski to recommend **APPROVAL** of the Special Use Permit to allow a two-bedroom Bed & Breakfast at 3179 West River Road.

Roll Call: Ayes – Bowman, Starzynski, Bruno, Duchscherer, Greco, Lare, Stessing
Noes – None
Carried

2. FROM: Town Engineer
RE: GOLF VILLAS AT RIVER OAKS – PHASE 5 (20 LOTS)
EAGLEVIEW DRIVE AND GREENSIDE DRIVE
FINAL PLAT APPROVAL

William Tuyn, David Homes, Inc., appeared requesting Final Plat Approval for 20 lots in Phase 5 of Golf Villas at River Oaks.

Mr. Westfall stated that the design has not changed from the approved Preliminary Plat. The phasing has changed.

Mr. Tuyn explained that this phase will complete Eagleview Drive and creates a second westerly intersection out to Whitehaven Road. The remaining lots will probably be done in three more phases.

The proposed lots are all for single family homes, to be sold.

A paved road in Phase 5 is shown on an aerial photo. Mr. Tuyn stated that it is a temporary construction road that will disappear with this Phase 5.

It was moved by Bowman – Duchscherer to recommend **APPROVAL** of the Final Plat for Phase 5 of Golf Villas at River Oaks.

Roll Call: Ayes – Bowman, Duchscherer, Bruno, Greco, Lare, Starzynski, Stessing
Noes – None
Carried

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – May 15, June 5, 2023
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES – May 16, 2023
Received and filed.
3. FROM: Chairman Bruno
RE: REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)
Mr. Bruno reported that the last meeting of the Board was cancelled. They have, however, been working on the LWRP.

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 on the **TABLE**.

It was moved by Bowman – Starzynski to **ADJOURN** at 7:26 P.M.

Roll Call: Ayes – Bowman, Starzynski, Bruno, Duchscherer, Greco, Lare, Stessing
Noes – None
Carried

Respectfully submitted,

Arlene Ehde
Recording Secretary