



PLANNING BOARD TOWN OF PORTER

3265 Creek Road • Youngstown, New York 14174 • (716) 745-3730 • Fax (716) 745-9022

Chairman Spira called the regular meeting of the Town of Porter Planning Board to order at 7:00 p.m. on Thursday, December 5, 2013. Donald McCollum and Jipp Ortiz were absent. Chairman Spira read aloud the agenda for tonight's meeting.

APPROVE NOVEMBER 12, 2013 PLANNING BOARD MINUTES

Chairman Spira read over the minutes of the November 12, 2013 Planning Board. With no additions or corrections, Anthony Collard made a motion to approve the minutes as presented. Thomas Oddy seconded the motion. With all in favor the motion was unanimously carried.

CYRUS ARDALAN PUBLIC HEARING

Chairman Spira read the following Notice of Public Hearing:

Subdivision request of Cyrus Ardalan, 5345 East River Road, Grand Island, NY to subdivide his property at 2347 Youngstown-Lockport Rd., Ransomville.

Beginning at a point in the centerline of Youngstown-Lockport Road, which point is 724.84 feet southeasterly from where the said centerline of Youngstown-Lockport Road intersects the west line of lands conveyed to Chester and Helen Szarszewski by deed recorded in the Niagara County Clerk's Office in Liber 804 of Deeds at Page 47, as measured along the centerline of Youngstown-Lockport Road; thence northerly forming an exterior angle of 71°53'45" a distance of 321.33 feet to a point; thence easterly at right angles to the aforementioned line a distance of 118.81 feet to appoint; thence southerly at right angles a distance of 360.17 feet to a point in the centerline of Youngstown-Lockport Road, thence northwesterly along the centerline of Youngstown-Lockport Road a distance of 125.00 feet to the point or place of beginning. This parcel contains 0.929 acres more or less. This parcel is known as tax map no. 62.00-1-2.1.

This is a request to subdivide a piece of property that has a home on it from a large parcel on the north side of Youngstown-Lockport Road, Ransomville. A member of the audience raised a question regarding what zone this parcel is in and if there are any plans to change the zoning in the future. This is a Rural Agriculture zone and there will not be any change in the foreseeable future. Chairman Spira read from the Zoning Law regarding the purpose of Rural Agriculture. With no further questions or comments from the Planning Board or audience Anthony Collard made a motion to adjourn the Public Hearing portion of the meeting. Thomas Oddy seconded the motion. With all in favor the motion was unanimously carried.

Chairman Spira read from the new Short Environmental Assessment Form. Chairman Spira went over Part 1, Project and Sponsor Information, that has been completed by the applicant. Chairman Spira then completed Part 2, Impact Assessment. The Planning Board of the Town of Porter is the Lead Agency and is responsible for the completion of

Part 2. Thomas Oddy made a motion that, based on the information and analysis of the information on this form and any supporting documentation, the proposed action will not result in any significant adverse environmental impacts. Anthony Collard seconded the motion. A roll call vote resulted in the following: Mr. Collard, yes; Mr. Oddy, yes; Chairman Spira, yes. With all in favor the motion was unanimously carried.

Chairman Spira read a letter submitted by Conestoga-Rovers & Associates regarding a drainage review for this minor subdivision. Based on their review of available information, the subdivision will not have an adverse impact on the existing drainage system. It is noted that a portion of the remaining parcel is within the 100 Year Floodplain Inventory. However, this item is not expected to have an impact on the proposed requested action.

Thomas Oddy made a motion to approve this subdivision. Anthony Collard seconded the motion. A roll call vote resulted in the following: Mr. Collard, yes; Mr. Oddy, yes; Chairman Spira, yes. With all in favor the motion was unanimously carried.

ROBERT KUDEL SITE PLAN REVIEW

Robert Kudel, 930 Lake Road, Youngstown, came before the Planning Board to complete the Site Plan Review of his request to open a Bed & Breakfast at 930 Lake Road, Youngstown, NY which is across the road from Bandana's Restaurant. Mr. Kudel provided the Planning Board with a drawing of the parking area as well as the floor plan for the Bed & Breakfast. There is sufficient parking indicated on the drawing. There will be five (5) bedrooms, three (3) full baths and two (2) half baths. The drawing of the second floor shows there is also a common room for bathing.

The Planning Board must complete the Short Environmental Assessment Form in order to approve the Site Plan Review required by the Zoning Law. Bandana's Restaurant is located in a Low Density Residential area and Bandana's Bed & Breakfast is located in a Waterfront Residential area. Chairman Spira read from the Zoning Law regarding Waterfront Residential (page 12). The Bed & Breakfast is a permitted use in the Waterfront Residential zoned area.

Chairman Spira read from the new Short Environmental Assessment Form. Chairman Spira went over Part 1, Project and Sponsor Information, that has been completed by the applicant. Chairman Spira then completed Part 2, Impact Assessment. The Planning Board of the Town of Porter is the Lead Agency and is responsible for the completion of Part 2. Thomas Oddy made a motion that based on the information and analysis of the information on this form and any supporting documentation, the proposed action will not result in any significant adverse environmental impacts. Anthony Collard seconded the motion. With all in favor the motion was unanimously carried.

Thomas Oddy made a motion to approve the Site Plan Review. Anthony Collard seconded the motion. A roll call vote resulted in the following: Mr. Collard, yes; Mr. Oddy, yes; Chairman Spira, yes. With all in favor the motion was unanimously carried.

BRUENING PARCEL MERGER REQUEST

Tim Collins, attorney representing Fred Bruening, came before the Planning Board to request the combination of property at 1472 Lockport Rd., Youngstown. This property is known as tax map no. 60.00-1-8 and 60.00-1-9. The Planning Board recommends that the Assessor merge these two parcels belonging to Fred Bruening.

CODE ENFORCER REPORT

Roy Rogers, Code Enforcer for the Town, submitted his monthly reports. The Planning Board read over each report and commended Mr. Rogers on the work is doing.

MISCELLANEOUS ITEMS

Chairman Spira read a letter from Donald McCollum requesting a six month leave of absence. Chairman Spira will speak to Supervisor Wierpert regarding appointing an alternate.

The New York State Planning Federation has submitted a statement for 2014 dues. The Planning Board decided not to renew the membership.

GENERAL DISCUSSION AND REVIEW OF TOWN OF PORTER DEVELOPMENT FOR THE NEXT TEN (10) TO FIFTEEN (15) YEARS

Chairman Spira began this portion of the meeting by having everyone look at a map of 2013 Zoning Districts in the town. Chairman Spira has met with Susan Driscoll, Assessor for the Town, on this matter. Ms. Driscoll has done extensive research on the project and submitted documentation of areas in the town that may be considered for development in the future. The Planning Board is going to begin by looking at the large vacant parcels. They will start with ten (10) acres or areas that are zoned multi-family that are over three (3) acres. Susan Driscoll will produce a map for the next meeting of the Planning Board. This will be an on-going project that the Planning Board will be working on for the foreseeable future.

With no further business to come before the Planning Board tonight, Anthony Collard made a motion for adjournment. Thomas Oddy seconded the motion. With all in favor the motion was adjourned and meeting ended at 9:00 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary
Town of Porter Planning Board