

RESCHEDULED JANUARY MEETING:

MEMBERS PRESENT: Harold Fabinsky, Chairman
Paul Bodden/Kim Bowers/Henry Heppner/Bill McNamara/Nicholas Taneff/
Philip Murray, Alternate

EXCUSED: David Kaczor/Thomas Ostrander, Assistant Town Municipal Engineer

OTHERS PRESENT: John Bernard, Planning Coordinator
Len Berkowitz, Deputy Town Attorney
Andrew Geist, Building Inspector
Rosemary Messina, Secretary

**APPROVED
MINUTES**

The Chair called the Planning Board meeting to order at 6:30 P.M. by stating that if anyone appearing before the Board has a family, financial or business relationship with any member of the Board, it is incumbent upon that person to make it known under State law and the Town Code of Ethics.

The Chair noted that the Alternate member, Mr. Murray would be voting this evening due to the absence of Mr. Kaczor.

Upon a motion duly made and seconded, the reading of the Planning Board's October 2015 Meeting minutes was unanimously waived as each Board Member had previously received a copy.

Mr. Heppner made a **MOTION**, seconded by Mr. Taneff to **APPROVE** the October 14, 2015 minutes as presented.

THE VOTE ON THE MOTION BEING:

FABINSKY	AYE
BODDEN	AYE
BOWERS	AYE
HEPPNER	AYE
MCNAMARA	AYE
MURRAY	AYE
TANEFF	AYE

THE MOTION IS PASSED

1. PB File # 09-13, Miranda Development 2220 Southwestern Blvd, Zoned B-2. Applicant is seeking Planning Board approval of two (2) 21.5" x 31" Double Sided, Non Illuminated, Non Advertising Directional Signs, per Town Code Section 144-38H.

APPEARANCE: Mr. Chris Wood, Carmina - Wood - Morris

Mr. Wood reviewed the two code compliant directional signs with the board.

The Board had no questions for the Petitioner.

Mr. Taneff made a **MOTION**, seconded by Mr. Bodden to **GRANT** the requested two (2) directional signs indicated on the plan received 10/16/15. The following conditions shall apply:

1. This is a Type II SEQR action based on the submitted Short EAF and therefore, no determination of significance is required.

2. Entrance, exit, identification, traffic control and projecting signs are permitted by Section 144-38H per Orchard Park Town Code.
3. The two (2) non-illuminated directional signs, shall be per the submitted plan. The Plan provides sign dimensions and further details their location.
4. A permit fee shall be paid in accordance with Section 144-70A (1) prior to sign installation.

ON THE QUESTION:

Mr. Heppner would like the verbiage in Item #2 of the motion to include, "per Orchard Park Town Code".

Motion amended by Mr. Taneff and with a second from Mr. Bodden.

THE VOTE ON THE MOTION BEING:

FABINSKY	AYE
BODDEN	AYE
BOWERS	AYE
HEPPNER	AYE
MCNAMARA	AYE
MURRAY	AYE
TANEFF	AYE

THE MOTION IS PASSED.

2. PB File #37-15. Krukowski proposed One (1) Lot Subdivision, 5.1 +/- acres located on the east side of Angle Road north of Milestrip Road and south of Michael Road, Zone R-2. Applicant is seeking Planning Board Pre-Application Findings.

APPEARANCE: Mr. Chris Wood, Carmina - Wood - Morris

Mr. Wood explained the project to the Board and verified its location. He noted that all County and Town Engineering approvals have been received.

Ms. Bowers made a **MOTION**, seconded by Mr. Murray, that the following Pre-Application Findings are made based, on the submitted sketch plan received 12/07/15, and the applicant has detailed:

- The total acreage is 5.1 +/- acres.
 - The desired zoning classification is R-2.
 - The number of possible stages of completion is 1.
 - The applicant's position with respect to title is contract to purchase.
1. The zoning will remain as is.
 2. Access to surrounding properties is through Angle Road.
 3. Recreation fees will be provided in accordance with Section 144-70E of the Town Code and shall be paid, prior to the Final Plat Plan Public Hearing.
 4. Subdivision Development fees, per Section 144-70D of the Town Code, shall be paid prior to the Preliminary Plat Plan Public Hearing.
 5. Public Hearing fees shall be paid prior to the Preliminary Plat Plan Public Hearing.
 6. One (1) Street Tree per the Conservation Board's Street Tree Plan shall be provided for each lot per Section 120-3F of the Town Code.
 7. The applicant has completed and submitted the Short EAF, Part 1 for this Unlisted, SEQR action.

THE VOTE ON THE MOTION BEING:

FABINSKY	AYE
BODDEN	AYE
BOWERS	AYE
HEPPNER	AYE
MCNAMARA	AYE
MURRAY	AYE
TAN EFF	AYE

THE MOTION IS PASSED

Mr. Bodden made a **MOTION**, seconded by Mr. Heppner, to **AUTHORIZE** the Chairman to set a Public Hearing for Preliminary & Final Approval when he deems appropriate.

THE VOTE ON THE MOTION BEING:

FABINSKY	AYE
BODDEN	AYE
BOWERS	AYE
HEPPNER	AYE
MCNAMARA	AYE
MURRAY	AYE
TAN EFF	AYE

THE MOTION IS PASSED

There being no further business, the Chairman adjourned the rescheduled January 2016 meeting and proceeded to the agenda for the February 2016 meeting.

DATED: 2/12/16
REVIEWED: 2/23/16

Rosemary M. Messina
Planning Board Secretary

Harold T. Fabinsky
Planning Board Chairman