

Medina Village Planning Board

City Hall-600 Main Street Medina, New York 14103

Christopher M. Busch, Chairman
Nicole H. Goyette, Secretary
John Dieter
Marguerite Sherman, Alternate

Edith Hoffmeister, Vice-Chairman
Martin R. Busch, Code Officer
Mark K. Irwin
Todd Bensley, Alternate

Planning Board Minutes

October 3, 2006

On **Tuesday, October 3, 2006**, the Medina Village Planning Board met in the Council Chambers with the following members present: Chris Busch, Mark Irwin, Edith Hoffmeister, Nicole Goyette, Todd Bensley, John Dieter, and Code Enforcement Officer Martin Busch, Excused: Marguerite Sherman.

Present in the gallery were: Anthony Cocca, Nancy and Greg Peedin, Bob Quinn, Jane Lange, Joe Granchelli, Ron and Roberta Furness, Robert Fox, Clayton Ehrenreich, Owen Toale, Bob Bender, Patricia Bittar, Rocco Caporicci, and any others who did not sign the log.

Acceptance of Minutes

Minutes for the September meeting were reviewed and a motion was made to accept them by Edith Hoffmeister seconded by Mark Irwin and carried unanimously.

Announcements

1. The state law which will require all Village Planning Board Members to attend four hours of training each year, either in house or otherwise, was signed by the Governor. Copies were given to the Board members.
2. Fall regional workshop brochures were handed out to each board member.

Public Hearing 4040 Bate Road Hill's Storage

Plan was presented to build a new 30' X 100' storage building at the Bates Road facility. The new building would be erected by Miller Building system, as the other three units were.

No comments heard from the public.

Motion to close the public hearing made by Nicole Goyette, seconded by John Dieter and carried.

Comments from the County Planning Board were read into the record.

Motion to close the SEQRA Process made by Nicole Goyette seconded by John Dieter and carried.

Motion to Issue a Negative Declaration made by John Dieter seconded by John Dieter and carried.

A motion to approve the site plan application with the condition that the current two property parcels be combined in order for the site to be in compliance with the Village of Medina setback requirements was carried

**Site Plan Review
Medina Apartments Partnership
Bernzomatic Drive and East Oak Orchard St.**

The Board received a letter from the Medina Apartment Partnership addressing numerous points brought up at the last review of the site plan application. The Board however, determined that per the Resolution made at the April 4, 2006 meeting, that it wanted to hear from Erdman and Anthony on all environmental issues prior to accepting the application as complete.

Due to the fact that this information was not received, a **motion was made by Mark Irwin, seconded by John Dieter and carried to table the site plan application.**

**Site Plan Review
Maple Ridge Road
Tim Horton's Restaurant**

The THD group submitted a site plan application for the Boards review. The Proposed restaurant will be 3230 sf with a 64 seat capacity. The development will include the construction of the restaurant building, associated parking, landscaping, storm water management facilities and installation of all necessary utility services.

The board reviewed the site plan application as per Article X: Site Plan Review, Section 1004, plan checklist for all site plans. The application met or exceeds all requirements with the exception of portions of number 12, *Location, size, design and construction of all proposed signs.*

A motion was made to accept the application as complete with the condition that Section 1004, Number 12, *Location, size, design and construction of all proposed signs*, be submitted, by John Dieter, seconded by Nicole Goyette and carried.

A motion to refer the application to the County Planning Board for review was made by John Dieter, seconded by Edith Hoffmeister and carried.

A motion to declare the Village of Medina lead agency for the SEQRA process was made by John Dieter, seconded by Mark Irwin and carried.

A motion to set a public hearing for November 7, 2006 at 7:05 P.M. was made by Mark Irwin, seconded by Edith Hoffmeister and carried.

**Site Plan Review- Informal Review
Cocca Development, LTD
Family Dollar**

The Board received a preliminary sketch of the proposed Family Dollar Store adjacent to the proposed Tim Horton's restaurant on Maple Ridge Road. Suggestions were made, including but not limited to: submittal of photometrics of all lighting, sign details and detail of building materials, widening the entry and exit, including the types of trees and landscaping for review by the Medina Tree Board, details on the detention/retention pond and to include the Storm Water Pollution Prevention Plan paperwork. The applicant should also be sure all requirements in Article X, Section 1004, are met prior to submittal.

Certificate of Appropriateness - Sign
408 Main Street
Zambistro

The colors and design meet the guidelines of Article V, Section 513.

A motion to issue Certificate of Appropriateness was made by Nicole Goyette, seconded by John Dieter and carried.

Certificate of Appropriateness - Sign
513 Main Street
Party Perfections

The colors are in compliance with Article V, Section 513, however it was determined by the Board that the borders and font style were not in keeping with the appropriate time period of the Historic District.

A motion was made to issue a Certificate of Appropriateness with the condition that the font and borders be changed and approved by Code Enforcement Officer Martin Busch.

Request for Comment
Annexation of Land on Maple Ridge Road

The Board unanimously declined comment.

Site Plan Review
Genesee Community College
Maple Ridge Road

The project will consist of the construction of a 9000 sq. ft. school building and associated parking facilities. The building will house Genesee Community College- Medina Campus.

The Board reviewed the site plan in accordance with Article X, Section 1004, and application for site plan approval. The Board also reviewed the site plan in accordance with Section 509, Maple Ridge Overlay District. Motion was made to accept the application as complete with the following conditions:

1. The following materials must be submitted: Article X, Section 1004, Number 6, *Existing surface drainage patterns, proposed grading and proposed drainage patterns and the location of any proposed storm sewer drains, along with the Storm Water Prevention Plan.*
2. The applicant be in compliance with Section 509, Maple Ridge Overlay District- *Section D- No less than 5% of the interior of a parking lot area designated for 10 cars or more shall be devoted to the required landscaped area.*

Motion made by: Mark Irwin, seconded by John Dieter and carried.

Motion to refer Site Plan to County Planning Board for review made by Edith Hoffmeister, seconded by Mark Irwin and carried.

Motion to declare the Village of Medina Planning Board Lead agency for the SEQRA process made by John Dieter, seconded by Edith Hoffmeister and carried.

Work Session

Board discussed briefly appearance standards for the Central Business District Residential Housing issue. Members will be looking into more municipalities that may already have these in place.

Building Department Report

1. Car Wash- The final landscaping has been complete with 15 large spruce trees having been planted- which meets the requirements of the initial site plan review. Code Enforcement Officer will issue the final Certificate of Occupancy. Motion made by Mark Irwin, seconded Edith Hoffmeister, carried.

Adjournment

With no additional business before the Board, **a motion was** made to adjourn by Edith Hoffmesiter, seconded by John Dieter and carried unanimously. The next meeting of the Planning Board was set for **Tuesday November 7, 2006 at 7:00 P.M. in the Council Chambers.**

Respectfully submitted,

**Nicole Goyette, Secretary
Medina Village Planning Board**