

Town of Alexander
PLANNING BOARD REGULAR MEETING
August 29, 2007

Present: David Kelsey-Chairman; Michael Schmieder, John O'Neil, Linda Higley, Robert Kelsey (7:40 p.m.), Laura Schmieder-Recording Secretary
Guests: Karl Bender-CEO/ZEO; Bernard Schmieder; Randy Wall; David DiMatteo

The Chairman called the meeting to order at 7:00 p.m. On motion by John O'Neil, seconded by Michael Schmieder, and carried, the minutes from the 7/23/07 regular meeting were approved as written.
4 – Yes 0 – No Motion carried

Unfinished Business:

The Town Board has completed the changes to the Zoning Ordinance and Zoning Map with regard to Self Service Storage facility wording, and changing an A-R parcel to a C-I parcel. Randy Wall has submitted his project plans to Karl Bender and Karl has determined that it is a complete application. Randy Wall and his engineer, Bernard Schmieder, were in attendance to answer any questions put forth by Board members.

There were questions about what kind of fencing would be used, perhaps metal piping across the front. There are trees planted to obscure the view and there is a billboard in place to help hide the facility. Randy hopes to begin phase 1 this fall and complete it early in 2008. He will determine if phase 2 will take place at a future time.

At the end of the discussion, the following resolution was acted on:

WHEREAS, all Planning Board members, having due notice of said meeting, and that pursuant to Section 94 of the Public Officers Application (Public Meetings Application), said meeting was open to the general public and due and proper notice of the time and place whereof was given as required by application; and

WHEREAS, the proposed project will consist of the construction of four (4) self-service storage units with individual footprints of approximately 34' x 150' of wood, pole barn type construction with metal siding; and

WHEREAS, the Zoning Officer of the Town of Alexander has determined that the application is complete and the Planning Board can proceed with the environmental determination of said project and site plan review process; and

WHEREAS, pursuant to, and in accordance with, the provision of Section 617.6 (Initial Review of Actions and Establishing Lead Agency) of the New York State Environmental Quality Review Regulations (6NYCRR Part 617) of the Planning Board of the Town of Alexander declares its intention to be Lead Agency for purposes of SEQRA and will conduct an uncoordinated review and proceed as if it were the only involved agency unless and until it determines that said application may have a significant adverse impact on the environment; and

WHEREAS, pursuant to §305 a. of Article 25-AA of the New York State Agriculture and Markets Law, an Agricultural Data Statement was completed and submitted by the applicant as part of the application which acknowledges that there are no actively farmed parcels located within five hundred (500) feet of the project parcel and no further compliance with said law is required; and

WHEREAS, pursuant to Sections 239 l and 239-m of the General Municipal Application, said application is required to be submitted to the Genesee County Planning Agency for their review and recommendations; and

WHEREAS, in accordance with Article VIII of the Town of Alexander Zoning Law, specifically §808 C.(1), notice will need to be sent by regular mail to all owners of property situated within two hundred fifty (250) feet of the project property which is located in a Commercial District; and

WHEREAS, the Planning Board of the Town of Alexander finds it in the best interest of the Town of Alexander to hold a public hearing to consider said proposed application, at which time and place the

environmental significance of said application will be determined and all interested parties and citizens for or against the proposed application will be heard.

NOW ON MOTION OF Michael Schmieder, which has been duly seconded by John O'Neil, be it **RESOLVED**, by the Planning Board of the Town of Alexander that the Planning Board will be Lead Agency in said action under the State Environmental Quality Review Act, also known as SEQRA, and shall conduct an uncoordinated review and proceed as if it were the only involved agency unless and until it determines that the action may have a significant adverse impact on the environment; and be it further **RESOLVED**, the Planning Board of the Town of Alexander will refer said matter, in accordance with 239(1) of the General Municipal Law, to the Genesee County Planning Board, and be it further **RESOLVED**, the Planning Board of the Town of Alexander will notify all property owners within two hundred fifty (250) feet of the project property which is located in a Commercial District in accordance with §808 C. (1) of the Town's Zoning Law; and be it further **RESOLVED**, the Planning Board of the Town of Alexander will hold a public hearing on the proposed application at the Town Offices on the 24th day of September 2007 at 7:00 p.m. at which time and place the environmental significance of said application will be determined and all interested parties and citizens for or against the proposed application will be heard.
5 – Yes 0 – No Motion carried

The County Planning Board meeting is set for September 13, 2007 at 7:00 p.m. Randy Wall will attend. Our public hearing will take place at the regular monthly Planning Board meeting.

Chairman Kelsey had to leave the meeting at this point and he appointed John O'Neil to chair the meeting in his absence.

New Business: Final Approval for Land Separations

1. Land Separation-Stephen Loranty.

On motion by Robert Kelsey, seconded by Michael Schmieder, and carried, to finalize the land separation request from Stephen Loranty, tax map #6-1-29.1 as all paperwork has been submitted and filed. 4 – Yes 0 – No Motion carried

2. Land Separation-Dean and Barbara Lapp

On motion by Michael Schmieder, seconded by John O'Neil, and carried, to finalize the land separation request from Dean and Barbara Lapp, tax map # 9-1-40 as all paperwork has been submitted and filed. 4 – Yes 0 – No Motion carried

3. Land Separation-Elizabeth Ludlam

On motion by Linda Higley, seconded by Michael Schmieder, and carried, to finalize the land separation request from Elizabeth Ludlam, tax map #13-1-69 as all paperwork has been submitted and filed. 4 – Yes 0 – No Motion carried

Referrals from Alexander Zoning Board of Appeals: None

Referrals from Genesee County Planning Department: None

Referrals to Genesee County Planning Department: Randy Wall self service storage project

On motion by Michael Schmieder, seconded by Linda Higley, and carried, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Laura Schmieder
Recording Secretary

Next Town Board meeting: Sept. 10, 2007

Next Planning Board meeting with Public Hearing: Sept. 24, 2007