

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – October 23, 2025

Agenda- Gary Burns N. Hewitt Drive (A), Ralph Grizanti Model City Road (B)

Present: Baker, Burg, Conrad, Gallo, Lilly, Sandonato, Taczak

Presiding: William Burg, Chairman

Burg: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday, October 23, 2025.

Roll Call

A motion to approve the minutes of September 18, 2025, was made by Lilly, seconded by Taczak and carried.

Burg: We have 2 items on the agenda. First one that we are going to do Gary Burns 1001 N. Hewitt Drive can you step up state your name for the record and tell us about your project.

Gary Burns

Burg: What are you doing?

Burns: I want to take a...I had a piece land that was separate years ago. 13 acres or something like that along the reservoir and cemetery. When I built the pole barn the requirement in the Town of Lewiston that you have to have a house with it, I merged it all together into one lot.

Burg: Ok.

Burns: Ok. Now what I want to do is separate that land back out and I want to build a house for my wife and I, my daughters going to move in our house.

Burg: And the pole barn is going to be part of the new parcel?

Burns: Yes.

Burg: Ok.

Burns: So, I would take from my existing land I need to take a minimum of like 15 feet I proposed to taking 20 because the lot is not quite wide enough with the frontage.

Burg: Ok. Just to get to the frontage you got 91.

Burns: Theres plenty of room in my lot. I think you drove by as a matter of fact I think I saw your truck maybe.

Burg: Yeah.

Burns: I was taking the garbage out. But yeah, there's plenty of room between. I may have to move the driveway I have there now for the pole barn and that's fine I'll move it. The pad back there part of the pole barn will stay that's back far enough out of the way. I looked at set backs and marked them off and it should be fine with all the setbacks and everything.

PB- 10-2025 (A)

Burg: When are you thinking about building?

Burns: I'd like to get a permit this year. Probably break ground in the spring.

Burg: Ok. Any questions from the board?

Talking

Burg: Alright there's not questions from the Board. Anybody want to speak for or against it? So, we are going to need a motion for a negative dec on the SEQRA.

Taczak: I'll make that motion.

Conrad: I'll Second.

Burg: All in favor.

Members: AYE

Burg: We need to designate it as a minor sub division.

Lilly: I'll make a motion to declare it as a minor sub division.

Conrad: Second.

Burg: All in favor.

Members: AYE

Burg: Recommend it up to the Town Board for denial or approval.

Lilly: I'll also make a recommendation to the Town Board to approve the one lot sub division.

Conrad: Second.

Burg: All in favor.

Members: Aye.

Burg: Your all set.

Burns: Thank you!

Burg: Thank you for coming in.

PB- 10-2025 (B)

Burg: alright next on the agenda Ralph Grizanti. Please state your name for the record and tell us about your application please.

Grizanti: I am Ralph Grizanti and I'm apply to build some commercial buildings down the road on the Model City Road.

Burg: Your building 3 buildings and it's going to be a total process is going to take 3 to 8 years.

Grizanti: I would think, the first building is the only one that's for sure second one would be if the plan all worked out the way I want it too.

Burg: Are you anticipating changes to the foot print to the other 2 building.

Grizanti: Pard me

Burg: Are you planning anticipating any changes to the foot print of the other 2 building?

Grizanti: Maybe the location depending on how things fall out but probably not. The one that's up toward the road is for sure that will be my second building, and then there was a side building then I guess I have to see how much room I have left over after I put up my building.

Burg: Ok.

Lilly: I am sorry what was the sequence again.

Grizanti: The pole barn then the retail spot up front which would be my office and show room.

Lilly: Ok.

Grizanti: And then if things work out then I would like to build a 3rd building I could use for some type of storage or something along those lines.

Burg: I thought the first building was the one in the back.

Grizanti: The first building is the one in the back.

Lilly: The largest building is the first one you would like to build. Ok. And you changed the size of that too, to 156 by 168 feet, right?

Grizanti: It's the plans are for...my plans are going to be for 150 by 50 I believe. It was going to be suppose to be 46 by I went 50 foot wide, and instead of 146 I went 150 so just a little bit... I didn't know that umm I didn't know that that made a difference on that plan I just thought it was suppose to be a sketch drawing or I would have been more detailed and put more thought into that but the size that I want to change it from what was on the first set of drawings there was umm minimal. \$ feet one way and 4 the other.

Burg: We got updated drawings. Does everybody have the second set of drawings?

Members: Yeah.

Burg: The revised drawing that we have that are dated October 6 shows the building as 144 by 46.

PB- 10- 2025 (B)

Lilly: That's the old one.

Taczak: That's the old one.

Grizanti: That's the old one.

Burg: That's the latest date on this is October 6.

Talking

Burg: So, it's not reflected on the plan.

Lilly: This letter here. Ralph your saying 50 by 150 though?

Grizanti: I believe that what... for the building itself.

Talking

Grizanti: So again, I didn't know how much of that matched. You're talking about the site plan.

Members: Yes.

Grizanti: And that was I thought on the site plan the guy had a little note one there that was up to for the draining plan.

Burg: Not on the latest revision I have. The first drawing I have was dated September 8th then I got the new drawing that was dated October 6.

Grizanti: Ok.

Burg: And the October 6th drawing shows 144 by 46.

Conrad: So, all we really have is the letter that is clarifying it then and that is it?

Lilly: the letter dated September 17th that's what I am looking at.

Conrad: But is there a plan?

Baker: Well yeah.

Talking

Conrad: Are you still expecting plans?

Masters: Well, when this would be approved if it gets approved, he'll have to bring in plans but we are not to that point yet.

Lilly: So how critical is the dimension right now this evening? I guess it would depend on what to do in the future.

Masters: One way or another it ain't going to make a difference...as long as we got that 20-foot setback line is the critical number.

PB- 10-2025 (B)

Conrad: Right so you move the extra 6 feet toward in the inward part of the property.

Grizanti: Right.

Lilly: So even the larger building though if you're going to put 3 buildings up you have to be aware that you have to have enough room between that storage building and the first building you are putting up to meet the fire code which I believe my math says if you went with the larger building, you'd have 39 feet between those 2.

Grizanti: Ok.

Lilly: So that would be the only thing that you might want to make sure if you want to do that 3rd building that you don't make the first one too big and run out of room for that storage building.

Burg: And they need to get the fire trucks in and out.

Grizanti: Ok.

Lilly: Which if you went with the larger building that this letter says of 56 by 168, you'd be good.

Grizanti: Again, going off memory from the letter because its not in front of me I thought the letter was to say that the drainage plan would take a building up to that size. Why did he do it like that I do not know. In case I decided to change my mind again maybe.

Burg: Ok.

Grizanti: But I told him it was suppose to be 150 by 50.

Lilly: Go for the bigger building. Here's the letter if you want to see it real quick.

Grizanti: I have them all. Again, would like to go 150 by 50 is suppose to be the size.

Lilly: Ok. And that would be the first building coming up in year 2026 something that you are going to start fairly quickly.

Grizanti: I'd like to get the building permit and maybe start depending on who's available to build it up.

Lilly: Ok.

Conrad: I am sorry sir could you just say again what your sequence for construction is.

Grizanti: The pole barn in the back ok and then the next building would be a building up front towards the road and then I don't know if the 3rd building is going to work the way I want it to so again, I don't know if there will be enough room there.

Seaman: The first building is the mini storage area.

Grizanti: Right.

Seaman: Did you submit renderings I know you did for the first building did you submit any kinds of evaluations or anything for the 2nd or 3rd building?

PB- 10-2025 (B)

Grizanti: They should be on the plan.

Seaman: This is the only one I have. Was there renderings on the other 2 buildings?

Grizanti: No there was not. No renderings of those.

Seaman: So, we don't know what they would look like or anything.

Grizanti: No, I guess you don't.

Seaman: It just says retail. So, we don't know what that means exactly.

Grizanti: Basically, would be a pole barn with lower walls Timber framed buildings.

Seaman: I know one of my concerns from a legal perspective is approving you know potential future development of the property that you don't really know exactly what its going to be. Its just labeled as retail but we don't know what it's going to look like sounds like there's some wiggle room which is ok but in terms of the size of this building but we don't know exactly how the rest of the lay out would work for future development and what I would suggest possibly is that you consider a site plan approval for the first building only.

Conrad: Like a phasing.

Seaman: And then at a later date if you want to come back for two and three your back before the Board to adjust your site plan. Does that affect you sir do you think in terms of would that be acceptable if they considered it that way do you have any objection to them considering it that way?

Grizanti: Well, I guess I did try and go though the process of getting this all approved one time so if I wanted to go and build something later it would just be a simple building permit. I didn't know that again the plans would basically be 60-foot-wide building up front with 10-foot walls and some glass windows up front and some doors so people could walk in that's all I wanted there and then a mini storage building and that's... that would be a mini storage building right.

Conrad: Looking at it from our perspective that seems like you know from a planning perspective architectural perspective it seems like you know what you want to do.

Grizanti: Right.

Conrad: But for us looking at it objectively its little bit difficult to wrap our head around at least me to exactly what it's going to end up like.

Grizanti: Ok.

Conrad: OK. So that's why we're kind of wrangling over the specifics.

Seaman: For my concerns is parking things along those lines we don't have any depictions of your parking spots on here. I think that's probably ok for your first building what you're going to do there but when you include the 2nd building of retail or the 3rd parking needs...parking enter and exit the site along with the ability to make sure that its properly protected from a fire perspective and things along those lines. To me it's just harder to envision with what we have in right in front of us right now so I would think that if you do want a whole site plan approval with all of these different things I would suggest that he might need to have a more detailed rendering of what it is that he would need. That's what I would...that's kind of what I am thinking.

PB- 10-2025 (B)

Conrad: And plus, the lay out of the building themselves and all the details you know the parking as you mentioned and the size of the buildings over hangs to consider things like that all those details kind of need to be ironed out before you even pour. I don't know. Personally, my experience would be to do by phasing in a way we could approve the first one so that is doesn't hold up you first building and then do the other 2 in maybe a 2nd phase in the future where you have the details ironed out you could come back before the board because this isn't a long process and you could probably have the other one construction if you plan on moving forward with the second two you could probably have those plans being drawn up as your building the first one.

Burg: I think it would give you more flexibility too cause say if it's an auto repair shop you need a special use permit, if its going to be a restaurant you need more parking spots then if its just going to be a show room that you're going to entertain 5 customers a day. All that goes into the site plan and the egress.

Grizanti: Ok.

Burg: So, I don't think it would involve a whole bran new site plan with drainage and everything its just maybe plotting the building and what the buildings going to be.

Gallo: So is there a challenge with how long it stays open then if you did it for all 3 and he doesn't get to building 2 or 3 for 8 years or something like that.

Burg: Well, if...

Gallo: Theres that issue as well.

Burg: Exactly. Yeah, if we did the site plan for just the one building then we are not worried about how long it takes you for...to do the other phases. I think this board is going to be a little bit reluctant to give you 8 years to build the second and third building without another or at least a review of the site plan anyway.

Grizanti: OK.

Burg: So, I think just for the process I think the boards opinion I'm not speaking for the whole board but I think the board is thinking where the process is easier if its just one building.

Conrad: Points well taken because laws can change environmental things could change, I mean we have no idea the building code could change. We might all be dead.

Lilly: You were doing so well.

Grizanti: The most important building that I want to build is the pole barn because I definitely need it to move my business, get that going and start that project.

Burg: And you won't be doing business out of that pole barn right.

Grizanti: I am not I am going to run my business out of it and then the second building was the building up front was something that I thought that might happen with in the next couple years at probably at the most I hate to build this big garage with big tall walls and then loose half of it for an office and show room inside of one of them so my girl can sit there and work on the computer and answer the phone so the building up front was kind of important to me the storage building on the side I get that if you want to do that it would be nice to get the building up front the 2 buildings would be my main goal. The third one was way future considerations.

PB- 10-2025 (B)

Taczak: Are you talking roughly get your main building up and a second one sort of like 6 months once you get the hard stuff done.

Grizanti: I would say more like a year after that or so it depends...

Taczak: Obviously everything depends on...

Grizanti: It all depends on cost.

Conrad: Say within 2 years?

Grizanti: I would like to start the second building for sure within 2 years.

Conrad: Is that reasonable?

Masters: It is in my world.

Lilly: You said it is.

Masters: It is yep.

Lilly: We could kind of establish an agreeable time line here this evening to go with building number one and two as a site plan acceptable site plan.

Baker: Mr. Grizanti...

Masters: He's got plenty of room for his retail business, he's got plenty of room for what we would require for parking for that. So, the first 2 buildings I really don't see, I really don't see any issue the thirds building is a little bit more of a question but...

Grizanti: Well like you said. I don't know how that works with the permit and gas and all that but those are 2 things, those are the 2 buildings I probably want to heat with gas if I did put up a storage probably not going to get heated.

Masters: Right.

Lilly: The storage building is 15 foot by 100 is 15 feet an acceptable width is that large enough?

Masters: Yeah.

Conrad: As far as you talking about the gas, does he need to have a permit before...

Masters: He would have to pull the permit in December.

Conrad: And can the permit run for the 2 years.

Masters: Yep. He would have to renew it once.

Conrad: Yeah.

Lilly: For the other buildings he could still get gas.

PB- 10-2025 (B)

Masters: Substantially complete the...I had a meeting on Tuesday; the state said the application is in and its substantially complete which is a little subjective the 2020 code and not the gas code.

Conrad: Ok. That would make sense to me to maybe consider both of these the retail and the pole barn in the first phase and then just come back when things are ironed for the last one if he decides to go forward with that.

Grizanti: The time line is a concern you know saying like you said 7 years down the road 6 years down the road 5 years that's too long. That's probably realistic in my plans for the third building so I guess I can go along with that. Again, I am not going to heat that building if I was to put up a mini storage, I am not going to heat it.

Burg: Is that part of your concerns.

Seaman: Just one thing Tim are you envisioning then. Sir is it your retail shop that you are putting in building number 2?

Grizanti: Yes.

Seaman: Are you envisioning parking to the east between Model City and that building.

Grizanti: Again it...East...

Talking

Seaman: It's not what's depicted here that's my only issue, that you got you got to consider parking and access and egress to the site.

Taczak: Tim I got a question that might help this whole thing out. We give him the ok for the one building 1 and he gets his building permit gets his gas line for the lack of better...but doesn't start building 2 yet but because he has the gas line for building 1.

Masters: They would not hook it up.

Taczak: They would not hook it up ok. Well, that was my...ok.

Burg: To get gas to the 2nd building your permits going to have to be substantially complete.

Taczak: Complete for both for both buildings.

Burg: Before the end of this year.

Seaman: Tim, do you think as its certainly depicted it doesn't show any parking to the right or east of the retail building, in your opinion is the parking that's shown going to be substantial enough for buildings 1 and 2 even though they really are not depicted is there enough space there to be able to park and allow egress to the site? I'm ok if Tims ok.

Masters: He's got 40 feet to work with in the front he's got 44 foot deep to work with in the back between the next building and he's got room behind the building and in between the building so...

Burg: We can approve this site plan and establish the location, the size of those buildings.

PB- 10-2025 (B)

Seaman: Yeah, and you can try and figure a way I understand what you are trying to do with State and the gas and all that. Maybe you can condition the parking requirements I mean just condition on the fact that the parking requirements for building 1 and 2 will need to be in conformity with the Town Code as approved by Mr. Masters and the Building Department.

Masters: Our parking schedules which is on our website doesn't even have a standard building it doesn't even have a scenario that this fits ok so but if I said automotive repair shop which I would think would be would have more traffic than a garage door retail business right. It's only 6 parking spaces with 4 bays it only requires 6 parking spaces so what I am envisioning is 23 hundred square foot building is not very big he ain't even going to need 6 unless he's really doing a really good business.

Grizanti: It's not Family Dollar.

Masters: That's why I look at it as not that big of a deal because he's got a handicap parking spot and probably 1 or 2 other ones that would be significant, he's got plenty of room.

Burg: They could all be depicted when he pulls the building permit for the second building right.

Masters: Yeah.

Seaman: The other possibility would be to you know just condition your recommendation to the Town Board on being a little more specificity with regard to where the parking is on this.

Grizanti: I mean, I don't know you can ask Tim, I haven't done anything without asking Tim first and it's going to be the same thing when I build 1 building and then I build the second building. I don't want to do something twice.

Seaman: That's understandable sir, but like from my perspective and this Board's perspective they approve a Site Plan, it's what's on the paper. You might be the greatest guy in the world.

Grizanti: I didn't know that.

Seaman: But ultimately, they have to be able to rely what's on the paper in the future, because it gets approved basically what exists for eternity. So that's why might sound like kind of being a stickler on this I just want to make sure there is going to be significant parking and access for fire and emergencies that's all.

Grizanti: Well yeah, I think that of course I would want to build a building with proper egress and parking per the code so I you want to make that part of the building permit that I have it than that's fine because I am not going to do it any other way to be honest with you what every you guys want me to do it I will do it.

Taczak: You have no problems with...

Grizanti: Following the Rules?

Taczak: Consistent, consistent practices consistent with the building codes of the Town of Lewiston.

Grizanti: Of course. I'm not going to hide anything.

Taczak: I mean regarding parking.

PB- 10-2025 (B)

Lilly: I think the fact that you put a plan together showing 8 years into the future would indicate that you are kind of being straight forward with us so that's what we are trying to work with but we don't want to get in a bind either.

Grizanti: Right.

Lilly: With the parking.

Grizanti: If I would have known that you know, that you know I know that I need to have parking spots on the Site Plan I would have put parking I didn't know.

Conrad: Who every prepared this for you should have known.

Lilly: Should be advising you.

Seaman: It would be helpful before you go to the Town Board to have that noted. It's interesting because you have an interesting development that you're doing here. It's I would say it's on the forefront of development I see this type of development like this type of commercial space that has a lot of flexibility with it. It's kind of popping up around the different municipalities around Niagara County that I have seen a few times and as such I am familiar with some of the concerns that arise from it. It's not just for what you are doing but into the future once that building is there. And some of the concerns involve the how many vehicles are coming in and leaving on a daily basis. Again, I am back to parking and egress. But these types of developments I've seen described as business development or incubation business parks and they are generally have been designed or described as parks that permit a lower level of frequency of vehicle traffic. And I have seen them permitted in other municipalities where they are exclusively prohibited from allowing for example restaurants or bake shops bring a large number of traffic to the site. So, if you end up putting this in and next thing you know got you know the 4 greatest muffin shops, bagel shops and smoothie shops you don't have enough parking because you have not even slightly considered the idea, they might be full of visitors that are regularly frequent the place. So often times when you see these developments there more designed for plumber or whatever it might be small business guys and girls that are using this for storage of their equipment and their trucks and they are kind of there and then they are leaving to go off site to go places rather than something of a high intensity of visits to the site. So, that's an issue that I think should be considered.

Grizanti: Ok.

Seaman: Have you thought of...

Grizanti: Are you saying that the big barn that I want to build your thinking that someone's going to run a restaurant in it?

Seaman: Well Yeah.

Grizanti: I can put a restaurant in it.

Seaman: That's what I am trying to prevent.

Grizanti: Restaurant wasn't really on the radar that's for sure. I think that exactly what you said landscaper, plumber rock pour guy all have places to keep their stuff that's what the first building is.

Burg: OK.

PB- 10-2025 (B)

Grizanti: Like I said I just know if down the road over there is going to draw people in to buy muffins.

Lilly: Tim Hortons on the way into work.

Grizanti: I am not looking to run a bakery retail out of that; that's for sure or a restaurant or anything like that. I just don't think that for a pole barn.

Seaman: So, then I take it wouldn't have any issue with the Board putting a condition on approval that limits the frequency of visitors of the site.

Conrad: That make sense for the usage that you're proposing.

Grizanti: So how many visitors am I allowed to have?

Conrad: What would be reasonable?

Seaman: What do you think would be reasonable?

Conrad: What do you think would be reasonable?

Grizanti: On a good day I go back and forth to my shop 10 times. I got a couple trucks they might be there I don't know I guess I never really kept track of that.

Seaman: Maybe it would help I've got the code for the Town of Lockport. They adopted a local law for a small business development incubation park they define what that is. Ok it actually looks exactly like this it's the same style of development. Ok man doors and garage doors with the ability to change the size of the internal space depending on who might be renting the space. Ok. If you like I could read you that.

Burg: Please.

Seaman: It's defined as follows: SMALL BUSINESS DEVELOPMENT/INCUBATION PARK
A development designed to accommodate small businesses in flexible rental spaces consisting of one or more buildings subdivided into units, each featuring an individual pedestrian (man) door and garage door. Businesses may lease single units or multiple contiguous units, with the ability to modify internal walls as needed to accommodate their operational requirements. The following restrictions apply to all tenants and operations within a Small Business Development/Incubation Park: 1. Permitted Uses: The primary purpose of the park is to support small-scale, low-traffic business operations. 2. Traffic & Visitation Limits: Businesses operating within the park shall not generate more than four (4) visits per hour on average, inclusive of customers, deliveries, and employee arrivals/departures. 3. Prohibited Uses: Uses that are expected to generate excessive customer traffic or require extensive on-site parking are not permitted within the park, including but not limited to: Restaurants, cafés, and other food service establishments, Automotive repair, Beauty salons, Retail stores, or any business primarily engaged in direct on-site sales to the general public. Now that would need to be modified obviously because you are going to put a retail store on part of the time right.

Grizanti: Yeah.

Gallo: Your front building would be where that is.

Grizanti: Front building.

Talking

PB- 10-2025 (B)

Seaman: Until the front building was built. I mean that's a process I certainly not saying you need to follow that definition but it captures a lot of what we are talking about. You can adjust it or modify it any way you want or not utilize it, it's up to the Board.

Lilly: Ok. I think the if I could just my thought is that I think it's a good site plan if you will. I think the Town position would be we don't want something in the future that would create a lot of traffic. A lot of visitors like a Tim Hortn's or restaurant. So how we word that for this motion I am not sure what would be the best way.

Grizanti: But the limitation will only be due because you are concerned about parking.

Burg: And traffic.

Grizanti: And traffic. So, you are worried about more traffic down Model City Road?

Seaman: Yes. Sir it's you gotta think into the future. The answer is yes. Their concerned about a development that's going to draw significant amounts of traffic to a location that's not designed properly for it. I don't understand what the objection would be.

Burg: So, if there's 14 cars coming in and 8 leaving and we gotta get a fire truck in there. That's the primary concern. Safety.

Grizanti: I just thought you were...like something like a counter to check to see how many cars I had coming in and out there. Again, I am not trying to run a Tim Horton's or a Family Dollar. I just want to put a building up run my garage door business out and hopefully put a small store up front that I can have my girl sit there with some sun coming into an office and she can answer the phone and if somebody want to come an see a garage door panel in person they can look at it. That's all I want to do. If you want to limit me to that then that's fine.

Lilly: I think that's what we are trying to work on. And what would happen if it sold in the future would someone else be able to do maybe something that Mr. Grizanti isn't doing, could someone buy this property in the future and make it into something that... So, I think that's what the Town attorney it trying to prevent that sort of thing.

Masters: You got a new owner and they want to do something different than you has for site plan.

Grizanti: Ok. That's all.

Burg: How do word a motion to prohibit extensive on site commercial.

Seaman: Well within the definition I gave you they did it a couple different ways. Number 1 they limit it to the amount of visits per hour.

Burg: Who's going to monitor that?

Seaman: No ones going to monitor it. What it ends up being is a mechanism if there is in fact a use there that's out of control then you got Tim and the Building Department that can then site this and look at it. No ones going to monitor on a day-to-day basis but if all of a sudden there's problems down there because traffic is in and out constantly it wasn't designed for that. Then your conditions can be put on and gives Tim the ability to site it at that point.

Burg: Ok.

Seaman: That's really all it is. No ones going to go out there with a counter it's only in the event of a problematic senecio.

Burg: And that's a condition that we would propose on a motion on approving the Site Plan for building 1 and 2.

PB- 10-2025 (B)

Seaman: Yeah, I mean that's one way that they did it in this definition the other one was to explicitly prohibit certain uses. Restaurant I think is a fair one no one intends to put a restaurant in there so I think it's a fair you know prohibition on that.

Gallo: So, the larger building is not going to have any retail sales on it.

Grizanti: No, it's not.

Gallo: You know the issue there really 2 different uses.

Seaman: Right. Well then you have to specify that.

Gallo: Because I think that point your making the larger one is really where you're going to have your materials and equipment and the retail building is the one up front which again a much smaller footprint and...

Grizanti: Smaller footprint right. I am ok but if I do follow all the rules. Let's just say that I did want to run something that was 50 cars an hour though there as long as I follow the rules and there was enough parking and everything then that would be ok right. I mean as long as I follow the rules.

Burg: Yeah.

Grizanti: Not belittle me if I don't have enough parking. So, I am ok with that. So, I won't do anything to...first off, I am not going to do anything besides retail or anything like that. So, whatever you guys want to do. You want to tell me I can't run a, have a restaurant in there that's fine.

Conrad: What if we took the pole barn and just said it couldn't be retail use within the pole barn?

Taczak: But until he would build a second one, he'd have to be using that for some of his retail business until you get the small, the small your small store built correct.

Grizanti: Right. I guess I would really want to limit me from like I said let's just say I don't build that front building up there and I put the offices and store in the pole barn like I want and now you're telling me I can't do that, that would be against the rules. Again, again that's not high volume you want to put in that the pole barn can't be high volume like a restaurant that's fine. You know but...

Seaman: That's what I was proposing. I am not talking about your retail building.

Grizanti: So, what was it that you, your worried about the big barn would create too much traffic.

Seaman: The first building.

Grizanti: The big barns not going to be, the big barns not going to be you can find a definition for high volume then...

Burg: Our concern is and we believe you were just trying to protect everybody because the site as its drawn is not conducive to a high-volume site.

Grizanti: Right. But if I wanted to...

Burg: It just wouldn't work so.

Grizanti: So, if I wanted to put a restaurant in there, I would have to come down here and get a building permit right for example or change of plan and Tim would be like you can't put a restaurant because you don't have enough parking, you know.

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Burg: Right.

Grizanti: I guess I get it right. So...

Burg: So, then I'm almost back to approving the Site Plan on 1 building.

Seaman: I mean you could condition that first building, the pole barn building conform with the definition that was previously read by the attorney if you wanted too.

Burg: Ok. Does everybody understand that.

Seaman: Or you could modify definition if you wanted to. If you wanted to do 6 visits per hour 10 per hour whatever. But I would think that one possible path forward would be to recommend the approval conditioned on original first building pole barn conforming with the small business and incubation development definition that was previously read by the attorney. Would be the first condition. And then the second condition was that the parking plan be demonstrated before the Town Board and approved within the code and Mr. Masters.

Burg: You would have to present that at the Town Board for approval which is

Masters: November 11.

Burg: November 11th.

Grizanti: I guess I lost track of what you're asking.

Burg: If it's referred up to the Town Board as a recommendation for approval we are talking about putting a condition on there where the parking is specified for the Town Board for them to make their decision. If we refer this up to the Town Board your next Town Board meeting is November 11th. So, we would need a Site Plan that had the parking detailed.

Conrad: And the correct size building.

Grizanti: And that's...

Burg: It's a modification to the Site Plan it's not reinventing the Site Plan. It's just asking your Site Plan developer say hey we need you to designate where the parking is where the handicap sites are going to be and all that stuff. So that they can make an informed decision and see that the parking and egress is inducive to the site and what you are trying to do.

Grizanti: And that's for both buildings?

Conrad: Yes.

Grizanti: Ok. And the other options what? Make an amendment to the approval to say that I just can't run a high-volume business out of there.

Seaman: No those were 2 conditions those were 2 separate conditions both of them being imposed.

Grizanti: Ok. So, I got to go back to the Site Plan guy and tell him to put some parking on there.

Burg: Yeah, and it's not a problem with the concept or what you're trying to accomplish.

Gallo: And the numbers right with the size of the buildings.

Taczak: The size of the building.

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Gallo: Trivia...it's just something eventually has to

Burg: The Site Plan isn't 100% complete. We generally would require more information on a Site Plan.

Seaman: Obviously if it wasn't for the fact that we're running out of time on you getting the building permit and having the State screw with you on the gas the Board would probably say come back next month with another set of plans, they are trying to work with you.

Lilly: So, we are trying to approve the Site Plan Building 1 and 2, building 1 and 2 so it can go to the Town Board on November 11th without having to come back to us with any additional drawings or anything of that nature.

Seaman: Right.

Lilly: Trying to expedite this as efficiently as possible which...but in front of the Town Board we're asking the applicant to put in the parking spots, put in the drawing that would include parking spots.

Burg: We just need a little bit more specifics on the plan.

Lilly: Would it be easy just to say you know, your site plan is good and just don't put a restaurant boom we covered everything because that seems to be the biggest traffic maker would be if it's a restaurant.

Talking

Seaman. I could think of a lot of different things other than a restaurant.

Lilly: Ok. I...just sometimes it's easy just to put what not to do and leave it at that but...

Grizanti: Right. So, I think that at this point I think in my mind that it would be easiest if again because I have no high-volume desires to do anything like that over there couple plumbers rock pour guy landscaper and the building up front is my office ok. I am pretty sure that all those things I am describing aren't high volume I would agree with you. You know then if we need to put in there then that saves me a step then I would do it, but it sounds to me that you want me to go put that in there and then go back and get the Site Plan changed with parking spots.

Seaman: Two different things sir. One is to define what these uses might be able to use on this building that was one of the conditions ok. That, that pole barn and the first building that you are building would conform with the definition that I previously read.

Grizanti: Ok.

Seaman: That's one condition. The second condition is that this Board would approve your Site Plan contingent on you bringing a demonstration of where the parking would be to the Town Board. So, the Town Board could look at where the parking is. Because right now you can't see where any of the parking is. Those are the conditions.

Gallo: That would be saving you from coming back here.

Grizanti: Ok.

Gallo: So, the timing.

Burg: Yeah, if you come back here, you're going to come back here November 19th

Masters: 20 something of November.

Burg: And then you're not into the Town Board until December.

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Grizanti: So...I'll do that.

Masters: Mr. Chairman I think Bob has couple...

Burg: Umm Yeah, he wants to talk about regrading the ditch to keep the water on site he's one of the Town's Engineers.

Lannon: Nothing is going to be earth shattering here in my comments and my opinion. But there's an email we can get over to you on some of the questions I have. Some of the grading just needs some elevations on to make sure it's going to get to the ditch. Elevation of the ditch and what I think is the north east corner of your property it looks like the ditch exists your property to your neighbor to the north and then out to the ditch I would just ask that be revised to stay entirely on your property. That's not a major deal in my opinion but the risk of complicating this any further you just want to make sure some of the engineering is embraced at the same time the parking is considered and revised before it goes to the Town Board. I have been instructed to bring it to the Town Board with a bow on it.

Burg: And that's always our goal.

Lannon: Understood, understood.

Burg: Did you understand about the drainage?

Grizanti: I do when I put the pipe in my daughter lives next door and when I paid for my pipe I paid to pipe Her's so when I plow the driveway I don't end up in the ditch and when I put the pipe in there, I guess we didn't realize the ne entrance to the pipe was on her property. So, I'll move the...I'll leave one for her and I guess put another one for me.

Burg: The Town Engineers asking that to be identified on the plan correct before it goes to the Town Board.

Lannon: Ideally yeah.

Grizanti: I can do that too, I guess.

Burg: Ok any other... Did you want to speak for or against this project. I'd like to state for the record that the public announcements went out there was nobody in attendance for opposition of this project just for the record.

Lilly: Ok very good.

Burg: Any other questions for the Town Board or from the Planning Board?

Lilly: The SEQRA form question 4 should commercial be checked off there as one of the uses? As rural and commercial in the SEQRA I mean it is a commercial property.

Masters: The whole rest of that road is business property but it's all residential use so that other storage unit that we had come in a while ago was actually the first business use that we had side of the road once you get past Modern so yeah technically it is business and it is commercial but its all residential uses even though it is a different zone its one of those ones you kind of answer either way.

Conrad: But its conforming to the current zoning there.

Masters: Oh yeah definitely.

Burg: Yes.

Lilly: Ok which makes it commercial.

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Masters: It's all zoned B business.

Seaman: Regardless Mr. Masters for what you check on number 4 you still recommend a negative declaration on this correct.

Masters: Yep, correct yep.

Burg: Any other comments from the Planning Board? Alright I need a motion for the SEQRA.

Taczak: I'll second it

Lilly: Well, I'll make a motion for the Negative Declaration for the SEQRA.

Taczak: I'll second that.

Burg: All in favor

Members: AYE

Burg: Alright.

Lilly: another motion. I'll make motion to approve the Site Plan for what we would call building one and two and refer to the attorney's verbiage if I could to maybe put it in the simplest form if I could ask the attorney to read...

Burg: Condition one and condition two.

Lilly: Condition one and condition two.

Seaman: I would say that there is 3 conditions. If I may:

1. Building number 1 conform with the definition that the attorney myself has previously read and I emailed it around actually while we were sitting here.
2. That the Site Plan be revised to show the parking before you go before the Town Board.
3. That the Site Plan be revised to show the proper adjusted ditching before you go before the Town Board.

Lilly: Ok that would be the motion I would like to put forward.

Burg: Second?

Conrad: Second.

Lilly: Second by Mr. Conrad.

Burg: All in favor

Members: AYE

Burg: Alright move along.

Lilly: your good.

Grizanti: So, anything else any question?

Conrad: Know any jokes?

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Grizanti: Why is a logger so organized?

Talking

Burg: Any other new business before the Board? Make a motion to adjourn.

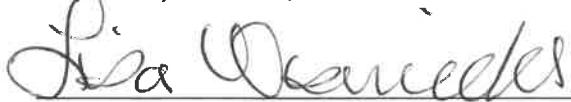
Taczak: I'll do that.

Lilly: I'll second it.

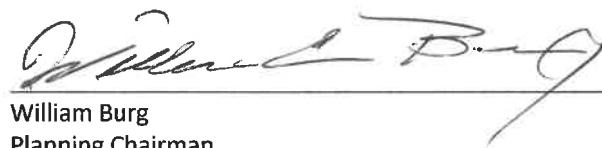
Burg: All in favor.

Members: AYE

Respectively submitted,



Lisa Wisnieski
Building Dept Clerk


William Burg
Planning Chairman