

Chairman Spira called the regular meeting of the Town of Porter P Lanning Board to order on Thursday, August 2, 2007. All members were present. Chairman Spira read over the agenda and added Denton Hardison subdivision.

### **DENTON HARDISON SUBDIVISION REQUEST**

Bradley Hardison came before the Planning Board to request a subdivision of a sliver of property located on the west side of Ransomville Road near the Hardison Funeral Home. Mr. Hardison intends to divide a small parcel (41' by 17') that was formerly owner unknown and combine some of the parcel with 3642 Ransomville Road and the remainder will be attached to the Hardison Funeral Home property. James McIntyre made a motion to approve this request for a minor subdivision. Anthony Collard seconded the motion. All in favor; motion unanimously carried. Surveys and a legal description will be required.

### **ZONING BOARD OF APPEALS REFERRALS**

Richard Burns would like to get a special permit for an automobile repair garage. This request meets all of the requirements of the zoning law in an M2 zone. The property is located on the west side of Lutts Road north of Balmer Road. The Planning Board recommends that the Zoning Board of Appeals approve this request with the understanding that the property be kept neat and orderly with the number of vehicles being limited and the parking addressed.

James Trzask, 3 Porter Center Road Extension, has submitted a request for a six foot fence. No action was taken due to lack of information.

Nancy Sanger would like to put up a four foot (4) fence on her property at 2298 Youngstown-Lockport Road, Ransomville. She provided photos of the unsightly yard of her neighbors, and described the road noise that is also a problem. This is a request for a four foot fence in the front yard. This request required a variance in order to put up a four foot fence; the law allows a three foot fence in front of the house. Ms. Sanger stated that the fence is going to be placed in the ditch, and would really only be three feet high anyway. The Planning Board does not have a problem with this request and recommends approval of the four foot fence as long as it is twenty (20) feet from Youngstown-Lockport Road. This is an ornamental fence. Ms. Sanger assured the Planning Board that this fence will not obstruct traffic.

## **EAST GARRISON DEVELOPMENT/NANCY SANGER**

Chairman Spira complimented Nancy Sanger for the timely submission of such professionally, timely documentation for the East Garrison Development. Final site plan approval is required at this time. The Engineering firm has done an excellent job preparing the final site plan and has worked diligently with CRAWorld Associated, the engineers for the town. The goal is for the Planning Board to give final site plan approval tonight if possible, knowing that conditions could be added to the final approval. This request has been submitted to the Niagara County Planning Board for their August meeting. Chairman Spira read the letter from the Niagara County Planning Board regarding their approval and recommendations for the development of this site.

Chairman Spira asked if the engineer has any concerns regarding the preliminary site plan approval comments before the Planning Board moves forward on this matter. Drainage in the general area has been an on-going concern of this development. The Town Board is addressing the issue at the present time and is attempting to resolve the drainage in the area.

Chairman Spira asked how the drainage and East Garrison together are impacted. The engineering firm that is working with Ms. Sanger is working together with CRAWorld, the town engineers, to address the drainage in the local area. Down stream drainage is a problem that Nancy Sanger has addressed, making some changes in the grading on the proposed site.

No negative impacts have been detected with the East Garrison development. Pre-development and post-development conditions of East Garrison match. At some point in time, the town will work on the drainage. A study is being considered. A question was raised whether this is a town or state problem?

The existing ditch is going to be rerouted on the site. The engineer is creating places for the water to go.

Chairman Spira read a letter from the Niagara County Planning Board and approval was given. They recommended that a historical archeological study should be done. Rob Lannon, an engineer for CRAWorld, and others at the meeting feel that, due to previous construction on the site from the construction of the roads in the area, this development may be exempted from a historical archeological study. Scott Hillman, town of Porter Highway Superintendent, stated that an investigation or study might have already been done in 2003 when the town water line was put in.

Final site plan approval cannot be granted conditionally.

Chairman Spira read a letter from the Youngstown Volunteer Fire Company regarding fire safety on the site.

It is recommended that:

- Old Lake Road needs to have some sort of turn-around or cul-de-sac at the west end to allow fire apparatus room to turn around.
- The addition of the hydrant on the north side of the project is very helpful.
- The town is encouraged to pursue a study of the speed limit on that stretch of Lake Road due to the curve of the road, the population density of the adjoining development, and the close proximity of the on-ramp to the Robert Moses Parkway.

According to Nancy Sanger, this project is being done in phases, dependent on sales.

The Planning Board will hold a special a meeting next week, Thursday, August 9, 2007 at 7:00 p.m. at the town hall. It will be noticed in the Niagara Gazette.

A \$1,600 recovery fee has been paid so far. The fund has been exhausted and Rob Lannon will look into the matter on behalf of the town.

#### **APPROVE JULY 5, 2007 PLANNING BOARD MINUTES**

James McIntyre made a motion to approve the minutes of the July 5, 2007 Planning Board meeting as presented. Jipp Ortiz seconded the motion. All in favor; motion unanimously carried.

William Rolland read a report he compiled regarding On-line training for Planning Board members. The Planning Board members are required to have a minimum of four (4) hours of training each year. The report explains the background of the On-line training, an analysis of the program and offers conclusions regarding various venues available to fulfill the training requirements.

With no further business to come before the Planning Board, Anthony Collard made a motion to adjourn the meeting. Donald McCollum seconded the motion. All in favor; motion carried. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary  
Town of Porter Planning Board