

**PLANNING BOARD  
TOWN AND VILLAGE OF ARCADE  
17 Church Street, Arcade, New York 14009  
(585) 492-1111**

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At a meeting of the Planning Board of the Town and Village of Arcade held on Wednesday, June 13, 2007 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

**MEMBERS PRESENT:** Paul Bijhouwer, Don Suttell and Dan Meyers

**MEMBERS ABSENT:** Mark Schultz, Andy Schnitzler

**OTHERS PRESENT:** Stephen Morris, Tom Flint, Floyd Braun, Mr. and Mrs. Dave Wolfe

**APPROVAL OF MINUTES:**

The minutes of the meetings of February 14, 2007 and May 9, 2007 were tabled. A quorum of members attending those meetings was not present.

**SITE PLAN REVIEW APPLICATION, SBL NO. 182.1-30-1, SUBMITTED BY PIONEER CHRISTIAN FELLOWSHIP CHURCH, REQUESTING ADDITION TO EXISTING BUILDING LOCATED ON ROUTE 39W:**

It was noted that the Zoning Board of Appeals approved the Area Variance for this property at the meeting of May 21, 2007. There were no changes to the plans that the Planning Board originally approved and then had to rescind until completion of the variance process.

**MOTION** by Paul Bijhouwer, seconded by Dan Meyers and unanimously carried, to reinstate the approval of Site Plan Application, SBL No. 182.1-30, submitted by Pioneer Christian Fellowship Church, located on Route 39W, requesting addition to an existing building.

**REQUEST BY DAVE WOLFE FOR EXTENSION TO SPECIAL USE PERMIT NO. 1866-SUP APPROVED ON AUGUST 7, 2006 FOR WOLFE'S WINES & BREWHOUSE LOCATED AT 249 MAIN STREET:**

In discussion:

1. Mr. Wolfe explained the Federal and State permitting process is not yet complete.

2. He submitted a new plot diagram of the main floor layout of the business and explained that the State required him to keep all operations upstairs. There will now be nothing in the basement as originally submitted. This was required by the State as operations must be supervised at all times.
3. The Board reviewed the new plot diagram.
4. The Board discussed the length of the extension and felt that one year from the original approval date would be in order as the State and Federal agencies involved move slowly.

**MOTION** by Paul Bijhouwer, seconded by Don Suttell and unanimously carried, to extend Special Use Permit No. 1866-SUP for Wolfe's Wines and Brewhouse, located at 249 Main Street, until August 7, 2008.

The Secretary informed Mr. Wolfe that she would send them an official letter by next week.

**SITE PLAN REVIEW, PERMIT NO. 1883-SPR, SUBMITTED BY KOIKE ARONSON, REQUESTING AN 18,000 SQ. FT. ADDITION TO AN EXISTING MANUFACTURING PLANT LOCATED AT 635 WEST MAIN STREET:**

In discussion:

1. The Zoning Board of Appeals approved an Area Variance on May 21, 2007 for the side yard setback.
2. Mr. Flint and Mr. Morris presented updated plans which include the planted buffer between the manufacturing plant and the residential home as required by the ZBA. A slight change in the loading dock has also been made since the preliminary review.
3. The Board explained that what would normally be an Unlisted Action must be considered Type I receiving coordinated review under SEQR 6NYCRR 617.4(b)(9) when the project site abuts a property listed on the National Register of Historic Places. The Arcade and Attica Railroad is such a property and abuts Koike Aronson. This requires a full EAF be completed. Chairman Bijhouwer will email the documents from the National Register of Historic Places to Mr. Flint and Mr. Morris for Aronson's records. These documents indicate that the entire A & A line from Blue Seal to North Java is included, not just the tourist excursion section.
4. Since the ZBA originally designated this to be an Unlisted Action, it does have to be sent back to the Wyoming County Planning Board for review.
5. Mr. Flint completed Part 1 of the EAF and the Board then reviewed it.
6. There may be a slight impact regarding Stormwater runoff from converting the property on the west (that was recently purchased by Aronson's) from a house and lawn to pavement. Mr. Flint and Mr. Morris agreed to the addition of a grassy area to measure 500 to 600 square feet to alleviate any addition in Stormwater runoff. It was also noted that eventually the DOT will require the closing of one or more of the

- entrance driveways. These areas would then also be converted to grass. Notice of Intent regarding a Stormwater permit must be filed by the applicant.
7. The applicant has submitted a request to the Wyoming County Industrial Development Agency (IDA) for tax abatement and sales tax exemption. They have not requested any funding. A public hearing will be held by the IDA on June 21, 2007 regarding this request. The addition to the plant is not dependent upon this approval.
  8. The addition will result in a better flow of the manufacturing process within the plant. Without this addition the company would have to look elsewhere for a new facility.
  9. The plant is located in the newly designated Empire Zone and an application is being completed to take advantage of that.
  10. Approval from the Village Board is not necessary. Coordination letters will be sent to the Involved Agencies seeking approval for the Planning Board to act as Lead Agency.

**MOTION** by Paul Bijhouwer, seconded by Don Suttell and unanimously carried, to accept as complete Site Plan Application No. 1883-SPR, submitted by Koike Aronson, Inc., requesting addition to an existing manufacturing plant, located at 635 West Main Street. This is a Type I Action requiring coordinated review under SEQR. Further, the Secretary was directed to forward the application to the Wyoming County Planning Board for recommendation and comments and to send the coordination letters to the Involved Agencies requesting that the Planning Board of the Town and Village of Arcade act as Lead Agency.

**IN OTHER BUSINESS:**

1. The Board discussed the issue of burning within the Village and that little mention of it can be found in Local Zoning. Don Suttell stated that there is an open burning law within New York State and although it is not very often enforced, it can be. Chairman Bijhouwer will research the State law.
2. The Secretary reminded Board Members of the upcoming training session to be held in the Village Boardroom and that if anyone was planning to attend they must RSVP by next Thursday.

**ADJOURNMENT:**

There being no further business brought before the Board, the meeting adjourned at 8:21 P.M. upon **motion** by Paul Bijhouwer, seconded by Don Suttell and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade will be held on Wednesday, July 11, 2007 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter  
Secretary