

**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, March 12, 2008 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York:

**MEMBERS PRESENT:** Donald Suttell, Andy Schnitzler, Daniel Meyers and Thomas Mason

**MEMBERS ABSENT:** Paul Bijhouwer

**OTHERS PRESENT:** Paul Neureuter and David Waitie – The Krog Corp.  
Larry Kilburn, Village of Arcade Supt. of Public Works

Acting Chairman Don Suttell called the meeting to order at 7:00 P.M.

**APPROVAL OF MINUTES:**

**MOTION** by Don Suttell, seconded by Andy Schnitzler and unanimously carried, to approve the minutes of the meeting of February 13, 2008 with the following change: The meeting date of the next meeting on the last page changed to March 12, 2008.

**SITE PLAN REVIEW SUBMITTED BY THE KROG CORPORATION  
REQUESTING CONSTRUCTION OF A MULTI-TENANT FACILITY IN THE  
ARCADE BUSINESS PARK, ROUTE 98N:**

In discussion:

1. The plan calls for a 36,000 sq. ft. multi-tenant manufacturing facility to be built in two phases. This site plan is being submitted for both Phase I and Phase II.
  - a. Phase I will house two tenants. Gowanda Electronics has committed to use approximately 50% of Phase I space at this time.
  - b. The Board determined that electrical and small parts assembly and/or manufacture is permitted by right in the LI/HC zoning district.
  
2. The property is being purchased from the Wyoming County IDA. The IDA has submitted a letter stating that purchase is pending (see Attachment A).
  - a. Upon completion of the sale the applicant needs to submit a copy of the survey.

- b. When the applicant files the deed with the County Clerks Office, that office will forward notification to the Planning Board
3. The applicant stated completion of the application for Certificate of Zoning Compliance and payment of all applicable fees to the Arcade Town Clerk will be done by March 24.
4. According to the Arcade Planning Board minutes of November 2007, the IDA stated that “the roadway will remain the property of the IDA as it has been determined to be too short to turn over to the Town at this time.”
  - a. The applicant stated that he was told by the IDA that the roadway was being turned over to the Town.
  - b. The Board stated that if the roadway is now being turned over to the Town a letter is needed stating such from the Town and the IDA.
  - c. If the roadway is to remain the property of the IDA the applicant will need to obtain an easement from the IDA for use of the roadway and the easement needs to be included on the plan.
  - d. A stop sign should be in place at the corner of Rte. 98 and the business park roadway before construction begins. The Planning Board is unsure as to whose responsibility this is – IDA, Town of Arcade, or State Transportation Dept.
5. The property is a corner lot.
  - a. The Board referred to Section 703 of Town Zoning Law- CORNER LOTS which states, “Both street sides of a corner lot shall be treated as front yards in the application of bulk and area requirements.”
  - b. The Board referred to Section 202.2.37 – FRONTAGE which states, “The distance between the side property lines, to be measured at a point where front of the primary structure is to be established.
  - c. The applicant stated that the primary front door will be on the Route 98 side of the facility. As such this will be considered the front yard. The Board determined the north side to be the side yard.
  - d. The applicant agreed to make the necessary changes to all sides to come into compliance with minimum setbacks.
6. Signage is not indicated on the plan. The applicant stated that at this time it has not been determined if there will be any signage. However, if signage is added in the future it would not be by the roadway, but in the grass strip in front of the building. The applicant agreed to place this on the plan. The Board informed the applicant of the necessity to apply for a sign permit if signage is added.
7. Exterior lighting is indicated on the plan. The applicant was given a copy of the lighting regulations.

8. The dumpster is indicated on the plan. The applicant agreed to have fenced screening.
9. Parking lot/Loading dock:
  - a. The parking area will be paved. The plan indicates 65 parking spaces in Phase I and approximately 40 in Phase II.
  - b. Dimensions for parking spaces are adequate in Phase I.
  - c. The applicant agreed to add Phase II parking details.
  - d. Dimensions for loading dock area are adequate.
  - e. The parking lot includes 3 catch basins with another in the loading dock area.
  - f. Drainage will be into the retention pond constructed by Clark Patterson which was previously approved in the Site Plan for the Arcade Business Park.
10. Green space is adequate and will be mowed grass. Plantings are indicated on the plan.
11. All electrical, water and sewage is being coordinated with Larry Kilburn, Supt. of Public Works for the Village of Arcade.
12. The applicant agreed to meet with the Zoning Enforcement Officer to review the updated plans when they are complete.
13. The property is adjacent to the Arcade and Attica Railroad which is on the National Historic Record. As such, the Board determined this to be a Type I Action under SEQR requiring coordinated review.
14. The Board reviewed the EAF.

**MOTION** by Don Suttell, seconded by Tom Mason and unanimously carried that the Site Plan application submitted by The Krog Corporation requesting construction of a multi-tenant facility in the Arcade Business Park located on Route 98N to be a Type I Action under SEQR 617.4 (b) (9) requiring coordinated review and further, directed the Secretary to distribute coordination letters and the EAF requesting concurrence with other agencies requesting consent for the Arcade Planning Board to act as Lead Agency.

**MOTION** by Don Suttell, seconded by Andy Schnitzler and unanimously carried to accept as complete the Site Plan application submitted by The Krog Corporation requesting construction of a multi-tenant facility in the Arcade Business Park located on Route 98N with the following contingencies completed by March 24, 2008:

1. Certificate of Zoning Compliance completed with Arcade Town Clerk;
  2. All application fees paid to Arcade Town Clerk;
  3. All changes as agreed to at this meeting made and an updated plan submitted to the Arcade Town Office;
  4. The applicant will meet with the ZEO to review the updated plans and EAF.
- Further, the Secretary was directed to forward the application to the Wyoming County Planning Board for comments and recommendations.

**ADJOURNAMENT:**

There being no further business brought before the Board, the meeting adjourned at 8:04 P.M. upon **motion** by Dan Meyers, seconded by Andy Schnitzler and unanimously carried. The next regular meeting of the Planning Board of the Town and Village of Arcade will be held on Wednesday, April 9, 2008 at 7:00 P.M. in the Village Boardroom, 17 Church Street, Arcade, New York.

Respectfully submitted,

Holly L. Almeter  
Secretary