

**TOWN OF DARIEN
GENESEE COUNTY, NEW YORK 14040
Planning Board
Meeting Minutes
April 19, 2021**

MEMBERS PRESENT: Tom Dougherty, Jay Blatchley, Larry Stabell (Virtual), Brandon Calmes (Virtual), Shawn Shanahan, Donald Koepf

MEMBERS ABSENT: None

OTHERS PRESENT: Jerry Yoder ZEO, Susan King and other members of the public

The meeting was called to order at 7:30 p.m. Everyone in attendance recited the pledge to the flag. Jay Blatchley made a motion to approve the March 15, 2021 meeting minutes; Shawn Shanahan second; all ayes, the meeting minutes were approved.

Jacob Crocker: Jacob Crocker submitted an application at 10855 Griswold Road, Tax Map # 16.-1-10.2 for a special use permit for a home occupation/firearms business. The public hearing opened at 7:35 p.m. A resident spoke in favor of the special use permit. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR, Shawn Shanahan second; all ayes, the negative SEQR was approved. Jay Blatchley made a motion to close the public hearing, Don Koepf second; all ayes, the public hearing closed at 7:52 p.m. Shawn Shanahan made a motion to approve the application; Jay Blatchley second; all ayes, the application was approved.

Bald Development LLC: Bald Development LLC submitted an application at 234 Genesee Street, Tax Map # 1.-1-58.222 for a site plan review to establish a business consisting of commercial offices for BALD Development. In addition, storage rental units to commercial landscapers or light construction equipment. The application was tabled from the March meeting to review required information: DOT Highway access permitting, DEC SPEDES requirements and more operational business information in order to offer informed opinion and review. Susan King representing BALD development presented copies of correspondence from NYS DOT and NYS DEC outlining permitting and permission to access the State Highway and remove deposited material from above grade locations. Additionally, DEC evaluated the site for wetlands and presented information to the Board. 1.6 acres of the eastern-most property contains some wetlands and will not be part of the project. DOT will allow use of preexisting driveway access and the site development will have a driveway that is engineered to commercial standards for heavy trucks. DEC SPEDES permitting will be in place prior to construction activities. Motion to approve the application as presented with the required modifications. Tom Dougherty abstained from the motion. Jay Blatchley made a motion to approve the application with the modifications from Genesee County Planning; Shawn Shanahan second; all ayes, the application was approved.

Dan Miller: Dan Miller submitted an application at Harper Road, Tax map # 4.-1-59.1 for a land separation separating 3.82 acres for sale as a building site. Jay Blatchley made a motion to approve the application; Don Koepf second; all ayes, the application was approved.

James and Lori Robinson: James and Lori Robinson submitted an application at 9770 Snipery Road, Tax Map # 3.-1-66.1 for a land separation. They want to sell two acres out of 4.7 acres that contain the vet clinic. Larry Stabell made a motion to approve the application; Brandon Calmes second; all ayes, the application was approved.

Ray Burkhardt: Ray Burkhardt submitted an application at 306 Sumner Road, Tax Map # 5.-1-34 for a recreational pond. Larry Stabell made a motion to forward the application to County Planning; Jay Blatchley second; all ayes. The public hearing will be held at the next Planning Board meeting on Monday, May 17 at 7:35 p.m.

Thomas Partyka: Thomas Partyka submitted an application at 568 Bell Road, Tax Map # 5.-1-63 for a recreational pond. Larry Stabell made a motion to forward the application to County Planning; Don Koepf second; all ayes. The public hearing will be held at the next Planning Board meeting on Monday, May 17 at 7:40 p.m.

Jay Blatchley made a motion to adjourn the meeting; Shawn Shanahan second; all ayes, the meeting adjourned at 8:10 p.m.

Jay Blatchley made a motion to reopen the meeting; Don Koepf second; all ayes, the meeting reopened at 8:18 p.m. The SEQR for Bald Development LLC. was read. Jay Blatchley made a motion to approve the negative SEQR; Larry Stabell second; all ayes, the negative SEQR was approved. Tom Dougherty abstained from the application. Jay Blatchley made a motion to adjourn the meeting; Shawn Shanahan second; all ayes, the meeting adjourned at 8:20 p.m.

Respectfully submitted,
Gwen Yoder, PB/ZBA Clerk