

**TOWN OF DARIEN
GENESEE COUNTY, NEW YORK 14040
Planning Board
Meeting Minutes
September 19, 2022**

MEMBERS PRESENT: Tom Dougherty, Jay Blatchley, Donald Koepf,
Brandon Calmes
MEMBERS ABSENT: Larry Stabell, Shawn Shanahan, Greg Podsiadlo
OTHERS PRESENT: Jerry Yoder ZEO, Joe Kowalik CEO, Dave Di Matteo, Esq., Padma K.,P.E.,
Dave Young, P.E, DeAnna Hyche, Development Manager and 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 August 15, 2022 meeting minutes; Brandon Calmes second; all ayes, the meeting minutes were approved.

Houseknecht: Cathy and Jeffrey Houseknecht submitted an application at 10958 Tinkham Road, Tax Map #15.-1-19.2 and 15.-1-19.11 for a special use permit for retail flower sales and spring/fall craft sales. It will not exceed 500 feet of floor space. The public hearing will be held at the next Planning Board meeting on October 17 at 7:35 p.m.

Whitecap Electric, LLC: Whitecap Electric, LLC submitted an application at 2311 Bennett Road, Tax Map #8.-1-16 for a special use permit for a Temporary MET Tower. Brandon Calmes 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 October 17 at 7:40 p.m.

Dollard: Jacob Dollard submitted an application at 9904 Alleghany Road, Tax Map # 6.-1-10.11 for a site plan review to build a Contractor's Yard. The public hearing opened at 7:35 p.m. Tom Dougherty asked if there were any questions or concerns from the public. A member of the public said she was pleased to see a family business there, but was concerned about light infringement issues, collection of concrete dust/silica, bins/dumpsters and the storage of equipment. The owners weren't available for answers to the questions. Jay Blatchley made a motion to table the application until the October 17 Planning Board meeting; Brandon Calmes second; all ayes. The application was tabled.

The Broadway Group LLC.: The Broadway Group LLC. submitted an application at 1658 Broadway, Tax Map # 11.-2.44 for demolition of a building and commercial construction of a 10,640 commercial retail facility. The public hearing opened at 7:45 p.m. Tom Dougherty asked if there were questions or concerns from the public. A member of the public is concerned about business competition affecting the adjacent family business. ZEO Jerry Yoder stated the land is currently not in use and the building is condemned and collapsing. Having been for sale for several years, the application complies with local and state laws. Any applicant is free to submit applications to the town for review of permitted uses. DeAnna Hyche said that the new business is owned by individual people with local interest and is not a franchise. Another member asked about lowering the speed limit. Tom Dougherty asked about parking and provisions of an exit onto Tinkham Road to have a better traffic pattern. There are questions from the Planning Board about entry and exit from the property because of the speed on Broadway and potential safety concerns about pickup trucks and fifth wheel campers parking on the road. DeAnna Hyche of the Broadway Group stated that because of the

proximity to the Town/State intersection, the applicant would be responsible to reengineer the turning radiuses onto State Route 20 which would be cost prohibitive to move the project forward. NYSDOT says that Tinkham Road turning radiuses don't support vehicles of larger sizes. NYSDOT approves of the existing ingress and egress traffic patterns as proposed. Speed limit reductions are not required. Sight lines are acceptable. The Broadway group has worked with the code enforcement office and planning board to address improvements to the initial parking configuration presented last month. Because access to Tinkham Road is not viable, and pull through access cannot be engineered; a revised parking lot is to include 10' X 50' parking spaces placed at 45-degree angles to allow on-site parking of self-contained recreational vehicles and campers. Parking accommodations comply with all engineering standards and accepted practice. The revised parking proposal will include 42 parking spaces (pending approval of a parking variance) and better service larger vehicles. There will be controlled demolition of the building that's there now because of asbestos. The public hearing closed at 8:08 p.m. The SEQR was read. Jay Blatchley made a motion to approve the negative SEQR; Brandon Calmes second; all ayes, the negative SEQR was approved. Donald Koepf made a motion to approve the application; Brandon Calmes second; all ayes, the application was approved with the modifications from County Planning.

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

Respectfully submitted,
Gwen Yoder, PB/ZBA Clerk