

PLANNING BOARD MEETING
JANUARY 30TH, 2020 AT TOWN HALL
NORTHERN CHAUTAUQUA DENTAL OFFICE

ROLL CALL: Chairman Jay Warren, Board Member Craig Lyford, Board Member Shari Miller, and Board Member Pete Miller.

ABSENT: Robert Price

ALSO, PRESENT: Ryan Mourer, Code Enforcement officer, Jean Crane, Town Clerk, Kyle Bentley, Deputy Town Clerk, Richard Purol Town Supervisor, Juan Pagan, Metzger Engineering Representative Mike Metzger and Jake Metzger, NCD Representatives, Dr. Michael Lee and Dr. Susan Soja.

With all notices having been properly posted and published Chairman Warren called the meeting to order at 5:05pm

The purpose of this meeting is to review site plans submitted by Metzger Engineering for proposed Dental Office for Northern Chautauqua Dental located on Section 96.02; Block 02; Lot 52.3 of the Chautauqua County Tax Map. This was published in the Observer on January 20th, 2020.

Planning Board Chairman Jay Warren stated that the purpose of Site Plan Review is to review the plans submitted and make sure the plans conform with current zoning and the Comprehensive Plan and requirements by the Code Enforcement Officer, Ryan Mourer.

The Planning Board reviewed the following:

The Site Plan Application, short form SEQRA Application, and Site Plan Drawings.

The first item for review was the Site Plan Application. Which there were no further questions about the application and the Planning Board approved of the application.

The next item that was reviewed was the short form SEQRA Application and the Planning Board and Metzger Engineering determined that there was one modification necessary. The change that was made was that a NYS DOT permit was no longer necessary as a road cut was not going to be made onto Bennett Road.

Planning Board members had questions about the traffic patterns that this office would create. Metzger engineering stated that they would expect roughly 140 more vehicles in and out of this facility. They stated that these numbers were generated based off NCD's current facility and the number of roads currently at the new location, along with current traffic patterns.

Board Member Lyford had some questions regarding the pre-development flow of water versus the post development flow of water. After discussion Planning Board Member's conferred that the numbers were correct, and they had no further questions about the water flow.

The Planning Board Stated that they want a letter from the City of Dunkirk that will state that the Water hookups and sewer hookups were approved.

The Planning Board also stated that they wanted a letter from the wetland biologists that NCD hired that would state that the land is not a wetland and that they are not developing any wetlands.

Site plan Drawings: Article 7 site plan requirements:

Ryan Mourer the Code Enforcement Officer had a question regarding two means of egress for fire access point. Metzger Engineering stated that they wanted the second road cut onto Bennett road for this reason but since they are no longer doing that, they made a fire turn around lane. Ryan Mourer stated that he had never heard that in state code and that he would like that sent to him and the Planning Board Members. Chairman Warren then asked if they can fit two fire trucks in that area and Metzger Engineering stated that they could.

Ryan Mourer, Code Enforcement Officer then asked if this was why the landscaping looked slightly different and Metzger engineering stated that it was. They changed because they got rid of the bio-retention ponds per request of the planning board members. They also stated that they thought that this way would be more ethically pleasing. Board Member Lyford stated that he was very impressed with the plans.

Chairman Warren then asked if Metzger Engineering would like to present. Metzger Engineering stated that they did not have any more to present they felt the planning board was very thorough in their questions and they couldn't explain much more than they already had. They commended the planning board on their questions and thoroughness.

The Planning Board then asked if any members of the audience would like to speak.

Juan Pagan of 10764 Bennett Road stated that he is eager for the business to come to the town and enhance the surrounding neighborhood.

A motion was made by Board Member Lyford to approve the Site Plan Review and for it to go forward with the Town Board for Northern Chautauqua Dental with the following contingencies:

These contingencies include:

- Letter from the City of Dunkirk stating approval for water and sewer hookups.
- Letter from Wetland Biologist stating that this area isn't a Wetland.
- Signage and Lighting to be determined by the Code Enforcement Officer.
- Town Board makes resolution stating that the SEQRA will be

The motion was then seconded by Board Member Miller and carried unanimously.

AYE: 4

NAY: 0

The Motion was Approved

Meeting Adjourned at 5:50 pm.

Respectfully submitted,

Jean Crane
Secretary to Planning Board,