

RECORD OF PROCEEDINGS

Minutes of **Village of Valley View Planning Board**

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held **Tuesday, April 19th, 2016**

20

Minutes

Planning Commission – Village of Valley View

Tuesday, April 19th, 2016- Village Town Hall-5:45 p.m.

Caucus session begins at 5:30 p.m.

Roll Call:

Members: (*) indicate present

Commissioner, Alan Sprague*

Mayor Piasecki*

Council Member, Dave Wingenfeld*

Engineer, Todd Sciano*

Building Inspector Ellis*

Law Director, Lambros

Commissioner, Joe White

Commissioner, Rich Scaletta*

Architectural Member, Tony Fini*

Recording Secretary, Mary Snyder*

Public Attendance: Mike Boyas, Joyce Rosenlieb, Ted Chuha, Victor Krevinko

Joyce Rosenlieb was present regarding her lot split request from the previous month.

Mayor Piasecki stated the home as to be in front of the accessory building.

Councilman Wingenfeld stated unless you get a variance. Mayor Piasecki said if you split the lot off you would be granting a variance in the future because there is no home there. Wingenfeld said so in another words there has to be house built with the lot that contains the barns and they barns have to be behind? Mayor Piasecki said correct.

Mayor Piasecki stated Law Director Lambros does not advise it to be split. He suggested that with Law Director Lambros and Engineer Sciano maybe they can work something out with her. Sciano suggested moving the split line north behind the barns and there would be nothing on the property, but it would only fix one of the problems. Sciano told her they will get together soon and discuss options.

The first item is request for alteration of topography of 160 acres on the north side of Rockside. Mayor Piasecki stated he has had some preliminary discussions with Mike Boyas regarding this. Item number 10 was an item of concern regarding keeping the catch basin clean etc, Mayor Piasecki asked Engineer Sciano if everything with that has been good and he replied yes it has been clear. Scaletta asked Mike Boyas how he controls hazardous debris and material? Mike Boyas stated there is pre asbestos requirement survey so they come in and sample everything and really watch over everything.

The second item is for an acreage south of Rockside Rd. Mayor Piasecki asked once the final grade happens to the homes on Hathaway if Mike would plant some greenery? Mike replied yes. Sciano stated they are working towards that soon.

The third item is for Kaplan Trucking, a request for an approval of Office Building Site Plan and variance. Mayor Piasecki stated we are pleased to see this type of improvement come into the village. Mayor Piasecki said they were predicting 80-85 employees, but concerned if they will have enough parking spaces? Victor Krevinko replied yes they are considering moving the building slightly, he has to spread it around a bit. His goal is to have 130 spaces. Mayor Piasecki also asked if they would consider to give themselves more room to get out? Victor stated it is 30 ft wide now and yes they would consider that. He said they may also decide to move the entire drive to the west to have to not build a retaining wall. Councilman Wingenfeld complimented them on their solar panels with the parking under them.

Pledge of Allegiance

Moved by Sprague, seconded by Piasecki to accept the minutes of the March 15th, 2016 Planning Board meeting.

Roll Call: Aye – Piasecki, Sprague, Wingenfeld, Scaletta

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The first request is for an Alteration of Topography 160 Acres North Side of Rockside Rd. There are no variances required just an approval for the site plan and all the items in the letter Mike Boyas agreed to all.

Moved by Scaletta, seconded by Wingenfeld to approve the Request for Alteration of Topography 160 North Side of Rockside Rd.

Roll Call: Aye – Sprague, Wingenfeld, Scaletta, Piasecki

The second item is a request for Alteration of Topography 116 Acres South Side of Rockside Rd. Scaletta asked Mike Boyas if he is going to do more grading than he has done so far and has there been any issues with residents and dust? Mike Boyas stated it has been minimal and Inspector Ellis stated the trees have been very helpful. Mayor Piasecki stated it has diminished and every year it gets better.

Moved by Sprague, seconded by Scaletta to approve the Request for Alteration of Topography 116 Acres South Side of Rockside Rd.

Roll Call: Aye – Wingenfeld, Scaletta, Piasecki, Sprague

Last on the agenda is a request for an office building site plan and variance. Mayor Piasecki stated that Victor said there may be some revisions to the site plan regarding the layout and parking. The final site plan has to go through the engineer.

Moved by Scaletta, seconded by Sprague to approve the Request for Approval of Office Building Site Plan and Variance at 8777 Rockside Rd. (P.P.N. 572-04-002).

Roll Call: Aye – Scaletta, Piasecki, Sprague, Wingenfeld

Moved by Sprague, seconded by Wingenfeld to approve the Variance from Section 1270.05(a)(3)(B) – Off Street Parking Spaces Required.

Roll Call: Aye – Piasecki, Sprague, Wingenfeld, Scaletta

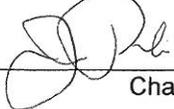
Motion to adjourn.

Moved by Scaletta, seconded by Sprague to adjourn at 6:00 p.m.

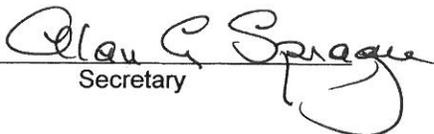
Roll Call: Aye – Sprague, Wingenfeld, Scaletta, Piasecki

Meeting adjourned at 6:00 p.m.

Date: May 17, 2016



Chairman



Secretary