

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York

Thursday – March 20, 2025

Agenda- Jay Clause JP2 Propane 2846 Saunders Settlement Road (A)

Present: Baker, Conrad, Gallo, Sandonato, Taczak

Abstained: Burg, Lilly

Presiding: William Conrad, Chairman

Conrad: I'd like to welcome everybody to the Town of Lewiston Town Planning, Thursday, March 20, 2025. We need to approve the meeting minutes. Oh, first Ken Lilly and Bill Burg have recused absents.

Roll Call

Conrad: On the agenda we have one item that was pulled from tonight's meeting and that is the 5 4 Development Corp Presidents Park Apartment complex Washington Drive so we are addressing one item tonight and that's the site plan revision for Jay Clause JP2 Propane. Jay, you want to stand up and just talk a little bit.

Good evening I'm Tim Arlington with Apex Consulting Survey & Engineering Services PC I have Jay Clause he's the owner of the plaza owner of the business we are talking about tonight. As you know back in December, we received site plan approval but since that time Jay came back to us and said needs to have 2 outside improvements that will go along with the Maple syrup business. Those being you can see here we got a rectangle area that's a storage unit structure he's going to convert that into cooler/freezer that he needs for the business. So that's going to go there obviously it's not taking up any space all the parking's going to remain just as is and the second is a 3,000-gallon tank. Now we show 2 different options ones a vertical and ones a horizontal he's still working out the fine details which ones he's going to go with most likely it's the horizontal one.

Clause: So far yes.

Arlington: Either way the size of the tank is still 3,000- gallons. That's used for the raw material for making maple syrup which is maple sap. So that's what would go so that would go right here. It's adjacent to where the existing light fixture is. So those are the only 2 improvements we're adding to the site plan that was approved back in December and we are here to answer any questions you have or any comments you might have or anyone in the audience.

Conrad: Anything from the Board?

Taczak: I got a comment on actually both of them I think with the parking situation close to the tanks that some other bollards might be needed to put around.

Arlington: We can put some protection around that's fine.

Conrad: And you said the parking is...

Arlington: The parking's not being adjusted... Parking is still remains just as it was approved back in December. This was a space where its right here in front of where one of the wash bays was it did not affect the parking spaces that we show on our site plan that were approved back in December.

Conrad: Ok. Tim or anything from the building department any other comments.

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Masters: I agree with the bollards senecio depending on where that tank sits, we don't want to have any cars impacted but I was talking to Tim and Jay before the meeting. I just said depending on how the building plans which I actually just got tonight would have the entrance door we just may need to adjust that handicap unloading zone accordingly depending on where that door is going to be. Because right now its on the very end and I didn't think that's where the door was going to be.

Arlington: You're talking about this one right here?

Masters: Yeah.

Arlington: Yeah, there is a door that is right here and coming in

Masters: Existing right now is that one you're going to use you're saying?

Arlington: We have a door we have a couple of doors basically we have one in the back and we have one in the front basically.

Masters: Ok.

Arlington: And that's near the front door.

Masters: Without seeing these I wasn't quite sure how that was going to work.

Arlington: Yeah, there's a glass door there that's right adjacent to where that parking space is.

Conrad: Ok. Bob, do you have any other...

Lannon: My only comment was the addition or suggestion of adding some bollards to protect the tanks. Everything else was fine.

Conrad: Pat, did you want to make any comment here.

Martin: Nothing major but the tank process is it just going to be a single tank or is it going to be a tank in a tank design?

Clause: I am not really sure how we're going to do that but it depends on if I can get a hold of that 3,000-gallon tank and if I have to go with something else it will be a horizontal tanks, then maybe a combination two of them together and then storage.

Martin: The only other thing regards to parking the bollards might do it anyways but I believe there is specification that says you can't have the tank within 5 feet of a parking space that's all.

Arlington: And were more than 10 feet away.

Martin: Ok. Thank you!

Conrad: Any other comments or questions from the board for the applicant?

Taczak: More than...I'm looking at the new cooler that's going to be right next to the...

Arlington: He was talking about the tank not the cooler

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Taczak: I just wanted to be sure.

Arlington: Yes.

Taczak: I thought so but I just want to be sure.

Arlington: Yep, that's correct.

Conrad: The bollards you want those around the cooler as well does that make sense?

Maters: The coolers going to be a steel sea can right.

Talking

Arlington: If you hit that, there won't be much left of the car.

Talking

Conrad: Anything else from the board?

Seaman: I got a few questions.

Conrad: Go ahead.

Seaman: Just I know this went through this Planning Board and also the Town Board for an approval in December I'm wondering just for the record there was a SEQRA analyst that was done at that point Tim is...do you see any kind of major increase in terms of sewer, water usage, traffic flow anything along those lines that would adjust any of your previous answers on SEQRA?

Arlington: No. No. These 2 I mean cooler/ freezer these are accessories to the business and there should be no impact on anything that was previously presented and approved.

Seaman: I just wanted to get that on the record. You guys have mentioned the bollard so procedurally you could either make a recommendation to the Town Board with a contingency that they bring it to the Board with the bollards then shown or you could ask them to come back to this Board but that's you're prerogative. I don't have any other questions.

Conrad: Thank you. Anything else from the Board? Anyone care to make a motion? Either way for or against?

Morreale: Can I ask a question?

Conrad: Yes. Yes.

Morreale: Are them bollards rated? Is there like 20 mile per hour bollard I don't know how they... do they have steel pipe in them?

Arlington: They are a steel pipe is what you are referring to

Taczak: Steel pipe filled with concrete.

Morreale: Is there rating on different ones? Is there a better grade?

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Arlington: I'm not aware of that there's any rating on bollards.

Masters: It's called a vehicle impact protection

Morreale: Thank you.

Talking

Conrad: Pretty standard. Ok. **Again, anyone from the board want to make a motion?**

Taczak: I'll make a motion that we accept the change with the stipulation of the bollards.

Conrad: Ok is there a second?

Sandonato: I'll second.

Conrad: All in favor

Members: AYE

Arlington: Thank you!

Conrad: Thank you!

Master: Tim that will not be on for this Monday it will be on for the first meeting in April.

Arlington: Ok alright.

Conrad: I had missed the approval of the minutes from February 20th do I have motion to approve the minutes?

Baker: I will make that motion to approve the minutes.

Sandonato: I'll second.

Conrad: All in favor

Members: AYE

Taczak: And I am going to abstain since I wasn't here for that meeting.

Conrad: Alright thank you! Is there anything more coming before the Board?

Seaman: There was a different agenda item on as Presidents Park I just wanted to make a note for the record that I had had a conversation with the applicant's attorney today and they confirmed that they would waive any and all timing requirements that are associated with this Board making a decision within a certain period of time. So that has been waived by the applicant I wanted to make a record on that.

Conrad: Ok thank you! Mr. Sandonato

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Sandonato: I'd like to read something to the record I am unable to attend next months meeting. My comments are respect to part one full environmental assessment form project and setting there's a number of items that were incomplete or answered wrong or left blank. And my biggest concerned is section E 2 Q and I'll read that section. It says is this project site or adjoining area currently used for hunting, trapping, fishing or shell fishing if yes give a brief description of how the proposed action may affect that use and again this is the 3rd or 4th one, I have reviewed and they didn't answer that question either yes or no. And in considering the last 3 times the last 3 meetings here there were people from the 3F club concerning this situation where once these apartments are occupied there will be little kids wondering off the property onto the 3F Club property right in line with the riffle range and where people currently hunt. They are very concerned about that but what made it even worse is the governor is allowing riffles to be used in Niagara County previously it was only the counties that bordered Pennsylvania and a riffle round can go really far. So, I don't know why they didn't want to answer that question but the next submission I hope that they answer it and put some specifics in there. And address that issue.

Conrad: Ok great. That is your major concern right.

Sandonato: That was my major concern from reviewing this form. There are other things that were missing but they may be misinterpreted or they were minor compared to this particular question.

Conrad: Ok I think we have a lot of them covered by the engineers note. Email that he sent out so ok is that good.

Sandonato: That's it

Conrad: Thank you! Anything else to come before the Board tonight? Is there a motion to adjourn.

Taczak: I'll make a motion to adjourn.

Conrad: Is there a second?

Baker: I'll second

Conrad: All in favor

Members: AYE

Conrad: Thank you very much.

Respectively submitted,



Lisa Wisnieski
Building Dept Clerk



William Conrad
Vice Planning Chairman

