

Planning Board

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – March 21, 2019
PB 2019-3

Present: Baker, Burg, Conrad, Craft, Lilly, Taczak, Attorneys

Absent: Waechter

Presiding: William Conrad, Chairman

A motion to approve the minutes of the January meeting was made by Lilly, seconded by Taczak and carried.

Conrad: We will wait on the applicant. Tim do you want to explain to the Board what you found on the tax map?

Masters: I didn't find it, Tom found it.

Tom Seaman: Initially when we were looking through the site, the map they submitted doesn't have a measurement distance off to the back-property line. That's why I initially looked in to it a little bit. I also noticed the 2 measurements they do have, one being 55' and the other one being 54' is clearly not drawn to scale. I took a look at the tax map related to this property and also compared it to the aerial view that the applicant submitted where they drew a little square in where the solar array would go and it appears based on the tax map that the solar array may be on a different parcel, in fact behind this property that it's being submitted for. That's what it looks like. We may need to ask some questions of the applicant.

Conrad: Tim did you want to add anything in your review other than this?

Masters: I went down through the 10 items in the code. I based it off this was accurate. I didn't check the tax map. I was under the assumption this was accurate. I went through the checklist, not less than 25' to the property line, located under a yard, is it 10' from other structures, it's not pointing towards the neighbors, less than 15' tall. Less than 1,000 square feet, in a B district. It met all those requirements if those property lines are accurate.

Lilly: The biggest one would be the rear property line?

Seaman: The other thing I noticed and would like to point out is that this site map that they submitted here is not signed with an engineer's stamp. Most of the other drawings are but that one is not.

Baker: Sheet number PV02 does have a stamp on it.

Masters: Some do and some don't.

Conrad: The generic details don't have the stamp.

Baker: This sheet PV02, it has some dimensions on it and it is stamped. But it does not show the property line. It just shows the solar unit and the cable that goes from the solar unit out to the meter. At first, I thought that was the property line but apparently not. You are right there is no scale on it so it's hard to tell just looking at it what anything is really. It shows it 55' back from the rear of the house.

Masters: The stamped one shows it from the yard meter 100' to the back of the solar array. I don't have any reference.

Baker: This other drawing it says the house is 130' from the Ridge Road property line. Who knows?

Burg: It's not saying what the depth of the house is though. It's not saying exactly where that meter is located.

Conrad: If you look at the tax map versus the way the house is oriented parallel to Ridge Road and you look at the tax map, it's at a 30-degree angle to Ridge Road.

Burg: It's not parallel to Ridge Road at all. You can see it on the over view on the first page PV01.

Conrad: If you look at the geometry of the property lines on this image here, it's not even the same geometry.

Masters: As the crow flies the lot is approximately 180' deep from the front property stake.

Baker: These dimensions are all wrong then.

Burg: Now they don't have enough room.

Conrad: The shape of the property isn't even the same. His plan shows the house is parallel to Ridge Road.

Burg: Are you saying the total depth of the property is 189'?

Masters: I'm saying it's approximately 180' because the guy next door is 180' and it's fairly close to that point there.

Burg: PV09 is showing 223' without the house. That panel can't be in the right place.

Conrad: We will wait for a little while longer.

Masters: This did go to the Environmental Commission and it did go to the Niagara County Planning Board. The Niagara County Planning Board approved it. I have no idea what the Environmental Commission did.

Taczak: I was looking at sheet PV09, I just pointed out to Bill the dimension he has from the property line in the front of the house to the house is 130' according to his measurements. In the back of the house not discounting the width of the house he has from the back of the house to the back-property line 93'. That is 223' plus the house. The lot is only 180' deep according to Tim. He is 40' over already.

Baker: The sheet index is wrong too, it says PV06 is a site plan but if you look at PV06 it's a detail of the rack. This key is all messed up.

Conrad: No public is here; no applicant is here.

A motion to let it be on record that the discussion we had the map site plan needs to be corrected. It doesn't match up to the tax map. We need a site plan with dimensions to scale with the correct orientation to the property lines and the house and the proposed solar array. Plans to be stamped by a licensed engineer and to coordinate the sheet index with the actual sheets so they match, was made by Conrad, seconded by Taczak and carried.

A motion to adjourn the meeting was made by Taczak, seconded by Burg and carried.

The next meeting will be April 18, 2019, at 6:30 P.M.

Respectfully submitted,

Sandra L. VanUden
Planning Board Secretary

PB 2019-3C

William Conrad
Planning Board Chairman