Chairman Don McCord presiding

Members: Darlene Golibersuch, Tracy Bennett, Rick Mathews, Britt Mead

Diana Holt (via Zoom)

Others: Vince Luce, Becky Jackson, Bonnie Rae Strickland, Martha Bills, Jim Herbert, Andrew Thompson, Dave Brown, Sam Savarino, Joe Quinn (Savarino),

Deb Puckhaber, Bill & Michelle Miller

SPECIAL USE PERMIT HEARING/188 W. MAIN ST. NAIL SALON

The Hearing was re-opened from the previous meeting.

The motion was made by Darlene Golibersuch, seconded by Tracy Bennett and was carried to approve the application with all the conditions listed in the application.

2 SOUTH PORTAGE STREET, LLC SEQRA DETERMINATION

The Village of Westfield Planning Board, at a regular meeting of the Board on January 11th, 2023, adopted the following SEQRA determination:

WHEREAS, the Village of Westfield Planning Board’s decision on a special use request,

requires the Board to satisfy the requirements contained in SEQRA prior to making a final

determination on whether to approve the proposed project at 2 South Portage Street in the

Village of Westfield: and

WHEREAS, prior to making a recommendation on the potential environmental

significance of the project, the Board has determined that the proposed project is a Type II

action under the class of actions identified under 6 NYCRR 617.5; and

WHEREAS, a SEQR review was also conducted by the County of Chautauqua Industrial

Development Agency (CCIDA) on the proposed project at 2 South Portage Street, Westfield,

New York on December 21, 2021, and the Agency determined that there would be no

significant environmental impacts from the proposed project; and

WHEREAS, Parts I, II, and III of the SEQRA Environmental Assessment conducted by the

CCIDA has been submitted and reviewed by the Village of Westfield Planning Board;

BE IT RESOLVED, that the members of the Village of Westfield Planning Board, based

upon a review of the environmental information provided as a part of the application for the project located at 2 South Portage Street, have determined that the proposed project will not result in any significant environmental impact.

PUBLIC HEARING 2-4 SOUTH PORTAGE ST. ARCHITECTURAL REVIEW

The Public Hearing was re-opened for further discussion on a motion made by Darlene, seconded by Tracy and was carried.

Don noted that the one question that previously had been raised has been addressed by Project Manager, Joe Quinn regarding the lighting stating the temperature of the lights would meet the standards.

ACTION:

Action taken regarding the Architectural Design is as follows:

The board made a motion by Tracy, seconded by Darlene and was carried to approve the Architectural Design as submitted.

SITE PLAN REVIEW

The motion was made by Darlene, seconded by Britt Mead and was carried to make recommendation to the Village Board for approval of the Site Plan Review/Sidewalk to the parking area.

It is difficult at this time to say there is State’s approval for the design. That road was part of the original Main Street; there has been outreach to get approval from the State.

SPECIAL USE PERMIT APPROVAL

The motion was made by Don McCord, seconded by Britt and was carried to approve the Special Use Permit application by 2 South Portage LLC for the development of the Welch Block into a mix of 46 apartment units and commercial development as presented with the following conditions:

1.) Developer must comply with all requirements of the Municipal Electric Systems Rules and Regulations for the Village of Westfield. Developer will work with the Village of Westfield Electric Department to ensure the total electric usage of the building is within the capacity available in the electric distribution system and reduce the impact of the development.  If the usage exceeds the available capacity of the system, the developer will make the required financial contribution for any system improvements needed to serve their electric demand as set forth in the Municipal Electric Systems Rules and Regulations for the Village of Westfield.

2.) The developer will require within-lease requirements for residential tenants that parking will occur in the Village’s lower parking lot where 46 spaces have been reserved.

3.) Developer will develop a designated area for pet walking. In addition, the developer will make residents aware of the restrictions on walking pets in Moore Park by including language within Pet Policy.

4.) Developer will address, to the satisfaction of the Village of Westfield and the Village of Westfield Fire Department, the ability for emergency responders to access and remove residents during emergency health related situations. If Village must invest in new equipment for emergency responders to service the development during emergency health related events, the developer will contribute towards the purchase of such equipment.

MINUTES

Discussion and approval regarding the minutes of December 20, 2022, was tabled on a motion made by Tracy, seconded by Darlene and was carried.

There being no further business to come before the board the meeting was adjourned on a motion made by Darlene, seconded by Tracy and was carried.