

**WALES TOWN BOARD MEETING  
Minutes of June 12th, 2018**

The 6<sup>TH</sup> meeting of the Wales Town Board was held on the 12<sup>th</sup> day of June, 2018 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

The meeting was called to order by Supervisor Rickey Venditti at 7:18 pm EST

**ROLL CALL:** Supervisor Rickey Venditti  
Councilman Donald Butcher  
Councilman Gerald Klinck  
Councilman Daniel Driver  
Councilman Michael Simon

Also present: Attorney Ronald Bennett, CHD Engineering, and (13) residents whose names are on file. Reporter

**INVOCATION:**

led by Councilman Donald Butcher

**PLEDGE OF ALLEGIANCE:**

led by Councilman Gerald Klinck

**ADOPTION OF AGENDA:**

**MOTION # \_\_\_\_\_** by Councilman Gerald Klinck, second by Councilman Michael Simon, approving the agenda as presented, with the addition of item #7 The Blue Mule Band for Pioneer Day's on July 15, 2018. CARRIED

**ACCEPTANCE OF MINUTES:**

**MOTION # \_\_\_\_\_** by Councilman Michael Simon, second by Councilman Gerald Klinck, approving the Town Clerk's minutes from June 8th, 2018 minutes. CARRIED

**PUBLIC COMMENTS:**

William Leidich 11101 Big Tree Rd- Not in favor of the Dollar General

Maureen Ertl 11234 Big Tree Rd – Differently against the Dollar General

Charles Kawczynski 11371 Big Tree Rd – Is against the proposal for the Dollar General

Dee Ziegel - Woodchuck Rd Is not for or against the Dollar General, we have one in East Aurora and Holland, and feels the traffic would be a problem on a busy road like 20A and the flea market across the street.

Pat Spahn 13776 Big Tree Rd – comment on veterans park bench would like is memory of Erich Jednet who was killed in Vietnam War.

Merle Sly Big Tree Rd Poor commination not everyone gets the East Advertiser or has a computer thought tonight was public hearing on Dollar General, and he is against the Dollar General building in Wales. It is only 3.7 miles to the East Aurora Dollar General.

Marice Leone 4116 Two Rod Is against the Dollar General, traffic problems and would like to keep the town rural.

Jennifer Atkins 11524 Agrees with everyone else is against the Dollar General, would like to keep the town Rural.

**OLD BUSINESS:**

**1.S.U.P. APPLICATION FOR DELAWARE RIVER SOLAR PROPOSED PROJECT IN THE TOWN OF WALES.**

The public hearing was held prior to the meeting tonight. The Conservation board held their meeting last Friday and still has unanswered questions, would like questions answers and postpone their voting on the SUP permit. Questions – How Far from Hunters Creek County Park, access for emergency vehicles, width between the solar arrays, NYSDEC approval wetlands. Would like the board members to continue to review and discuss at the following workshop.

**2.SU.P. AND VARIANCE REQUEST RECEIVED FROM THE BROADWAY GROUP FOR A DOLLAR GENERAL STORE ON BIG TREE RD.**

Attorney Dave Stapleton from Jamestown who represents the Broadway group spoke-

I attended the Planning Board meeting but wasn't able to attend the Conservation Board meeting last Friday, I'm here to address the concerns and questions from these meetings. The property had been zoned commercial as far back as 1956 after researching the deed also it was adopted in 1993 as business district and also part of the towns Comprehensive Master. The Broadway group along with their engineering's CEI, have submitted site plans and all the necessary paperwork for the SUP permit process. They would like to open the business in town like any other business in a zoned Business District, with reasonable restrictions that are suitable to the town board. My clients have corrected the SERQ with the adjustments

to parking from 60 to 30 spaces and they realize they still need to have a public hearing, a possibly have a Variance, because of the change. The structure will be 91000 square feet and 30 parking spots to provide for more green space and for the environment. A member of the planning board questioned the stone pad that is shown on the civil drawings, whether the material is pervious or impervious material. The pad is impervious material. It will be open usually 7am-9pm an employ 10 people. The lighting of the store would not disturb the public and would be turned off at night. The store will have 2 bathrooms for employees and cleaning, only using a limited amount of water per day. A storm water catch that all drainage will come from the driveway to the storm water catch, that plan is designed for run off of the water. The design of this property run of the water is 4 times as much as what will be seen with the new construction. The water run-off will be eliminated to half of what it is now. The basin is designed for a 100 year flood-plain episode. After it collects in this basin it disburses, under various calculations, half an inch per hour. The septic system for this retail business will be smaller than a single family home. The plans were submitted to the New York State Department of Transportation. The N.Y.S.D.O.T. indicated that this location with the entrance and exit of this property is fine. There is no traffic study required or any traffic light required. There will be two lanes coming out of the property and one lane coming in. In essence, water has been addressed, zoning has been addressed, being a permitted use. All the town code requirements have been met. There will be one stand-alone sign in the front. The luminosity study indicates that there is zero spillage of light on to the adjoining property. Councilman Gerald Klinck asked was there a market study as to where the customers will be coming from since there is a Dollar General in East Aurora as well as Holland. Councilman Gerald Klinck concerned about possibility of a vacant building. Dave Stapleton responded that Broadway Group does do a market study and would not proceed if they thought there was not business available. It will serve to keep the tax base up. Also should Family Dollar leave there would be an attractive new building available for business. Councilman Michael Simon stated that he and the other board members serve the residents of Wales and their opposition to this potential retail space should not be undermined and take into consider our master plan.

**MOTION#**\_\_\_\_\_by Councilman Michael Simon, second by Councilman Donald Butcher, forwarding the application to the Variance board, regarding the change in the parking spots from 60 to 30.

**CARRIED**

### **3. REQUEST TO CHANGE TOWN'S E-MAIL PROVIDER.**

Councilman Dan Driver is trying to get in contact with Rae Hoxsie the bookkeeper, Will contact WNY Net Works, Nick Fodero and work with Rae to change towns e-mail provider and amount of employee users.

### **NEW BUSINESS:**

#### **1. APPROVAL OF ANNUAL TOWN INSURANCE RENEWAL.**

Gunner Insurance has provided the town with three different commercial policies to review. Jeff Gunner recommends the Town go with Selective Insurance again this year it still has the best rates. **MOTION #** \_\_\_\_\_ by Councilman Gerry Klinck, second by Councilman Michael Simon, to approve Selective insurance for Property/Liability/Auto/Equipment/Umbrella amount of 16,613 and for public officials/employment \$2098 and for Fidelity Bond \$817.

**CARRIED**

#### **2. S.U.P. APPLICATION RECEIVED FROM DARIN DORR TO OPERATE A FIREARMS LICENSING BUSINESS AT 5171 MERLAU ROAD.**

The SUP is for Mr. Dorr to perform legal transfers of firearms, no firearms or ammunition will be sold at his residents.

**MOTION#**\_\_\_\_\_ by Councilman Gerald Klinck, second by Councilman Donald Butcher, approving the Town Clerk to forward the application on to the applicable boards and agencies.

**CARRIED**

#### **3. RESOLUTION FOR STANDARD WORKDAY IN THE TOWN OF WALES.**

Supervisor Venditti said this was previously established list for a standard work day with the addition of some positions from the original list, but Attorney Ronald Bennett said the Resolution also needs the days per week. Supervisor Venditti said he will have Rae revised the resolution for next month's meeting for approval.

#### **4. REQUEST TO ADD A NEW BENCH TO VETERANS PARK IN MEMORY OF WALES VETERANS.**

**MOTION #** \_\_\_\_\_ by Councilman Gerald Klinck, second by Councilman Donald Butcher, approving the installation of a new bench in Bud Bugucki Veterans park, the new bench will be in memory of Erich Jebnet a serviceman killed in Vietnam. **CARRIED**

Pat Spahn stated the bench was approved by the Wales VFW post and donations will help purchase the bench.

**5. REQUEST TO CONTRACT WITH DRESHER AND MALECKI LLP MUNICIPAL ACCOUNTING SERVICES FOR REVIEW CONSULTING AND ADVICE ON TOWN FINANCIAL PRACTICES AND RECORD KEEPING.**

**MOTION # \_\_\_\_\_** by Councilman Michael Simon, second by Councilman Donald Butcher, approving the Supervisor to sign contract with Dresher and Maleckilip accounting services for the remainder of 2018 to assist with Towns financial responsibilities.

**CARRIED**

**6. REQUEST TO UTILIZE DEPUTY TOWN CLERK TO ASSIST BOOKKEEPER /SUPERVISOR CLERK.**

**MOTION # \_\_\_\_\_** by Councilman Gerald Klinck, second by Councilman Dan Driver, approving to utilize deputy town clerk to assist bookkeeper/supervisor clerk.

**CARRIED**

**7. REQUEST FOR BLUE MULE BAND FOR PIONEER DAY JULY 15, 2018**

**MOTION # \_\_\_\_\_** by Councilman Michael Simon, second by Councilman Jerry Klinck, approving \$500.00 for the Blue Mule Band on July 15, 2018 for Pioneer Days.

**CARRIED**

**REPORTS OF DEPARTMENT HEADS:**

Bldg. Inspector: Rec'd & filed Highway Dept.: Rec'd & filed Town Clerk: Rec'd & filed

**REPORTS OF COMMITTEES:**

Cable – Councilman Donald Butcher cable will finally be going in on Warner Hill Rd the project should be done something this fall

Parks - Councilman Gerald Klinck The final two trees at the baseball diamond going in this week

**COMMUNICATIONS**

Father's Day Ice Cream Social this Sunday 1-3pm

Kiwanis Club golf tournament Aug 5<sup>th</sup> - you can sponsor a hole for \$50.00 donation

Dee Ziegel asked about missing chairs from community center, she will speak with the Highway Sup'd Michael Zywar

**SECOND PUBLIC COMMENTS:**

Maureen Ertl 11234 Big Tree Rd – concerned about traffic on 20A with Dollar General and Flea Market across the street from one another and the potential of an accident.

**REVIEW AND ACTION ON SUPERVISOR'S REPORT:**

**MOTION # \_\_\_\_\_** by Councilman Gerald Klinck, second by Councilman Donald Butcher, approving the Supervisor's reports for May, 2018 with transfers on page 2

**CARRIED**

**REVIEW AND ACTION ON TOWN CLERK'S REPORT:**

**MOTION # \_\_\_\_\_** by Councilman Donald Butcher, second Councilwoman Jude Hartrich, approving the Town Clerk's monthly report for May, 2018 as presented.

**CARRIED**

**GENERAL FUND BILLS:**

**MOTION # \_\_\_\_\_** by Councilman Michael Simon, second by Councilman Donald Butcher, approving payment of the 2018 General Fund Abstract # 006, voucher #168-227 total amount \$117,988.50 with the exception of voucher #187 in the amount of \$278.50 for Walter Raichel as Fire Marshall.

**CARRIED**

**HIGHWAY FUND BILLS:**

**MOTION # \_\_\_\_\_** by Councilman Gerald Klinck, second by Councilman Donald Butcher, approving payment of the 2018 Highway Abstract # 006, voucher # 081-092 total amount \$ 8549.55

**CARRIED**

**ADJOURNMENT:**

Motion duly made by Supervisor Rickey Venditti and seconded by Councilwoman Jude Hartrich to adjourn the meeting at 8:14pm.

**CARRIED**

**MEMORY OF:** Barbara Lindsley, John Benny and John Ubrinek  
Melinda Eaton Town Clerk