

PLANNING BOARD DECEMBER 18, 2024, MEETING MINUTES

MEMBERS: Harold Fabinsky, Chairman
Nicholas Baich
David Kaczor
Henry Heppner
Gregory Bennett
David Mellerski

EXCUSED: Alex Long
Phil Murray
Thomas Minor, Supervising Code Enforcement Officer
Remy C. Orffeo, Acting Planning Coordinator
Anna Worang-Zizzi, Director of Community Development
Rose Messina, Secretary
John Bailey, Deputy Town Attorney

OTHERS PRESENT: Thomas Ostrander, Assistant Municipal Engineer
Nicole Blum, Recording Secretary

The Chairman announced exit procedures in the event of a fire alarm and called the Planning Board meeting to order at 7:10 P.M. in the Orchard Park Municipal Basement Meeting Room. He stated that if anyone appearing before the Board has a family, financial or business relationship with any member of the Board, it is incumbent upon that person to make it known under State law and the Town Code of Ethics.

REGULAR BUSINESS:

1. **P.B. File #03-24 (other File #40-24), 10 Cobham Drive, located in the Krog Industrial Center, Zoned I-1**, "Mission Systems Orchard Park Inc.", (previously known as "Carleton Controls"), Zoned I-1, (SBL#'s 161.18-2-2 & 161.18-2-1) Applicant is requesting a SEQR determination.

APPEARANCE: *Raymond Murphy - FFAE Architects*
Kyle Miller - CBRE
Mike Hines - Eaton Mission Systems

The Chair noted that at this meeting the Board was only considering SEQR designation at this meeting although they are interested in hearing an overview of the project.

Mr. Hines explained that Eaton Aerospace is growing quickly. He discussed some of the products they make, including breathing regulators, valve regulators utilized in various applications including emergency slides on airplanes. They are looking to add 50,000 square feet of manufacturing space, which will allow existing projects to expand and new projects to be added. They are anticipating adding roughly 90 jobs with this expansion.

Mr. Hines stated that the addition will match the existing building. They are also anticipating adding a parking expansion, and they are anticipating rezoning a portion of their property as part of this project. He also noted that they currently have a shipping and receiving building in a separate location, but they anticipate bringing this back into their building at this site.

Mr. Kaczor stated that he is in favor of this project, noting that the jobs added will be high paying jobs.

Mr. Heppner discussed the planned access to California Road. He inquired the approximate distance to the residential neighbors and potential screening. The Applicant stated that they intend to put a privacy screen along the north side, and there are existing trees on California Road. The Applicant stated that they only have

deliveries during the day out of respect to the neighbors. They are willing to work with the neighbors as far as screening and deliveries. The Applicant noted this is a quiet business. Mr. Heppner stated his opinion that this project is the type of project that is positive for Orchard Park and he is supportive of it.

Mr. Baich inquired how long this facility had been in operation. The Applicant was unsure but believes it to have been in operation since the 1980s.

Mr. Bennett inquired about trash pickups. The Applicant states it will likely be through California Road. Mr. Bennett stated that although there is a 150 foot setback from California, he would like to see dumpsters placed far away from the neighboring residents. The Applicant stated that they are planning to move the dumpsters farther from the residents than they are currently.

The Chair stated that this conversation will give the Applicant some ideas of issues that may come up in the Planning process.

Mr. Hepner made a MOTION, seconded by Mr. Baich Regarding Planning Board File #03-24 (other File #40-24), that the Planning Board Declare this project an Unlisted SEQR action based on the submitted Long EAF, and a Negative Declaration is made [with the following conditions and stipulations:]

- 1. This recommendation is conditioned upon the Town Board finding that the project’s impact on the surrounding residential area, including its aesthetics, will be minimal as it considers the proposed rezoning.

THE VOTE ON THE MOTION BEING:

FABINSKY	AYE
BAICH	AYE
KACZOR	AYE
HEPPNER	AYE
MELLERSKI	AYE
BENNETT	AYE

THE VOTE ON THE MOTION BEING UNANIMOUS, THE MOTION IS PASSED.

Mr. Kaczor made a MOTION, seconded by Mr. Heppner, to add to the minutes a request that the Town Board address this issue with as much expediency as possible given the benefit of the project to the community.

THE VOTE ON THE MOTION BEING:

FABINSKY	AYE
BAICH	AYE
KACZOR	AYE
HEPPNER	AYE
MELLERSKI	AYE
BENNETT	AYE

THE VOTE ON THE MOTION BEING UNANIMOUS, THE MOTION IS PASSED.

There being no further business, the Chairman adjourned the meeting at 7:28 P.M.

DATED: 1/16/25
REVIEWED: 1/19/25

Respectfully submitted,
Anna Worang-Zizzi,