

T.B.  
Meeting  
2-28-07

A Public Hearing was held for the Annual Master Plan 2015 Review. James Callahan said as part of the adoption of the Master Plan, there is an annual review process. The purpose is to determine whether the adopted goals of the community are reflective of the changing conditions. It provides the public the opportunity to comment on these issues and if there is any new direction we should take.

Speaking to the subject:

James Blum complimented this Town Board for the many actions they have taken, especially in the areas of zoning and subdivisions. He suggested a review of the status of each action item as listed in Chapter 12 and be provided as part of the review. The residents would have an idea on where we stand with the items on the list.

Mr. Blum said the figures for developed park land as stated in the Master Plan have been obsolete since 1996. He believes that gives us a false sense of security regarding the availability of land. We may not have enough online when we need it.

Mr. Blum said he is proud of the job the Town Board and the Town Departments are doing every time he hears that Clarence and Orchard Park are more difficult places to meet the requirements to do developments.

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Councilman Bylewski said Al Schultz, a member of the TEQR Committee has some recommendations to change some of the "shoulds" to more mandatory language. He has submitted them on a CD and Councilman Bylewski said he would like to make that part of the referral for review.

Councilman Bylewski said there have been a number of amendments made over the years and he thinks it is time for the Town to reprint the Master Plan to include them.

Councilman Bylewski said his final comment is with regard to sewers. Most of the property in the Town is on private septic systems. The current Master Sewer Plan is a component of Master Plan 2015.

There are various existing sewer districts and with various levels of capacity and potential, or lack of potential for future expansions.

The existing polluted areas of the Town noted for failing septic systems, substandard lot sizes and geologic and geographical constraints limit solution options.

The adopted Future Land Use Map and Zoning Map, based upon assumptions as to future sewer availability and other public facility factors in Master Plan 2015. Of particular concern is the adequacy of existing and future infrastructures to support additional residential growth.

The preferred growth models as identified in Master Plan 2015, prioritizing commercial and industrial growth as well as open space conservation, with regulatory controls /design criteria and limitations over future large scale residential subdivision approvals, including larger lot sizes in areas not supported by public sewer access.

Councilman Bylewski said that given current agreements between the Town of Clarence, the Town of Amherst and Erie County Sewer District No. 5; current agreements between the Town of Clarence and Private Sewerage Works Corporations; and proposed Residential Projects in various stages of review and all subject to future sewer capacity, the Clarence Planning Board is to prepare amendments for Master Plan 2015 as to location and limits of future sewer districts within the Town, whether the proposed districts are expansions of existing districts or newly created districts. The Town Board would like a recommendation as to any amendments to the Future Land Use Map and Zoning Map required as a result of future sewer district creation or expansion to ensure that the character of the Town is maintained.

The purpose of this planning exercise is to take a proactive approach to control future growth and maintain community character in support of the goals identified in Master Plan 2015.

Councilman Bylewski said his intention is to make this part of the record and make a motion to move on all of the items for further review in accordance with the Master Plan amendment policy.

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Councilman Kolber said under the item to maintain the growth and historic character of Clarence Hollow, Clarence Center and Swormville, it should include Harris Hill. Councilman Bylewski said he does agree. All of them are included in the Master Plan.

Councilman Kolber said with regard to increasing parkland and the comments made by Mr. Blum, the Board has taken a proactive approach by purchasing land on Heise Road for that purpose.

With no one else speaking to the subject, motion was made by Councilman Bylewski, seconded by Supervisor Hallock to close the Public Hearing. Upon roll call – Ayes: All; Noes: None. Motion carried.

Motion by Councilman Bylewski, seconded by Councilman Kolber to refer all of the comments brought up in the Public Hearing to be reviewed by the Planning Board in accordance with the Master Plan amendment process. Upon roll call – Ayes: All; Noes: None. Motion carried.