

Committee Members Attending:

Jeff Grenzebach, Chairman
John Moulin
Wendy Salvati
Lou Depowski

**Agenda Item I - Lia Honda- 4891 Transit Road
Parking Lot Expansion and Rezoning**

The board reviewed the EAF Part I and II. There were no significant impacts discovered during their review. A general discussion about the adjoining property owners and vehicle access proceeded. The Planning Board will address this item.

ACTION: Motion by Jeff Grenzebach, seconded by Lou Depowski, that the board recommends that a negative declaration be issued by the Town Board, based on the EAF parts I & II.

VOTING: All Ayes.

MOTION PASSED

**Agenda Item II - Jerry Ritch – 6449 Transit Road
Rezoning for four (4) patio homes.**

The board reviewed the EAF part I & II. They did not identify any potentially large adverse impacts associated with the project. They did recommend that the Planning Board address the private drive issue. It appears from the plans that the applicant may want to extend it in the future. Christine Schneegold said that she would bring it up at the next meeting.

ACTION: Motion by Wendy Salvati, seconded by Jeff Grenzebach, that the board recommends that a negative declaration be issued by the Town Board, based on the EAF part I & II review.

VOTING: All Ayes.

MOTION PASSED

**Agenda Item III - Lawrence Moyer – 7955 Northfield Road
8-lot subdivision**

This item was removed from the agenda due to the Planning Board action to table on March 19, 2003.

**Agenda Item IV- Tim Krantz Open Development Area
9086 Lapp Road**

Bob Reggentine from Landesign was present to give an overview of the project. Tim Krantz said that some of the property he is planning on subdividing is part of the Federal Wetland Reserve Program approved by the Town three years ago. The lots are nearly 2,500' deep and measure about forty acres (40ac.) each. They will set up nicely for someone who wants land for horses. The board reviewed the EAF parts I & II and found no potentially significant impacts associated with the development.

ACTION: Motion by Lou Depowski, seconded by Jeff Grenzebach, that the board recommends that the Town Board issue a negative declaration, based on the EAF parts I & II and the site plan.

VOTING: All Ayes.

MOTION PASSED

**Agenda Item V- Erie Niagara Insurance, 8800 Sheridan Drive
10,000 sq. ft. addition**

Steve Carmina and Chris Wood were present to describe their project. Bob Lowe, owner of Erie Niagara Insurance, was present to explain the expansion needs. The second floor of the addition will be office space while the lower floors will be used for storage, servers, mail, etc... the parking spaces shown on the drawing received March, 2003 shows sufficient parking for all of their employees and any customers that they might have.

Wendy Salvati asked about future expansion areas included in the drawing are not included in the EAF. Steve Carmina said that this would not be segmentation because the future expansions may never happen. They are just showing them for representational purposes only.

Steve Carmina said there is an additional access drive that will be added to Shimerville Road in order to provide safe access to the traffic light for people needing to travel East on Sheridan Drive. Wendy Salvati asked about the existing vegetation on site. The construction of the original building preserved many of the existing trees and this new parking and access road will be landscaped in a similar manner.

Barb Guida asked why the additional traffic could not use the existing access points along Sheridan Drive. Steve Carmina said that the reason for accessing Shimerville Road is to provide safe left turning at the traffic light instead of people trying to cross four lanes of traffic doing 50 mph.

Jim Callahan said that when this project was originally reviewed in 1997, the Planning Board looked favorably at future expansions and an access drive to Shimerville Road. During a public hearing for the rezoning of the project nobody spoke in opposition, only one neighbor spoke in favor of the project. The original EAF for that project explored all of the site impacts.

**Municipal Review Committee Meeting
Planning & Zoning Conference Room**

**March 24, 2003
7:00 p.m.**

Wendy Salvati said that it is a safety concern and that she believes that it is a good idea to access Shimerville Road.

John Moulin asked about fire hydrants in the area. Steve Carmina pointed out the closest locations on the plan.

ACTION: Motion by Wendy Salvati, seconded by Lou Depowski, that the board recommends that the Town Board issue a negative declaration on the proposed action, based on the EAF part I & II as well as original agency correspondence.

VOTING: All Ayes.

MOTION PASSED

Meeting adjourned @ 8:05 p.m.