

09/16/02

*Committee Members Attending:*

*Jeff Grenzebach, Chairman*

*Lou Depowski*

*Eileen Boylan*

*Wendy Salvati*

*Phil Sgamma*

**Agenda Item I - Highland Park Subdivision - 16 single-family lot subdivision  
11.8 acres of land extension of Field Brook Drive**

Bill Schutt from WSA Engineering presented the plans for the subdivision. He has received comments from the NYSDEC, ACOE, ECDEP, NYSOPRHP, and the NYSDOT.

The ACOE has determined that a small (.35 acre) wetland exists within the project boundaries will not be disturbed during construction, so they will not have any jurisdiction.

Erie County Sewer District #5 has said that there is sufficient downstream capacity for the sixteen additional units. There were no significant findings from the archeological survey that was conducted. The NYSDOT said that there would be no impact to the state highway system from the additional traffic.

Jeff Grenzebach asked how long it will take commuters or emergency personnel to get to the home sites that far from Transit Road. Bill said that it should be about 1-2 minutes from Transit Road.

The EAF Part II impacts were evaluated and no other potentially significant impacts were found.

**ACTION: Motion by Wendy Salvati, seconded by Jeff Grenzebach, that the board recommends to the Town Board issuance of a Negative Declaration based on the EAF Part I & II review as well as all involved agency correspondence.**

**VOTING: All Ayes. MOTION PASSED**

**Agenda Item II - Dr. Bloom Medical Office Building Addition  
9095 Main Street**

The applicant for the proposed 1,040 sq. ft. addition was not present. The proposed addition will include several parking spaces well into the Agricultural Zoning District. The original building was about 4,000 sq. ft. and did not require a rezoning at that time.

Jim Callahan explained that the Master Plan shows the future land use as commercial and the proposed zoning as Restricted Business. Therefore, a zoning district change to Restricted Business to accommodate the parking expansion may be considered. This is an Unlisted Action under SEQRA.

The board reviewed the EAF Part II and no thresholds have been met to warrant further review.

**ACTION: Motion by Wendy Salvati, seconded by Jeff Grenzebach that the board recommend to the Town Board that they issue a negative declaration for this proposed action after a thorough review of the EAF Part I & II.**

**VOTING: Ayes- W. Salvati, L. Depowski, J. Grenzebach, E. Boylan**

**Nays- None**

**Abstain- P. Sgamma MOTION PASSED**

**Agenda Item III- Strickler Road Estates 18 single-family lots  
80 acres of land**

Neil Kochis of WSA Engineering presented the latest plan for Strickler Road Estates to the Board. He has received comments back from NYSDEC and ECDEP on the septic system issue. They will be containing all of the effluent on site. There will be no discharge to ditches and stream corridors as part of this project.

The project applicant has added some buffering near the Strickler Road Right-of Way instead of berming at the request of the Highway Superintendent. There has been an application filed for the Army Corps. of Engineers on the wetland delineation. In a worst case scenario a Nationwide Permit may have to be issued, although the ACOE may have no jurisdiction in this instance, because these waters appear to be outside of a stream corridor.

Phil Sgamma mentioned that the soils on this property are very wet. He asked the applicant why he would strip the topsoil off all of the land when he will require so much fill to grade the new homes. Bill Schutt said that they would consider only stripping the new roadways.

Eileen Boylan said that she would feel uncomfortable about recommending a negative declaration before hearing from the ACOE on the wetland delineation.

**ACTION: Motion by Phil Sgamma, seconded by Eileen Boylan to table this item until the ACOE has responded to the wetland delineation and the applicant has decided to drop the topsoil removal of the land outside of right-of-ways.**

**VOTING: All Ayes. MOTION PASSED**

**Agenda Item IV- Gables on the Green - 225 units (180 townhouse units, 45 single-family)  
160 acres of land off of Jones Road and Ransom Road**

Tom Hollander described his site plan and topography for the project. There would be 90 buildings with two-unit townhomes comprising the Western part of the property and 45 single-family homes toward the Eastern part of the land.

The topography varies throughout the site and the hydrological conditions are still being studied. It appears that some of the lakes fill up and disappear in a matter of weeks. They are exploring various options to shore up the water in the lakes, possibly using clay fill.

All of the roads will be privately owned and maintained by a homeowner's association. The project would begin in off of Ransom Road and later have access from Jones Road as well.

Phil Sgamma expressed concerns over the density of the entire project stating that it is not in conformance with Master Plan 2015. He believes that the project should be referred back to the Town Board for a determination before they solicit for Lead Agency status.

Jim Hartz suggested that the board send the project out for review to involved agencies in order to receive some comments back. Ultimately, if the board issues a positive declaration on this project the issue of density will be reviewed thoroughly through an environmental impact statement. Jim Callahan suggested that the board request for an opinion from the Town Board as well as recommend for Lead Agency status.

**ACTION: Motion by Phil Sgamma, seconded by Lou Depowski, to recommend to the Town Board that they consider how the density of this project relates to Master Plan 2015, and if they feel it's appropriate, solicit for Lead Agency status and begin the thirty day comment period.**

**VOTING: All Ayes. MOTION PASSED**