

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday October 2, 2013

Work Session 6:30 pm
Status of TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:30 pm

Approval of Minutes

Item 1

Donna Herberger
Restricted Business

Requests a Change In Use from Residential to
Personal Service Shop at 8241 Sheridan Drive.

Item 2

Kenyon Bros.
Traditional Neighborhood District

Requests Preliminary Concept Review of a
proposed convenience store, gas station at 8250
Main Street.

Item 3

Simon Yu
Traditional Neighborhood District

Requests Action under the State Environmental
Quality Review Act (SEQRA) for the demolition
of a building at 10647 Main Street.

Item 4

Regent Contracting/Brothers of Mercy
Restricted Business

Requests Preliminary Concept Review of a
proposed Multi-Family Housing project at 4520
Ransom Road.

Chairman Robert Sackett called the meeting to order at 7:30 p.m.

Deputy Town Attorney Steven Bengart led the pledge to the flag.

Planning Board Members present:

Chairman Robert Sackett
2nd Vice-Chairman Paul Shear
George Van Nest
Gregory Todaro

Vice-Chairperson Wendy Salvati
Timothy Pazda
Richard Bigler
Steven Dale

Planning Board Members absent: None

Town Officials Present:

Director of Community Development James Callahan
 Junior Planner Jonathan Bleuer
 Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

William Flanagan	Catherine Flanagan	Paul Eberhardt
Kathy Yu	Roy Olsen	Kyle Rasca
Dan McCann	Teresa Labuszewski	Chris Mosgeller
Tim Arlington	Bill Kenyon	Chuck Eckert
Rose Massaro	Jeff Ferger	Jason Krull
Gary Sheldon	Sean Hopkins	Michael Metzger
David Huck	John Yurkovich	Richard Fischer
Richard Rogenthien		

Motion by Gregory Todaro, seconded by Paul Shear, to **approve** the minutes of the meeting held on September 4, 2013, as written.

Gregory Todaro	Aye	Richard Bigler	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Paul Shear	Aye	Wendy Salvati	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Chairman Sackett explained the procedure for the meeting noting that Mr. Callahan will introduce each agenda item. The applicant will add any comments about the project he/she feels necessary. The Planning Board members will question the applicant. Anyone in the audience who wishes to speak on the project will be given opportunity at this point. The applicant will be asked to address the comments/questions from the audience, if he can. The Planning Board will then take action.

Item 1

Donna Herberger Restricted Business	Requests a Change In Use from Residential to Personal Service Shop at 8241 Sheridan Drive.
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DISCUSSION:

Jim Callahan provided the background on the project noting that it is located at the southeast corner of Sheridan Drive and Helenwood Drive. It is an existing Residential property located in the Restricted Business Zoning classification. The Change In Use is for a weight loss clinic. Per the Zoning Law the Planning Board has final review and approval authority for Changes In Use in this zone.

Kyle Rasca, son of Donna Herberger, is representing her and confirmed that the project is for a health and wellness clinic specializing in weight loss consultations.

Chairman Sackett noted that the Executive Planning Board asked that the applicant remove two (2) parking spaces near Helenwood Drive, which they did. The applicant was asked to make an

adjustment to the handicap parking space so that you could get into the garage if additional parking was needed, this has been done. The applicant was also asked to remove some parking that was closer to Sheridan Drive so there could be landscaping there, this has also been done.

Mr. Bigler asked if there will be lot lighting in the parking area. Dan McCann, of Bammel Architects, said there is no lighting proposed in the parking area.

Mr. Todaro asked for details on the signage. Mr. Rasca said there will probably be a small LED display out front. He understands that the sign will have to be reviewed and approved by the Sign Committee.

Teresa Labuszewski lives on Sheridan Drive across the street from the property in question. She has had problems with people driving through her lawn from Helenwood Drive, missing Clearview and driving right through her yard. She is concerned with the increase in traffic. She asked how many people will be at the site each day and what the hours of operation are.

Chris Mosgeller is a nearby resident and wants to know what other modifications will be done to the property besides the parking lot. Will the sign be illuminated at all times? Are there drawings? Will this be solely a business or will it be a residence and a business? Chairman Sackett noted that the sign is not being reviewed tonight it will be reviewed through a separate process.

Mr. Rasca said the business will be open from 8:00am to 6:00pm weekdays. All customers are by appointment only, there are no walk-ins. There will be about six (6) people a day. There are no weekend hours planned at this time. There will not be a heavy flow of traffic at the site. It will not be used as a residence; it is for a business only. Mr. McCann said aside from the parking lot the only other modification is the handicap ramp to make it accessible.

Chairman Sackett asked why there are so many parking spaces proposed. Mr. Rasca said there will be a couple staff people and there may be once a week where there would be a group seminar of 10-12 people for an hour. Mr. McCann said per the Zoning Law they are required to have at least 9 and a half parking spaces. The plan shows 12 spaces, one of which is handicap spot.

ACTION:

Motion by Paul Shear, seconded by Richard Bigler, to **approve** the Change In Use from Residential to Personal Service Shop (weight loss clinic) as per the submitted site plan from Bammel Architects, dated September 30, 2013 and subject to the following conditions:

- 1.) Building Department review and approval on any interior renovations.
- 2.) Town Engineer approval on the grading and drainage associated with the new parking areas.

ON THE QUESTION:

It is clarified that the plan dated September 30, 2013 is what the Planning Board viewed at this meeting.

Gregory Todaro	Aye	Richard Bigler	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Paul Shear	Aye	Wendy Salvati	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 2

Kenyon Bros.

Traditional Neighborhood District

Requests Preliminary Concept Review of a proposed convenience store, gas station at 8250 Main Street.

DISCUSSION:

Jim Callahan provided the history on the project noting that it is located on the northeast corner of Main Street and Westwood Road. It is an existing gasoline filling station located in the Traditional Neighborhood District. The applicant is proposing to remove the existing structures and construct a new gasoline filling station/convenient store with a Tim Horton's drive-thru. Per the Zoning Law the use will require a Special Exception Use Permit.

Tim Arlington, with Apex Consulting, is present and representing the applicant. The proposed building is approximately 3,000 square feet. They will retain the existing entrances that are currently on Main Street. A smaller entrance is proposed off Westwood Drive than what is currently there now. The location of the smaller entrance will be adjusted a bit to the north; this will better reflect the circulation within the site and will align with the business across the street. There is a drive-thru that has a bypass lane and to the right of that is the dumpster corral.

Chairman Sackett noted that there is a greenspace requirement of 40%; he asked the applicant how he proposed to meet that. Mr. Arlington said they will probably eliminate the bypass lane and the dumpster would be re-located. Chairman Sackett noted that a concern was voiced about the Tim Horton's speaker and the noise it may create to neighbors, so if the bypass lane was eliminated it would give more greenspace room in order to install buffers. Mr. Arlington agreed and said besides additional plantings there will be a fence installed as well. Chairman Sackett asked about the site lighting. Mr. Arlington said there will be lighting around the building but it will be down lighting so there won't be any spread of light off the property. Chairman Sackett asked how many cars will be queued from the ordering to the right of way. Mr. Arlington said about 12 cars. Chairman Sackett noted that the curb cuts on Main Street are at odd angles. Mr. Arlington said they are considering softening the angles.

Mr. Pazda asked how many fuel deliveries there will be on a weekly basis. Mr. Arlington said there will be one delivery a week for this size location; it will take about 30 minutes to off-load the fuel at the site. The truck would come in off of Main Street at the 40' wide entrance and park next to the tank in which it will off-load to; vehicles will be able to go around this truck as it is off-loading the fuel. Mr. Van Nest asked which way the tanks will be orientated. Mr. Arlington said it is a single tank and it run in the north south direction. The tank is approximately 40' long; the truck would be about 50'-55'.

Mrs. Salvati asked if the applicant will only be dispensing one type of gas since there is only one tank. Mr. Arlington said the tank has internal compartments so there will be unleaded and premium grades, there will no diesel at these pumps.

Mrs. Salvati said, for the record, she hopes the applicant went to the DOT to discuss the curb cuts. She would like the applicant to consider the potential to close the two curb cuts and have them function as one and widen the primary opening. She would like to see one entrance on Main Street. Mr. Arlington said he can speak with the DOT about that. It is important for both entrances to be there because their intent is to direct as much traffic out the exit as what comes in through the entrance. They will put signage on the site to direct traffic flow. Mrs. Salvati questioned the "escape route" for the drive-thru and asked how the applicant will make sure a vehicle doesn't try to enter the drive-thru lane via this route. Mr. Arlington said there will be signage installed advising no entry.

Mr. Pazda asked if this location will accommodate trucks and trailers and contractors like the other nearby locations do. Mr. Arlington said there isn't room at this site for that type of vehicle to park, the other two locations Mr. Pazda referred to have more room on the site than this location.

Besides the Tim Horton's drive-thru there will be a 700 square foot area within the building so people can go into the building to order products.

Mr. Bigler asked where the trucks will come in to off-load products for the Kenyon's store. Mr. Arlington said there is only one spot on the site, which is next to the underground fuel tank, where the truck could park; otherwise it would be blocking parking. Mr. Bigler said that will block the queuing for the drive-thru. Mr. Arlington said the vehicles could go around the truck. Mr. Bigler said there will be a 55' tanker and an eighteen wheeler unloading product which doesn't leave much room. Mr. Arlington said it is not likely that there will be two vehicles unloading that would conflict with each other. The deliveries will have to be dollied through the front door of the store.

Mrs. Salvati asked when garbage will be picked up. Mr. Arlington said garbage will be picked up once a week and they will be on the site for only a couple minutes. Mrs. Salvati said the time of day will be critical because there will be other vehicles moving in and out of the site. She is concerned that there is a lot of stuff going on in a limited amount of space; she is concerned with traffic control. Mr. Dale said he is concerned that people will park on Westwood Drive. Mr. Arlington said they are not allowed to park on Westwood Drive and he is willing to put up signs to encourage people not to park there.

Chairman Sackett asked if the applicant has the ability to manage the delivery schedule for the trucks. Bill Kenyon, partner in the business, said the garbage pick-up will be scheduled for when the truck can get onto the site uninhibited. The food service truck will come at different times during the day. Mr. Kenyon said they can manage the truck delivery schedule. The hours of operation are 6:00am to 11:00pm.

Mrs. Salvati said it is her understanding that the Tim Horton's will not sell lunch items only breakfast items at this location. Mr. Kenyon said it will be a limited menu of breakfast and lunch items.

Mr. Shear noted that the EAF indicates that no blasting will take place on this property, he asked for confirmation on this. Mr. Arlington said that is correct.

Mr. Arlington said they have contacted the Erie County Sewerage Management; he has discussed a connection with Matt Saleh of that department. They will have to make application to Erie County because this parcel is out of district. The applicant is looking to start construction in the Spring.

Mr. Todaro asked if the applicant would have to bring fill onto the site to fill in the space where the existing tanks are going to be removed. Mr. Arlington said yes the old tanks, which are on the westerly most portion of the proposed canopy, will be removed and that area will be filled in.

Chuck Eckert owns the property to the east of the project site. He thinks this is a great project. He would like to know the location of the dumpster relative to people entering his property. He said there is an issue with snowplowing. He wondered how the signage and lighting will be at the site. He asked how far the fence line is from the tank and if the pumps will be relatively close to where they are now and how many pumps will there be? He asked what kind of trees will be taken down.

Mr. Arlington said the dumpster will be 10' from the side lot line, per code, and it will be properly screened and landscaped. Lighting will be minimal but is essential for safety reasons, any lighting will be down cast lighting. There will be three pumps thus creating six locations where gas can be pumped. Signage would be similar to what is on Goodrich Road, which is consistent with Town code. As far as snowplowing, some snow can be piled in the rear and around the perimeter, if that doesn't work the snow will be taken off site. There will be landscaping along the perimeter of the property on three sides: along the front of the building, on the Westwood side of the building and along the adjacent property owners property. Mr. Pazda asked what type of fencing the applicant is proposing. Mr. Arlington said probably a white vinyl fence.

Chairman Sackett noted that because this project requires a Special Exception Use Permit, the Town Board will be the authority that initiates coordinated review.

ACTION:

Motion by Richard Bigler, seconded by Timothy Pazda, to **accept** the Part I Environmental Assessment Form (EAF) as prepared and **recommend** that the Town Board seek Lead Agency status and commence a coordinated review among involved agencies.

Gregory Todaro	Aye	Richard Bigler	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Paul Shear	Aye	Wendy Salvati	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 3

Simon Yu
Traditional Neighborhood District

Requests Action under the State Environmental Quality Review Act (SEQRA) for the demolition of a building at 10647 Main Street.

DISCUSSION:

Jim Callahan provided the background on the project noting that it is located on the south side of Main Street, east of Ransom Road. It is an existing mixed use building located in the Clarence Hollow

Traditional Neighborhood District and within the Clarence Hollow Overlay. The applicant is seeking a demolition permit. Per the Town Environmental Quality Review (TEQR) Law demolition of a structure built prior to 1950 is a Local Type I Action under the State Environmental Quality Review Act (SEQRA). Kathy Yu is present. Mr. Callahan identified that there are no specific plans, the intent is to demolish the entire structure and they need some additional parking to service their existing restaurant and deli.

Kathy Yu said they hope to add on to the Bistro in the future so the space created by the demolition would be used for additional parking and an addition to the restaurant.

Chairman Sackett said the proposal will be sent out for coordinated review, which would include the Historical Society and a Community Protection Board in the Hollow. It is clarified that only the demolition of the building is being discussed this evening.

Paul Eberhardt, of Bergtold Road, said Simon and Kathy Yu are excellent neighbors and excellent contributors to the Hollow.

Roy Olsen, of Sawmill Road, said he lives directly adjacent to this eyesore. He has invested a lot of money in his home. The demolition of this structure would be welcome. We as a Town are forcing people to fix their homes in the Hollow, this has helped. This structure needs to come down. It is incumbent upon the Town to support the Yu's the same way they support the Town. There will be an increase in sales tax revenue and property tax revenue. He supports this demolition.

Rose Massaro, of 4920 Ransom Road, owns Massaro Cleaners. She supports the demolition of the building and the parking lot because parking is sorely needed. There have been a lot of parking issues in the Hollow since the Bistro opened. She has huge concerns about any addition to the Bistro or a banquet hall which she has heard rumor of. She has huge concerns about the parking. Chairman Sackett reminds Ms. Massaro that this meeting tonight is only to discuss the demolition. She understands.

Jeff Ferger asked if the back garage is part of the demolition.

Jason Krull, neighbor to the east of the project site, is in favor of demolishing the buildings. He wondered when this will take place. He asked about the debris removal and the heavy equipment entrance. What will fill the void once the building is demolished; there is a basement in that building.

Gary Sheldon, of 10610 Main Street, wonders when the demolition will take place and how it would be done, does extermination need to take place? Is there asbestos, what will the air quality be like in the area as a result of the demolition? He also noted that the parking has presented problems and asked if this will alleviate some of those problems, especially if there is an addition put on to the current structure.

Mr. Callahan explained that the Town has a demolition law with strict standards in which a demolition may occur including time frames, coordination and conformance with State requirements, including asbestos removal. All which would have to be designed and approved by the building department.

When asked about the time table, Ms. Yu said if the Board approves is today, they have someone standing by to demolish it.

The void would be filled in, it is Ms. Yu's intent to improve the Hollow, not make it worse. The demolition permit will include the garage in the back of the property; the entire property will be demolished. It will all be cleared and graded. She is aware that when she wants to add to the building that is a separate application and it will have to go through site review.

ACTION:

Motion by George Van Nest, seconded by Wendy Salvati, to **accept** the Part 1 Environmental Assessment Form (EAF) as prepared and seek Lead Agency status and commence a coordinated review under the State Environmental Quality Review Act (SEQRA) among involved agencies.

Gregory Todaro	Aye	Richard Bigler	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Paul Shear	Aye	Wendy Salvati	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 4

Regent Contracting/Brothers of Mercy
Restricted Business

Requests Preliminary Concept Review of a
proposed Multi-Family Housing project at 4520
Ransom Road.

DISCUSSION:

Jim Callahan provided the history on the project noting that it is located at the northwest corner of Ransom Road and Bergtold Road. It is an existing nursing home, senior apartment, rehab center located in the Restricted Business Zoning Classification. The applicant is proposing to develop a new senior apartment complex as well as some assisted living facilities on a currently vacant 23 acre parcel on the campus. Per the Zoning Law action will require a Special Exception Use Permit as issued by the Town Board.

George Van Nest recused himself and left the dais. An Ethics Disclosure form has been filed with the Town Clerks office. Planning Board alternate member Steve Dale will vote on this agenda item.

Sean Hopkins, of the Law Firm of Hopkins and Sorgi, is present on behalf of the applicant. Dave Huck of Regent Development is present along with Michael Metzger of Metzger Civil Engineers. Representatives of the Brothers of Mercy are also present.

Mr. Hopkins noted that the Brothers of Mercy own a 93 acre healthcare campus. They are interested in an expansion which would involve a first phase and possible future phases on a 23 acre parcel. The entire sight is zoned Restricted Business, there are actually four (4) parcels that comprise the project site per the Town's tax maps but this would, in the end, be a separate parcel for financing purposes. Currently there are 100 senior apartments, a 240 bed skilled nursing facility, a medical care with housing facility, the Brothers residence and a wastewater treatment plant. The proposal consists of a first phase which would include 111 independent senior apartments with amenities provided. There are two future phases on the table but no commitment at this point. The future phases would consist of a possible 36 unit expansion to the senior apartments as well as the possibility of an assisted living car facility with 60-80 beds. The Brothers of Mercy have been providing care in the Town of Clarence for

more than 60 years; they started providing care in the Western New York in the 1920's. They have an excellent reputation in terms of the broad array of services they provide. The Town Board reviewed and referred this project to the Planning Board in August of 2013, the applicant met with the Planning Board Executive Committee at two subsequent meetings. The Executive Committee provided comments to the applicant relative to Part I of the Long Environmental Assessment Form. The applicant is asking the Board to consider commencing the environmental review pursuant to SEQRA. This is an Unlisted Action pursuant to SEQRA; it does not cross any of the thresholds set forth for a Type I Action at 6NYCRR Part 617.4. While coordinated environmental review is not required for Unlisted Actions, the applicant acknowledges that it is the Town's policy; it is also helpful because it provides the applicant with the opportunity to receive input. In terms of the EAF the applicant is acknowledging that the development consists of a 23 acre site, but also that it is a portion of the larger 93 acres. They have also acknowledged the subsequent phases, the possibility of the expansion, independent senior housing as well as a possible future assisted living. A Wetland Delineation report prepared by Earth Dimensions has been provided to the Planning Office. Jurisdictional determinations issued by the Army Corp of Engineers and the NYS DEC have also been provided to the Planning Office. The report shows that there are 8.23 acres of wetlands; it is subject to both Federal jurisdiction and also constitutes a Freshwater Wetland subject to the DEC's jurisdiction. The DEC's jurisdiction is important because a 100' adjacent area comes with it. The proposal is for no impacts to the combined Federal and State Wetlands or to the regulated 100' adjacent area. The applicant has also provided Stage I and Stage II Cultural Resource Surveys that were prepared in 2012 as well as a No Impact letter that was issued by the NYS Office of Parks, Recreation and Historic Preservation. The applicant understands that they have to follow up in terms of sanitary sewer capacity. They will follow up with the Town Engineer and the DEC in terms of making sure that the capacity is there. There is every indication that the capacity exists.

Mr. Hopkins said the applicant is aware of the fact that portions of this project are subject to the recently enacted Multi-Family Law. The independent senior housing is three stories in height and will require an area variance from the Zoning Board of Appeals. The applicant is also aware of the fact that there is a required commercial component. While it is up to the Board's discretion the skilled nursing facility with 500 employees on site could constitute the commercial component. Mr. Callahan has conducted a preliminary density determination and confirmed that the applicant is compliant, even including the future phases.

Chairman Sackett said that the assisted living portion of the possible future phases on the 23 acre site would represent sufficient commercial development.

Mr. Pazda asked if the ring road is going in with Phase I. Mr. Huck said yes the ring road will be done with Phase I. Mr. Hopkins said all buildings will be code compliant and that will include sprinklers.

Mr. Dale asked if the applicant doesn't go forward with the 60-80 bed facility how do they propose to satisfy the 25% commercial. Mr. Hopkins said one of the options is that it would be set aside, meaning it could be developed as something else. John Yurkovich, Mr. Huck's partner, said the independent living section has a core of commercial type uses for the residents such as a café lounge, a hair salon and a physician's office, this could be considered the commercial component. Mrs. Salvati said she thinks that is acceptable.

Paul Eberhardt lives across the street from the Brothers of Mercy. He moved in before the Brothers of Mercy was built. He has lived on Bergtold Road since 1974. He asked what the height of the building will be. The proposed building will be three stories; the existing rehab building is five stories. Mr.

Eberhardt said a complex this big is going to destroy the residential area of the community. He would like to know how many buildings will have to be built for 111 units. Every time there is an incident across the street the whole Fire Department comes out and the street is tied up with emergency vehicles, this goes on at least once a week. He questions the water treatment area and wonders if it will handle the new construction. If there is a snow storm the Brothers of Mercy start snowplowing at 4:00 am and they are out there for three hours, no matter how much snow has fallen. This is a disruption to the community. How will this project affect the Town Fire Department? How many people will be serviced by 111 units? If 300 people will be added to the community where there are only 150 now, it is quite an impact to those who live there now.

Richard Fischer, of 4465 Ransom Road, said if the proposed building is three stories high it will block everything out of view. Chairman Sackett explained that the three-story requires a variance granted by the Zoning Board of Appeals. The Planning Board cannot grant that. Mr. Fischer asked for clarification on the location of the proposal. It is clarified that the proposed structure would be 700' from Ransom Road. Mrs. Salvati said it is back behind the Father's residence.

Richard Rogenthien, of Bergtold Road, has lived there since 1972. He voiced his concern asking how much campus do they need? How much care do they need? Where are the utilities that are going to take care of all of this like the sewer, the water and the Fire Department? A special fire truck had to be ordered to accommodate the four-story building. Mr. Rogenthien said there have been three accidents that have come up on his lawn, most of them happen during the winter time. The most recent involved a lady who had to be extricated with the Jaws of Life in his driveway this past March. The site is just getting noisier and busier and there is more traffic. How many apartments do they need? Are these well seniors? Will another 100-250 people be needed to take care of the people in the proposed complex? What about parking spaces? This is a residential area; they don't need more care out there. Chairman Sackett clarified that the property is zoned Restricted Business, not residential. The area is residential but is zoned Restricted Business. The proposal falls into a use for Restricted Business. Mr. Rogenthien said there used to be a large lake on Bergtold Road in front of the healthcare facility; they filled in the lake one summer. It is a beautiful area and they developed it for their use which is great but how much do they need?

Mr. Hopkins said the overall assembly of parcels owned by the Brothers of Mercy is 120 acres. In terms of the setback from Ransom Road, it is over 700' back. From Bergtold Road it is over 1,000 feet back. The height of the building is 44', this will require a variance. There will only be one building. The reason for the three story building versus the two story is primarily for the benefit of the future residents. There will be elevators in the building, but if you go too horizontal those residents have a lot of extra walking to do in order to function on a daily basis and be able to get to the amenities that will be provided in that building. The existing rehab building is four story so there is a taller building on site than what is being proposed.

Mr. Hopkins said the reason this is being proposed is in an effort to provide the next stage of true continued care as part of the life-care package that Brothers of Mercy provides. It is needed to stay competitive and to keep their stellar reputation that they have for providing care.

Mr. Hopkins said development always brings impacts to the surrounding areas but this is a much less intensive use than what is allowed in that zoning classification.

In terms of traffic impacts, the entire project would generate an additional 21 vehicular trips per hour during peak hour. Independent senior housing per the standard actually generates only one tenth of one trip per unit during peak travel hours, it is a very low impact.

Mr. Hopkins welcomes the opportunity to meet with any of the neighbors outside the confines of a formal meeting to address their concerns.

Mrs. Salvati asked the applicant to be sure to address the public water supply as there have been issues in the past.

ACTION:

Motion by Timothy Pazda, seconded by Gregory Todaro, to **accept** the Part 1 EAF as prepared and **recommend** that the Town Board seek Lead Agency status and commence a coordinated review among involved agencies.

Steve Dale	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Timothy Pazda	Aye
Paul Shear	Abstain	Wendy Salvati	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Meeting adjourned at 8:53 p.m.

Carolyn Delgato
Senior Clerk Typist