

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday July 15, 2015

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

Vincroft/Heritage Ministries
Planned Unit Residential Development (PURD)

Requests amended Development Plan and Site Plan Approval for a modification to the existing PURD to add two (2) duplex structures (4 units).

Item 2

Andy Grimm
Traditional Neighborhood District (TND)

Requests a recommendation for action under the State Environmental Quality Review Act (SEQRA) and Concept Approval for a proposed Open Space Design Subdivision of twelve (12) lots at 8196 County Road.

Item 3

Essex Greens/Waterford
Planned Unit Residential Development (PURD)

Requests amended Development Plan and Site Plan Approval for Phase 2A of Essex Greens.

Item 4

Thomas Sciolino
Residential Single Family

Requests Minor Subdivision Approval to create three (3) new residential building lots at 4975 Goodrich Road.

Chairman Robert Sackett called the meeting to order at 7:30 p.m. Jonathan Bleuer led the pledge to the flag.

Planning Board Members present:

Chairman Robert Sackett
Timothy Pazda
Gregory Todaro
Jeffrey Buckley

Vice-Chairman Paul Shear
Richard Bigler
Steven Dale

Planning Board Members absent: Wendy Salvati

Town Officials Present: Junior Planner Jonathan Bleuer
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Paul Case	Susan and Thomas Mumma	Chris and Heather Jermak
M. Sovereign	Inder and Hansi Koul	Jack and Terri Dunbar
J. Waters	Richard and Mary Lake	Ida Hoehman
Geri Allen		

Chairman Sackett noted that in the absence of Planning Board 2nd Vice-Chairman Wendy Salvati, alternate Planning Board member Jeffrey Buckley will participate in all discussions and vote on all agenda items this evening. The procedure for the agenda items will start with Mr. Bleuer introducing each item, the applicant can add information about the project as he desires. The Board will then ask the applicant questions. The people in the audience will be invited to speak on each project. At the end of the public comment period the applicant will be asked to comment on the issues that he is responsible for. The Planning Board will respond to those issues they are responsible for. The Board will then take an action as they see fit.

Motion by Paul Shear, seconded by Gregory Todaro, to **approve** the minutes of the meeting held on May 20, 2015, as written.

Jeffrey Buckley	Abstain	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 1

Vinecroft/Heritage Ministries Planned Unit Residential Development (PURD)	Requests amended Development Plan and Site Plan Approval for a modification to the existing PURD to add two (2) duplex structures (4 units).
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DISCUSSION:

Jonathan Bleuer provided the background on the project noting that it is located east of Newhouse Road and south of Clarence Center Road. It is an existing 62 unit retirement community containing 44 apartments and eleven (11) duplexes. It is located on 21.84 acres of land in the Planned Unit Residential Development. The applicant is seeking a Negative Declaration under the State Environmental Quality Review Act (SEQRA) and an amended Development Site Plan approval for the construction of two (2) additional duplexes for a total of 66 units overall. The Town Board has final authority to the amendment of this Planned Unit Residential Development.

Paul Case of Greenman Pedersen, Inc. is present. He is one of the consulting engineers for Heritage Ministries. Mr. Case explained they are adding two (2) new patio-style duplex units which will be similar in architectural style to the existing units. Heritage Ministries purchased the Vinecroft Community in 2013 and have had a positive impact on that community, as such they have an immediate need for the additional four (4) units. At the north end of the project is a common private driveway between Bristol Village and Vinecroft. The applicant has secured a letter from the Bristol Village facility agreeing to the project and the roadway re-alignment that needs to take place. Plans have been submitted to the Town Engineer, the applicant has addressed the Engineer’s comments and the Town Engineer has

issued a letter of approval with a condition that the applicant obtain an Erie County Highway work permit for the proposed drainage work that will take place.

Chairman Sackett noted that the applicant met with the Landscape Committee yesterday and received approval of 17 Blue Spruce trees, 12 of which will be placed at the entrance and the remainder to buffer the home to the north from the road. Mr. Case concurred.

Mr. Shear said there was discussion regarding the orientation of the building as to whether it should face the private drive or Newhouse Road. The concern with turning the building towards Newhouse Road is that an additional street cut would then be needed for the entrance and exit of cars for that piece of property, hence the reason for the orientation and the addition of the trees to block the view from Newhouse Road. The area to the south has a relatively heavy wooded buffer that will currently exist. If the duplex was rotated it would potentially remove some of that buffer. The Board feels this is the correct approach with regards to the orientation of the building.

Mike Leman said he his father owns the property to the north of the project site. He is concerned with the drainage in the area, the lot that he owns next to that floods out every time it rains. When the street was put in there was no culvert installed to drain water from either north or south on Newhouse Road. Mr. Pazda asked where the water is coming from that floods the lot Mr. Leman is talking about. Mr. Leman said it has always been wet back there, they used to farm that land, but it seems to be worse since those houses have been put up.

Mr. Case said he spoke with the Town Engineer regarding the drainage and he is addressing the issue by putting in a driveway culvert and by doing some regrading of the drainage swale along the property. This is being done to convey water along the right-of-way through the existing driveway. Chairman Sackett asked if this will address the flooding on that land. Mr. Case said it will provide some relief. He went on to explain that the land there is flat, there are some low areas and if the land owner would do some positive grading it would help. Erie County Highway Department approves this work.

ACTION:

Motion by Timothy Pazda, seconded by Steve Dale, pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Short Environmental Assessment Form (SEAF) as prepared and to **recommend** a Negative Declaration on the proposed Vincroft Planned Unit Residential Development (PURD). This Unlisted Action involves the construction of two (2) duplex buildings for a total of four (4) additional units at the existing senior housing complex. After thorough review of the submitted site plan and EAF it is determined that the proposed project will not have a significant negative impact upon the environment.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

ACTION:

Motion by Timothy Pazda, seconded by Steve Dale, to **approve** the amended Development Plan and Site Plan for the additional four (4) units at the existing Vinecroft Senior Housing Project as per the submitted design submitted by GPI dated May 21, 2015 with the following conditions:

1. Review and approval of the Town Building and Engineering Department on required permits.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

ACTION:

Motion by Timothy Pazda, seconded by Steve Dale, to **recommend** to the Clarence Town Board an amendment to the PURD Zoning to include two (2) additional structures totaling four (4) additional dwelling units on the campus of the Vinecroft Senior Housing Project.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 2

Andy Grimm
Traditional Neighborhood District (TND)

Requests a recommendation for action under the State Environmental Quality Review Act (SEQRA) and Concept Approval for a proposed Open Space Design Subdivision of twelve (12) lots at 8196 County Road.

DISCUSSION:

Jonathan Bleuer provided the history on the project noting that it is located north of County Road, east of Stahley Road. It is existing 7.24 acres of vacant land. The Town Board holds final authority to approve an Open Space Design Development Overlay.

Andrew Grimm, owner and president of Keepsake Homes and Meridian Development is present. He explained that they re-worked the street to create all lots with a minimum of 100' depth. They also created a 10' tree preservation easement which will be delineated by monument signage as noted on the plan. Existing storm water drain pipes attached to the existing ditch and drains into County Road. They plotted two (2) typical homes to show house layout, as requested by the Planning Board. There is a decorative entrance wall at the entrance, they proposed adding some Blue Spruce or Austrian Pine trees to buffer the resident to the west.

Kathleen Grimm, registered NYS Architect, is present to answer any questions. She is the director of plans and site work for Mr. Grimm. Scott Livingston, Senior Soil Scientist with Earth Dimensions, is present as well.

Chairman Sackett said the density of this project was a concern, but the Planning Board and the Planning Office worked together and found that twelve (12) lots is the correct number. The Board was concerned about the buffer between the property to the west and lots 1, 2 and 3. Chairman Sackett noted that the conservation easement is 10' and some of the Board members are in favor of considering this Open Space, which means it comes under the purview of the Homeowners Association and monumenting it as a conservation easement. This will give that property the most chance of it not being invaded by lawnmowers. Mr. Grimm understands.

Chairman Sackett pointed out that there is a retention pond near the northwest corner of the land, in the wetlands. The EAF indicated the eventual destination of stormwater would be to Ransom Creek. Chairman Sackett asked Mr. Grimm if he knows how the stormwater gets to Ransom Creek and at what rate. Mr. Grimm clarified that the retention pond is not in the wetlands; the pond will hold water. He does not know the rate of flow. There is a culvert running off the southwest corner of the retention pond into the drainage ditch which runs along the property line out to County Road. Mr. Shear asked for clarification on the drainage route. Mr. Grimm said he believes there is a culvert that runs from the drainage ditch to Stahley Road, then to County Road. Deputy Town Attorney Steve Bengart said the Bissell Stone plan shows a storm pipe to County Road. These details will be worked out with the Engineering Department.

Mr. Grimm said they are planning a private road. Mr. Pazda said a private road is currently allowed by code. Chairman Sackett asked the applicant if he would agree to post "no parking" signs on the hydrant side of the road. Mr. Grimm agreed. Mr. Pazda is concerned about lots 1, 2 and 3 in that there is not enough depth to the lots so that a driveway can be put in and still have some room. Mr. Grimm has control over the lots, he shows the driveway at 25' but they can move it as close as 20'.

Mr. Dale asked if blasting will be used during any of the construction. Mr. Grimm said no. Mr. Dale asked for details on how Mr. Grimm intends to remediate the wetlands that he is taking to complete the cul-de-sac. Scott Livingstone, of Earth Dimensions, said the intention is to have a one-time donation to Ducks Unlimited, they have an "in lieu" fee program, which would allow for the mitigation of the wetlands and to preserve the rest of the area that is not being affected by the development. They are waiting for the exact acreage of the wetland impact before they make the application. Mr. Livingstone referred to the mitigation said they are looking at a replacement of 1:1 ratio; it would be offsite. Mr. Shear noted that the applicant is looking at approximately .41 acres to be remediated.

Mr. Pazda asked the applicant how accurate the dimensions are on the proposed house shown on the plan. Mr. Grimm said every lot could have a different footprint on it; however it is close to the maximum that would be put on the lots.

Chairman Sackett asked what would be an estimated completion time for this project once the approvals are in place. Mr. Grimm said they are looking for a complete build-out in one (1) year.

Todd Mumma lives on Rivera Way and said most of the residents on Rivera Way are vehemently opposed to this proposal for several reasons which include noise, light, loss of greenspace and drainage. He thinks it is interesting that there is a sign advertising that area of County Road as two (2) lots for sale. Now there are going to be 12 (twelve) lots in there. To say that it will be built out in a year is crazy; that

is not going to happen. He is also concerned with traffic. There is 800' from Rivera Way to Stahley Road on County Road, Westminster also comes out there. It is going to be a traffic nightmare. He feels there are too many houses for the space that is there and for the surrounding area accessing County Road.

Mike Sovereign, of 6826 Rivera Way, voiced his concern with the traffic because on any given work day during the week it takes 25 minutes to get from Rivera Way to the intersection at Transit Road. It backs up beyond St. Mary's cemetery. Adding twelve (12) more properties is silly. Mr. Sovereign would like clarification on the wetlands. It sounds minuscule when it is said that .41 acres needs to be remediated but they are talking about remediation as it relates to water. This Federally protected wetland, in his opinion, is not due to water. It has to do with a very specific rare plant in those woods know as Dinosaur Grass, it is federally protected wetland for this reason only. He suggested the Board do their homework and check it out.

Ida Hoehman, of 8180 County Road, said the traffic is horrendous, there are accidents at County and Stahley Roads all the time. During rush hour and when school is in session, you can't get out of her driveway. This project will directly affect her quality of life. The neighbor's back door will be less than 35' from her bedroom window. If she could move her house to where the open space is she would, but her house is the kind that can't be transported. She is concerned about the buffer, what will it be and who will be responsible for the upkeep? The back of her yard is low as is the areas where they will be building homes, so the builder will have to build up that area which will cause more flooding more water drainage onto her backyard, it will put her yard under water. Will the ditch that runs along the property be filled in? There is a larger ditch behind her house, will this be filled in too? There is standing water in the larger ditch most of the year. She has lived in her home for 67 years and she does not want this development to put her out of her home. There will be noise and lights. At the northeast corner of her lot there was a tree that was marked with a sign that said that is the end of the Wetlands, they don't have any mention of wetlands near her, they were off in the back someplace. She doesn't understand where they got their wetlands from and why it is marked different than hers.

Chairman Sackett explained that County Road is an Erie County Road. During the environmental review the Town did seek out the Erie County Public Works Department for comment, in which they had no objection to the project and gave license to the project for traffic, they are the authority. Relative to wetland questions, they are governed by the Army Corp of Engineers and they control where the wetlands are and they tell the applicant where he can and cannot build, the Town has no authority on this. With regards to the comment stating there will be 35' between a bedroom window and a neighboring house, Chairman Sackett explained that the setback in the Town from any building is 10', so 35' is beyond code. The Homeowners Association will be responsible for the buffer. The questions regarding flooding on adjacent land will be addressed and answered at the Engineering stage before this Board gives an approval. The questions on the ditches being filled in will also be answered at the Engineering stage. An Open Space Design Overlay for twelve (12) lots is under the purview of the Town Board, not the Planning Board. If the Town Board gives its approval than the Town Engineer will need to answer the questions raised.

Mr. Pazda asked how the calculation was done for the density of twelve (12) lots. Chairman Sackett said there is a formula in the code in which a number of considerations is subtracted from the total acreage, wetlands and roads are among the considerations, then divide by 15,000 because that is the square footage number and then round down.

Mr. Pazda is concerned with lots 1, 2 and 3 as they make one huge flag lot and he does not like flag lots. Flag lots are allowed but he said it invades privacy. He cautions the applicant that his plan may change

because appropriate Boards will review safety issues to see if there are any violations, but this will only be done after engineering is complete.

ACTION:

Motion by Gregory Todaro, seconded by Steve Dale, pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Full Environmental Assessment Form as prepared and to **recommend** to the Clarence Town Board a Negative Declaration on the proposed Grimm Open Space Design Development located at 8196 County Road. This Unlisted Action involves the development of twelve (12) single family lots in the Traditional Neighborhood District Zone under an Open Space Design. After thorough review of the submitted site plan and Environmental Assessment Form (EAF), including coordinated review among involved agencies, it is determined that the proposed project will not have a significant negative impact upon the environment.

ON THE QUESTION:

Chairman Sackett explained that when the project’s information was sent to the involved agencies, the correspondence that was received gave the Board no reason to make a judgement other than to say that there was not an impact from this development by the appropriate agencies.

Mr. Pazda said if there are further questions from the audience they can be asked at Planning Office or at the Town Board level.

Mr. Shear referred to the discussion regarding the direction of flow of the retention pond. The Board will look at this closely and the applicant must be prepared to answer questions regarding it.

Deputy Town Attorney Steve Bengart clarified that the Planning Board does not have to recommend, they are approving the SEQRA. Chairman Sackett agreed and said but to take further action for development they would be a recommending body.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

ACTION:

Motion by Gregory Todaro, seconded by Steve Dale, to **approve** the Concept Plan on the proposed twelve (12) lot Open Space Design Development at 8196 County Road and to **recommend** to the Clarence Town Board to pursue approval of the Open Space Design Overlay for this project as per the design submitted by Bissell Stone Associates dated October 3, 2014, subject to the following conditions:

1. Final Landscape Plan approval by the Landscape Committee.
2. The rear (west and south property lines) of Lots 1-7 shall be designated as open space, protected via a conservation easement and defined by placement of a permanent monument.

3. “No Parking” signs are to be installed on the hydrant side of the road.

ON THE QUESTION:

Chairman Sackett suggested adding condition #3 above, Mr. Todaro agreed to add it to the motion, Mr. Dale also agreed.

Mr. Pazda asked for clarification on who enforces the protection of the conservation easement. Chairman Sackett said the Homeowners Association will be responsible for that enforcement and will be clarified in the documentation reviewed and approved by the Town Attorney’s Office. Mr. Pazda asked if the Landscape Committee will determine what goes in the buffer. Chairman Sackett said being Open Space, if it were to pass as is, there wouldn’t be anything planted in the buffer. Mr. Pazda thought the applicant made reference to plantings in the buffer. Chairman Sackett said that was in reference to her property. Mr. Grimm said it could be in reference to either property or both. It is clarified that the Landscape Committee will not turn down an offer to augment the buffer.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 3

Essex Greens/Waterford Planned Unit Residential Development (PURD)	Requests amended Development Plan and Site Plan Approval for Phase 2A of Essex Greens.
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DISCUSSION:

Mr. Bleuer provided the background on the project noting that it is located north of Roll Road and west of Dana Marie. It is an existing Planned Unit Residential Subdivision containing several phases known as The Commons, The Estates, The Greens, The Landings and The Campus. The applicant is present seeking a recommendation to the Town Board of an amended Development and Site Plan approval for the construction of six (6) residential single family lots in place of the previously approved plan to construct five (5) duplex units, totaling ten (10) units. This proposal reduces the original approval of ten (10) units to six (6) units and is in conformance with the original Final Findings for the Overall Waterford PURD, therefore no action under the State Environmental Quality Review Act (SEQRA) is required. Town Board holds the final authority to amend the Planned Unit Residential Development.

Bill Schutt is representing the applicant, in place of Sean Hopkins this evening. Chairman Sackett said he spoke with Mr. Hopkins about installing “no parking” signs on the hydrant side of the street for this project and Mr. Hopkins indicated no objection. Chairman Sackett also suggested posting a “no parking” sign 25’ from the Stop sign to allow emergency vehicles to make the turn. Mr. Hopkins was also agreeable to this suggestion. Mr. Schutt sees no problem with either request.

Mr. Pazda asked why this is being done. Mr. Schutt explained that it makes more sense to have the “u” loop of Chatham Lane patio homes for consistency.

It is clarified that the six (6) proposed patio homes will become part of the Homeowners Association that exists for the other patio homes in that circle.

Mr. Pazda asked how the applicant envisions this development relative to the development that is probably going to take place behind it to the east. Mr. Schutt said the rest of The Greens will now be developed by a different owner so it will proceed separately.

ACTION:

Motion by Timothy Pazda, seconded by Richard Bigler, to **approve** the amended Development Plan and Site Plan for the Proposed Phase 2A of Essex Greens of Waterford as per the submitted design from William Schutt and Associates dated June 16, 2015 subject to the posting of “no parking” signs on the fire hydrant side of the roads in Essex Greens and “no parking” signs within 25 feet of the stop signs should they not be on the fire hydrant side.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

ACTION:

Motion by Timothy Pazda, seconded by Richard Bigler, to **recommend** to the Clarence Town Board an amendment to the Waterford Village PURD Zoning to include the revised Phase 2A of Essex Greens at Waterford as designed and approved.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 4

Thomas Sciolino
Residential Single Family

Requests Minor Subdivision Approval to create three (3) new residential building lots at 4975 Goodrich Road.

DISCUSSION:

Mr. Bleuer provided the background on the project noting that it is located on the east side of Goodrich Road, north of Turnstone. It is an existing 8.5 acre residential lot. The applicant is seeking a Negative Declaration under the State Environmental Quality Review Act and a Minor Subdivision approval for three (3) additional building lots.

Thomas and Georgia Sciolino are present. Mr. Sciolino said they have enjoyed being residents of Clarence for 26 years and they would like three (3) other families to enjoy it as well.

Mr. Shear referred to Lot 1 and said it appears to front the street going into Spaulding Lake, but it does not and therefore is not a corner lot and does not require that it be 200' wide. There will be no access from the lot to that road.

John Dunbar lives on Cobblestone and has questions regarding lots 1, 2 and 3. He asked what the setbacks would be for the homes on those lots, he hopes it would be equivalent to the existing home and no further. He asked what the minimum distance between the project and the properties on the east side would be. He noted that there is quite a slope from the existing lot to Turnstone, he would like to understand what would be done about the grading and filling so they are not building the houses too high. Will the homes be on sewer or septic? And where would the septic systems be? He assumes all the driveways will come off of Goodrich Road not Turnstone, he would like clarification on that.

Chairman Sackett noted that the Board is only approving a lot split at this point, no development. When someone wants to build a house on the lot(s), that will be the time for all Mr. Dunbar's questions to be asked and addressed. It is also noted that anyone can call the Planning and Zoning office for general standards on a project.

Inder Koul has recently moved to Buffalo and looks forward to living here for years to come. He moved here for quality of life and he expects that to be maintained. The Planning Board needs to take an active interest not just what is allowed by the Town Board. He almost bought a house in Clarence that had a fully lit basketball court behind it. He would like to see how the homes will fit on the property in keeping with the neighborhood. Chairman Sackett said it behooves any home buyer to look at the Town Code to see what can be built around a house they are interested in. It is the Code that guides the Planning Board.

Mr. Shear noted that if a home is developed and the plan does not meet code, the applicant can apply for a variance. Adjacent neighbors would be notified of the application.

Heather Jermak, of 9540 Turnstone, asked for clarification on what is before the Board this evening. Chairman Sackett said they are taking a parent lot and making four (4) lots by splitting three (3) additional lots. This is the maximum that can be produced without declaring what will be done with them. The lots conform to the specifications of the code, which is 125' frontage, minimum lot size is 1.33 acres and all these lots are greater than the acreage requirement. The measurements are done by a surveyor. Ms. Jermak wants to see the measurements, Chairman Sackett advised her the Planning office will have documentation on that.

Mr. Sciolino said he does not plan on doing any development at this time.

ACTION:

Motion by Gregory Todaro, seconded by Steve Dale, pursuant to Article 8 of the Environmental Conservation Law, to **issue** a Negative Declaration of the proposed Sciolino Minor Subdivision located at 4975 Goodrich Road. This Unlisted Action involves the minor subdivision of land to create three (3) new residential building lots in the Residential Single Family Zone. After thorough review of the submitted site plan and EAF it is determined that the proposed action will not have a significant negative impact upon the environment.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

ACTION:

Motion by Gregory Todaro, seconded by Steve Dale, to **approve** the minor subdivision of Thomas Sciolino at 4975 Goodrich Road to create three (3) new residential building lots with the following conditions:

1. Subject to Erie County Department of Public Works approval for any future curb cuts onto Goodrich Road to access the proposed new lots.
2. Subject to Erie County Health Department approval for on-site sanitary facilities to service any future residential homes on the proposed lots.
3. Subject to Town Building and Engineering Department review and approval of any future housing permit applications for the proposed new building lots.
4. Subject to Open Space and Recreation Fees on any future applications for new homes on the proposed building lots.

ON THE QUESTION:

A resident asked how they will know if a home is being built on one of the lots. Chairman Sackett said if they notice activity at the lot they should go to the Engineering Department and look at the approvals. Mr. Bleuer explained that on every buildable lot, any permit that is issued there is full engineering and Building Department review and approval, regardless of any comments, there are stringent standards that have to be followed.

Heather Jermak said her concern is that there is a big drain in her backyard, it is a grate that goes out to the street, in heavy storms her backyard gets filled with water and will creep up into her finished basement. She is concerned that there will be even more run off with the grading of these three (3) lots, she does not have a sump pump in her house.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Timothy Pazda	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Meeting adjourned at 8:55 p.m.

Carolyn Delgato
Senior Clerk Typist