

Town of Clarence
Planning Board Minutes
Wednesday July 16, 2014

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

Savant Properties
Commercial

Requests a Building Permit and Architectural Approval for a proposed demolition and addition to an existing professional office building at 9141-9145 Main Street.

Item 2

Spaulding Green
Dominic Piestrak

Requests Amended Concept Approval for a previously approved Open Space Design Subdivision.

Item 3

Sign Law Recommendation

Discussion.

Item 4

Waterford Campus/Landings
Bliss Construction
Planning Unit Residential Development (PURD)

Requests an opportunity to update the Planning Board on a proposed amendment to the Waterford Planning Unit Residential Development (PURD).

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-Chairperson Wendy Salvati
Richard Bigler
Steve Dale

Vice-Chairman Paul Shear
Timothy Pazda
Gregory Todaro

Town Officials Present:

Junior Planner Jonathan Bleuer
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Heather Schmidt
 Frank Cordaro
 Barbara Cordaro

Philip Gulisano
 Kent Frey
 John Fopeano

Motion by Gregory Todaro, seconded by Paul Shear, to **approve** the minutes of the meeting held on May 7, 2014, as written.

Steve Dale Aye
 Richard Bigler Aye
 Wendy Salvati Aye
 Robert Sackett Aye

Gregory Todaro Aye
 Timothy Pazda Aye
 Paul Shear Aye

MOTION CARRIED.

Chairman Sackett noted the protocol for the evening will begin with Mr. Bleuer introducing each agenda item. Each applicant will address the Board and provide any comments pertaining to the project. The Planning Board members will ask any questions they have. The public will then have the opportunity to speak on the project. The applicant will be asked to answer any question the public had. An action will then be taken by the Board.

Item 1

Savant Properties
 Commercial

Request a Building permit and Architectural Approval for a proposed demolition and addition to an existing professional office building at 9141-9145 Main Street.

DISCUSSION:

Jonathan Bleuer provided the background on the project noting that it is located on the south side of Main Street, west of the Sheridan Drive/Thompson Road intersection. It is an existing one (1) acre parcel located in the Commercial zoning district. In August of 2013 the applicant was approved for a Change In Use permit to rehab the front building and put an addition on to the rear of that building. That addition was approximately 4,500 square feet, the existing structure was 3,100 square feet. The applicant is now proposing the front building be demolished and a 5,000 square foot addition to the existing professional building in rear be built. The existing structure is 3,825 square feet.

Dave Sutton, of Sutton Architecture, is the architect for the project and is representing the applicant. There are two representatives present from the law firm that wishes to reside in the building. Mr. Sutton explained that there are two reasons for the change in their request, one reason is the cost of converting a two-family home and its restrictions. The second reason for the request is because the idea of having two buildings on this campus-like atmosphere also promoted programming difficulties. The new proposal is a 2,500 square foot footprint, this is a two story building so it will 5,000 square feet in size, this is in addition to the existing 3800 square foot building. The change will help with the flow, efficiency and safety in the parking lot. Mr. Sutton said there were a couple recommendations on the proposal from the Planning Board Executive Committee. There is currently a process in the works to obtain a grant program for sidewalks on Main Street, the applicant was asked to represent a sidewalk

on this property as part of that grant program, they have done so in the revised plan. This will allow the applicant to have a defined curb cut opening at the site and to introduce a green space buffer.

Chairman Sackett noted that the tree line is being maintained due to the neighbors to the west who had some concerns. He understands that it will be further back and asked if it will consist of conifers which will help with the visual block. Mr. Sutton said that the revised plan will allow the tree line to be maintained; the applicant will enhance it as required. The applicant is more than willing to discuss the buffer with the neighbor to see what is acceptable to them.

Mr. Pazda asked what the height of the building is. Mr. Sutton said the building will be two stories; the eave height is approximately 22' and ridge height is approximately 27'. The total height of the building will be approximately 24'. The building height will be taken into consideration when landscaping is discussed.

Mr. Sutton said they were able to increase the greenspace from 8% to 15% on the interior of the site. He said the curb cut is approximately 25' to allow two way traffic.

ACTION:

Motion by Gregory Todaro, seconded by Wendy Salvati, pursuant to Article 8 of the Environmental Conservation Law, to **issue** a Negative Declaration on the proposed demolition and addition to professional offices located at 9141-9145 Main Street. This unlisted Action involves the demolition of an existing residential property built after 1950 at 9141 Main Street and an addition to an existing professional office at 9145 Main Street. After thorough review of the submitted site plan and Short Environmental Assessment Form (SEAF) it is determined that the proposed action is consistent with Master Plan 2015 and will not have a significant negative impact upon the environment.

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

MOTION CARRIED.

ACTION:

Motion by Gregory Todaro, seconded by Wendy Salvati, to **approve** the site plan and architectural style of the proposed addition located at 9145 Main Street as submitted by Sutton Architects and dated July 15, 2014, with the following conditions:

1. Landscape Committee review and approval of the final Landscape Plan prior to Certificate of Occupancy, to include a minimum of 8% interior landscaping within parking.
2. Site lighting to be dark sky fixtures to reduce spill towards adjoining properties and to within the lighting code.
3. Approval of the Town Engineering Department for all site and stormwater facilities.

4. Approval of the Town Building Department for required building and demolition permits.
5. Approval of the Erie County Health Department for any required upgrades to the on-site sanitary sewer facilities.
6. Approval of the NYS Department of Transportation for driveway access amendments and stormwater designs/connections.
7. Sidewalks along the Main Street frontage to be constructed in compliance with Town Standards and designs as approved by the Town Engineer and the NYSDOT.
8. Subject to Open Space and Recreation Fees.

The applicant understands and agrees with the motion.

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

MOTION CARRIED.

Item 2

Spaulding Green
Dominic Piestrak

Request Amended Concept Approval for a previously approved Open Space Design Subdivision.

DISCUSSION:

Jonathan Bleuer provided the background on the project noting that it is located on the east side of Goodrich Road, north of Greiner Road. It is a previously approved 380 lot Open Space Design Subdivision which is currently under construction. The applicant is seeking an amendment to the previously approved Concept Plan. The phases under consideration are amendments to 4A, 4B and 10. The project was referred from the Town Board to the Planning Board. The preferred plan that the applicant has submitted is on display and shows Phases 4A and 4B preserved the original layout, Phase 10 changes slightly. The plan of 36 lots is what is currently approved, the proposal is for 50 lots. The overall number of lots for this project would remain at 380. There have been two called out exceptions, which can be identified by Phases 7 and 9.

Developer Dominic Piestrak is present. He said they ran out of power on Greiner Road so construction had to get changed to the connection of Goodrich Road. NYSEG put in a new transformer. He is working to save trees and talked to someone this morning about bringing sewers to this point. He also said the road will not go in until all the houses in that area are built. It is clarified that Mr. Piestrak is referring to putting a “Dead End” sign at the Green Valley Drive and Greiner Road entrance.

Chairman Sackett asked for confirmation that the plan has no more than 380 lots. Mr. Piestrak said it does not. Chairman Sackett asked for details on the intended bike path and street light at Greiner Road and Thompson Road.

Mr. Piestrak explained that the type of housing that would be 2 bedroom. 95% of the clientele will have no children, they will be empty nesters and perhaps retired. The bike path will go to the road. The proposed bike path on the east side of the National Fuel pipeline has been approved by the Army

Corp of Engineers and the DEC. Mr. Piestrak said they have committed to installing a light at the Thompson Road and Greiner Road intersection. Chairman Sackett referred to the power point presentation and asked Mr. Piestrak if he preferred the purple plan, Mr. Piestrak said yes.

Mr. Pazda said there was discussion at the Town Board level that moving to Phase 10 is out of order. He assumed that Mr. Piestrak feels he has mitigated that by the road connection issue. Mr. Pazda asked if that was the primary reason. Mr. Piestrak said he has not talked to any of the people at length, he feels their main concern is traffic; they would rather not have the connection at all. It is clarified that the connection will not be paved until all 380 homes are built, Mr. Piestrak confirmed this. He said the number of homes was based solely on the sewer taps that are available.

Kent Frey, of 5329 Green Valley Drive, is present and opposes any changes to the current plan. The Board and the neighborhood agreed on a plan and now the developer is looking to jam another 14 houses in there. He is doing a short road and he is going to throw a bunch of houses in there, it is a money grab. It will diminish the look of the neighborhood. The developer always promises the bike and walking paths, Mr. Frey asked if any of them have been installed now. The developer never lives up to any of his promises for any of his subdivisions, Mr. Frey has had past experiences with the developer. Mr. Frey does not believe there is no power for the project, he would like to see that in writing. This Board spent a lot of time phasing this project to meet the needs of the community. Clarence is known for its greenspace and now we are taking this beautiful piece of property and jamming more houses on a smaller area, he would think this Board would not be for that. He would like to hear more about the power. He would like to hear more on a separate plan for the walkways and bike paths that the developer has proposed. Mr. Frey does not believe that the road won't be connected until after all 380 houses are built. He would greatly appreciate the Board declining this request and keep the project on the Phases that exist.

Chuck McCarty, of 5337 Ashwood Court, supports everything Mr. Frey said. He is not in favor of anything that generates any more traffic through that area. The new plan is more dense, there are more traffic issues. He was promised that would be the last phase approximately seven (7) years with the delays, starting this project suggests to Mr. McCarty that the break through to Green Valley will be in 2018. He is not in favor of more traffic nor is he in favor of moving it forward to Green Valley.

Mr. Piestrak explained the time line for the bike path installation. A transformer was installed. Mr. Piestrak submitted a letter to the Town from the power company saying that they are out of power on Greiner Road. He said the proposed change is not a money grab because the total number of houses for the project has not changed. They are 70' wide lots. Mr. Piestrak said he indicated it would take seven (7) years to build Spaulding Green, they are at seven (7) years right now. He thinks it will be another seven (7) or eight (8) years before the project is complete.

Mr. Pazda voiced his concern saying originally the proposal was for 380 units, but now phase 10 is being changed and more units are being put in, phases 7 and 9 are being reduced. The proposed change will be a bigger area than what was originally proposed. Mr. Piestrak said the original plan was a verbal agreement with the Town and Tony Cimato for 500 units, however, this number has changed. It is noted that there is no documentation anywhere regarding the agreement for 500 units. Mr. Pazda said this project was conceptually approved at 380 lots. Mr. Piestrak said it was approved with the idea that if more sewer taps were available the number of lots could be adjusted, as long as 50% of the land is kept for Open Space. The minimum lot size is 50' x 100'. Mr. Pazda voiced his concern with adding lots to Phase 10. Mr. Piestrak noted that he added more land and the project is over 50% greenspace.

Chairman Sackett noted that besides the greenspace requirement there is also a density requirement. In addition there is the SEQRA review.

ACTION:

Motion by Paul Shear, seconded by Steve Dale, pursuant to Article 8 of the Environmental Conservation Law, to **recommend** to the Clarence Town Board to **issue** a Negative Declaration on the proposed amendment to the Spaulding Green Concept Plan. This Unlisted action involves a reconfiguration of lots within the development, maintaining the overall density and open space as approved. After thorough review of the submitted amendments and including coordinated review among involved agencies it is determined that the proposed action will not have a significant negative impact upon the environment.

ON THE QUESTION:

Any proposed amendments that identify additional sewer taps above the approved 380 units will require a separate review and action under SEQRA and must comply with Town Code related to density and open space.

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

MOTION CARRIED.

ACTION:

Motion by Gregory Todaro, seconded by Steve Dale, to **recommend** to the Clarence Town Board to **approve** the amendment to the Concept Plan for the Spaulding Green Open Space Design Subdivision as per the submitted design from GPI dated July 2014. This amendment includes a redesign of Phases 4A and 4B as well as Phase 10 and identifying Phases 7 and 9 as exceptions for future consideration. Conditions of this approval include the following:

1. Connection to Green Valley Drive will remain as part of the final phase of development for the entire project. Until such time the connection to Green Valley is constructed a “Dead End” sign will be posted and a barricade put in place to block the traffic flow.
2. Completion of the required recreational trail from Goodrich Road to Meadowglen Drive prior to Development Plan Approval for these amended phases (4A, 4B and 10). This is in regards to the plan dated July 16, 2014 which also references colors to show the differences.
3. Completion of the required upgrade to the Thompson Road/Greiner Road intersection as permitted by Erie County and required as a mitigation measure per the Final Findings Statement for the project. Timing of completion of this required

upgrade is subject to Erie County approval but must be initiated prior to Development Plan Approval for these amended phases (4A, 4B and 10).

4. All other conditions associated with the original approval of the Spaulding Green project must be met.

ON THE QUESTION:

Any proposed amendments that identify additional sewer taps above the approved 380 units will require a separate review and action under SEQRA and must comply with Town Code related to density and open space.

Mr. Piestrak understands and agrees with the conditions set forth.

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

MOTION CARRIED.

Item 3

Sign Law Recommendation

Discussion.

DISCUSSION:

Jonathan Bleuer explained that this is a recommendation to the Town Board for the adoption for some amendments to the Sign Code. The amendments include temporary signage, LED regulations, non-conforming signage, base landscaping and the changes to the Restricted Business free-standing sign regulations. Flag signs are currently an issue that the Town faces. They have become popular and there is nothing in the current code to regulate them other than the reference to anything that flutters or moves, these fall into that category. The board would like to expand this regulation to allow for a temporary permit process so they can be regulated and benefit both businesses and consumers. The proposal is for the flags be a minimum of 100’ apart on any property. The maximum height of any flag would be 10’, 32 square feet in total.

Chairman Sackett noted that these recommendations are concept only.

The next proposed change is for “A” frame signs. Currently “A” frame signage is allowed on an annual temporary permit basis and is currently allowed in the Traditional Neighborhood District (TND) as well as commercial shopping plazas. The proposal would be to expand the regulation to include all districts except for Residential districts.

Wendy Salvati said under the existing law it states that signs must be no more than 4’ from the building. There are businesses today that are not complying with that. It is an issue when the businesses don’t front on the street. Some businesses put signs out right to the road, which is more than 4’ from the building. This needs to be fixed so that it is enforceable. She suggested striking the 4’ restriction. The Board agreed that this would be part of the recommendation to the Town Board.

Currently in the Traditional Neighborhood District, LED signage is not permitted. The proposal would create an exception to that part of the law that would allow for LED gas prices only within the TND. Chairman Sackett said in the past gas stations that were in the TND would have to go to the Zoning Board of Appeals. By making this change the gas stations would be able to have an LED sign with gas prices only without going to the Zoning Board of Appeals. Chairman Sackett would support this recommendation for that reason.

Non-Conforming signs: currently the code is written in such a way that it lays out many reasons or scenarios that cannot be accomplished. There is a slight change in what can be done which would include any non-conforming, pre-existing sign. The owner of that sign has the opportunity to replace the face panel, typically where their business name is located as well as change any interior illumination and changeable copy portion. This provides some leeway for small businesses just starting out who may not have the finances for a new sign.

Base landscaping and maintenance: the Sign Review Committee has focused on this issue and it seems to be a positive addition to signage. The proposal is to require landscaping on all free-standing signs, except if there is a demonstrated hardship, for instance if the sign is in the middle of a parking lot. The proposal also provides for a maintenance clause that at least on an annual basis there would have to be some form of upkeep for any dead or dying vegetation. Mrs. Salvati suggested the wording be more specific: landscaping of the base of any pole or monument free-standing sign shall be required. The Board agreed to this language.

There is a breakout of the Restricted Business Zoning Classification proposed. Currently the Restricted Business, Commercial and Industrial Zones have the same signage regulations. There are more typical monument signs in the Restricted Business. There is a new definition of a monument sign for the Restricted Business zone only. The new definition is an 8.5' maximum, currently the maximum is 12'. There is a clause proposed that allows the sign to be no more than 24" above ground level, this allows a gap for a build-up below the sign such as snow. The signage size would remain the same at 32 square feet.

ACTION:

Motion by Steve Dale, seconded by Timothy Pazda, pursuant to Article 8 of the Environmental Conservation Law, to **recommend** to the Clarence Town Board to **issue** a Negative Declaration on the proposed revisions to the Town Sign Law. After thorough review of the proposed amendments and the SEAF, it is determined that the proposed amendments are considered to be minor and of local jurisdiction.

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

MOTION CARRIED.

ACTION:

Motion by Steve Dale, seconded by Gregory Todaro, to **recommend** to the Clarence Town Board to adopt the amendments to the Town of Clarence Sign Law as drafted by the Planning Board, subject to review by the Town Attorney’s office.

ON THE QUESTION:

Mrs. Salvati suggested the language for the banners be improved so it is easier to understand. She would like to see it more consistent with the proposed definition for flags and include wording referring to the material as paper, fabric or other lightweight material. She suggested the Town Attorney review the proposed changes. The motion is amended to include this information. Mr. Dale agreed to include this information in the motion, Mr. Todaro agreed as well.

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

MOTION CARRIED.

Item 4

Waterford Campus/Landings Bliss Construction Planned Unit Residential Development (PURD)	Requests an opportunity to update the Planning Board on a proposed amendment to the Waterford Planned Unit Residential Development (PURD).
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DISCUSSION:

Jonathan Bleuer provided the background on the project noting that it is located on the north side of Roll Road, west of Dana Marie. This agenda item is being discussed for information purposes only; there will be no action taken or recommendation given at this meeting. The applicant is looking to update the Board and answer any questions that they or the public may have. The proposal itself is for the Waterford Campus including the Waterford Landings. This represents a portion of the previously approved Waterford Planned Unit Residential Development (PURD). The Waterford Campus and Landings were originally approved as a 63,000 square foot neighborhood business center with approximately 34 townhome units. The Campus and Landings were then amended in 2010 to identify approximately 20,000 square feet of commercial neighborhood business and up to 100 residential units. The recent proposal is to eliminate the commercial component entirely replaced with residential only. The previous plan was for 92 townhomes, the newly proposed plan is for 80 townhomes.

Sean Hopkins of the law firm of Hopkins and Sorgi is present along with Paul Bliss on behalf of the project sponsor. Dave Sutton, project architect, is present as well. Mr. Hopkins noted that as time has passed the density of this project had decreased. The current layout shows a mixture of unit types. There are 62 2-story units, 10 3-story units which are located in the center of the project site, there are also single story units located on the eastern and western sides of the site. The peak height for the center 5 units is now at 38’. The mean height is 29’ 1.5”, this is considerably lower than what would be allowed in the Town’s standard Residential Zoning Classification. The 2-story buildings have a peak height of 29’, with an average mean height slightly less than 25’. The appearance of the buildings have been scaled down in terms of the height. The expected rent for these units will be \$1500 and up. Every unit comes with its own garage. The number of parking spots has been

decreased from the previous proposal. There are 2 parking spaces proposed for each unit plus 10 surplus spaces that would not be installed until needed. This project is subject to an environmental review, in connection to this review is the Findings Statement that was issued by the Town Board on August 22, 2001. Mr. Hopkins noted that per the Findings Statement this project is way below the thresholds that were established. The Findings Statement states that a supplemental traffic study should be done as the review of the project moves forward. The applicant has ordered a supplemental traffic study which will be submitted to the Town once it is complete. Mr. Hopkins addressed the question of how funding will take place for the bike path. While it is not Paul Bliss' obligation to fund the bike path because he was not part of the original agreement, he has agreed to place the funds in escrow in hopes that he will be reimbursed from the members of the entity, if not, he is ok taking that risk. Additional landscaping has been added along Dana Marie and Roll Road, the western portion of the site. A landscaping plan will be submitted.

Mr. Pazda asked Mr. Hopkins to explain the funding of the bike path again. Mr. Hopkins said originally the Waterford approval required the Waterford Village LLC to provide the asphalt for the bike path to be installed. Mr. Bliss agreed to put funds, approximately \$30,000, in escrow so there will be funds for the additional materials for the bike path. Mr. Pazda asked if that would complete the bike path from Roll Road to where it ended currently, Mr. Hopkins said yes. Deputy Town Attorney Steve Bengart said the original approval called for the applicant to provide the black top, not the actual installation or any other materials necessary. The Town would proceed with the actual installation of the path.

Chairman Sackett asked how the residents of the proposed project get to the bike path. Mr. Hopkins said there are some pathways on the interior of the site, per the Board's request. The connections will be striped.

Chairman Sackett asked about sidewalks at the north end of the project, Mr. Bliss will consider a sidewalk in front of that segment, but the concern is that if it is extended further west it will lead to nowhere.

Chairman Sackett said if the 3-story units were 2-story units it would be less obstructive. Mr. Hopkins said he thinks anyone who lives off the site will be hard-pressed to see the 3-story units on the interior of the site. Chairman Sackett suggested the applicant provide a visual of that view.

Mr. Hopkins noted that there are 9 single story units proposed.

Mr. Dale asked what the purpose is of the third floor on the 3-story units. Mr. Bliss said they found it was a desirable product and adds variety to the project. Mr. Dale asked if the applicant could make the unit wider as opposed to higher. Mr. Bliss said he doesn't know how he would do that although he can look at anything at this point. Mr. Dale made a suggestion to move some of the units in order to provide more clearance for people with backyards butting up against the site. Mr. Bliss agreed, the site plan will be changed to reflect that suggestion.

Phil Gulisano, 5874 Monaghan Lane, said he attended previous meetings and brought up many concerns with this project and does not feel that the new proposal alleviates any of them. 60-70 signed petitions were submitted at previous meetings raising a number of objections to this plan. Mr. Gulisano said the main concerns are the density and the size of the buildings. He appreciates that the density has been reduced but he said Mr. Hopkins noted that there were not enough sewer taps so the density had to be reduced anyway. 80 is still a ton for this area. Mr. Gulisano submits to the Board

that anywhere north of Main Street or east of Transit Road in the Town of Clarence no such density like this exists in any area. This project is in the middle of a Residential Single Family area. These are giant buildings, he requests consideration be given to at least reducing all the sizes to 2-story and reducing the size of the connectivity of the buildings, 9 connected is huge, he thinks 4 or 5 maximum would be more reasonable. In terms of SEQRA review, Mr. Bliss is obligated to construct a clubhouse at Roll Road and Dana Marie across the street pursuant to the documents in the Waterford Development. He asked what the recycling building is and wondered if it is a dumpster. Everyone coming in and out of the Waterford area will see that, he suggested moving it so people on Roll Road and Dana Marie won't see the dumpster nor the garbage that will be there.

Mr. Hopkins said the recycling building is not a dumpster. Garbage will be handled via totes and those totes will be brought to the building. The height of the building is 8' with a pitched roof. This is so there will be no outdoor storage of garbage at each unit. The applicant can look at relocating the building but it really needs to be in place. Mrs. Salvati is concerned with the size of the building, she is not sure it will be able to accommodate 80 units. Mr. Bliss said he currently has a development with 76 units in it and this is the size that is working. He definitely does not want dumpsters or garbage cans on the site.

Mr. Bliss said the gazebo that Mr. Gulisano referred to will be done along with landscaping and lighting.

Mr. Dale asked the applicant if the plan is to construct the units between 7:00am to 6:00pm Monday through Friday, Saturday, Sunday and Holidays. Mr. Bliss said typically it is a 7:00am to 4:00pm work site Monday through Friday, and unless weather is an issue sometimes Saturday, but not on Holidays.

Mr. Hopkins referred to Mr. Gulisano's comment on density and noted the difference in the original approvals. This most recent proposal is clearly lower in density, higher quality and no commercial. This is the last available parcel in the PURD zoning district. He said Mr. Gulisano is correct in stating that this proposal is higher density than what you would see in multi-family in the Town of Clarence. The applicant will notify the neighbors of the update plan.

Mr. Todaro asked about snow removal. Mr. Bliss said if they have to remove the snow they will. He has a lot of experience with snow removal with his other developments and he feels they handle it accurately.

Mr. Bigler is not in favor of the 3-story units. He said he is not familiar with the recycling building and how it will work with 80 trips a day or every other day by the residents whether it is walking or driving to the building. Mr. Bliss said it works well because the garbage is controlled at one location within the development; the residents like to take their garbage to one spot. Mr. Bigler voiced his concern about the person who lives next to the recycling building and the possible garbage on his lawn and the pedestrian traffic he/she would have to deal with. Mr. Bliss said it needs to be located in a convenient location; he does not want to have garbage trucks driving through the development. Mr. Bigler said there will be traffic going through the development every other day to drop off their garbage anyway. Mr. Bliss said it keeps the property neat. Mr. Hopkins said a visual of the recycling building will be provided to the Board.

Mrs. Salvati said she thinks the 3-story units are out of character with the surrounding area. She has a concern about 9 units being attached in one row, she thinks there should be a separation. She said the

property is going to be overwhelmed with development, there will be 16 units per acre; that is bigger than anything the Town allows now. Mr. Bliss said he believes changes in the elevation will help. Mrs. Salvati said she would rather see a mix of one and two stories than two and three stories.

Mr. Shear said the applicant was going to provide the Board with locations where a similar design is currently being used. Mr. Sutton said there are similar examples in Canada, however he was unable to travel there prior to this meeting. There are websites for these developments and Mr. Sutton will provide that information to the Board.

Mr. Pazda suggested a recycling building be placed at the other end of the development as well. Mr. Hopkins noted that the recycling building will not be accessible via Dana Marie Drive. If they add more of these buildings they will take away from greenspace and will have to have a blacktopped area for each building. They will look at flipping the recycling building with the mail center or combining them.

Meeting adjourned at 9:25 p.m.

Carolyn Delgato
Senior Clerk Typist