

Clarence Planning Board Minutes  
Wednesday, May 3, 2006

Work Session (6:30 PM)

- Roll Call
- Minutes
- Sign review
- Update on pending items
- Committee reports
- Zoning reports
- Miscellaneous
- Agenda Items

Agenda Items (7:30 PM)

**Item 1**  
Properties Unlimited  
Residential Single-Family

Requests Approval for a minor subdivision at Thompson and Greiner Roads.

**Item 2**  
Arthur Fuerst  
Commercial

Requests Concept Plan Approval for a proposed coffee shop drive-thru.

**Item 3**  
Harris Hill Commons/Windsor Ridge Partners  
Residential Single-Family

Requests Preliminary Review of an Open Space Design Subdivision proposal

**Item 4**  
Master Plan 2015

Review of comments.

Patricia Powers, Chairperson, called the meeting to order at 7:30 PM. Councilman Scott Bylewski led the pledge to the flag.

Planning Board Members Present:

Patricia Powers	Wendy Salvati
Jeff Grenzebach	Phil Sgamma
Gerald Drinkard	Tim Pazda
Richard Bigler	

Planning Board Members Absent:

George Van Nest

Other Town Officials Present:

James Callahan, Director of Community Development  
James Hartz, Asst. Director of Community Development

David Donohue, Deputy Town Attorney  
Councilman Scott Bylewski

Other Interested Parties Present:

Frank Kennedy  
Ernest Cavagnaro  
Phil Silvestri  
Peter Casilio  
Peter Sorgi

Ken Pestka  
Pete Gorton  
Arthur Fuerst  
Rob Pidanick

Due to the absence of George Van Nest, Richard Bigler will be participating in all discussions and will vote on all agenda items.

Motion by Phil Sgamma, seconded by Jeffrey Grenzebach, to approve the minutes of the meeting held on April 5, 2006, as written.

Patricia Powers	Aye	Wendy Salvati	Aye
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Abstain	Tim Pazda	Aye
Richard Bigler	Abstain		

**MOTION CARRIED.**

Item 1  
Properties Unlimited  
Residential Single-Family

Requests Approval for a minor subdivision at  
Thompson and Greiner Roads.

**DISCUSSION:**

Jim Callahan provides the history of the project. The property is located on the southwest corner of Greiner Road and Thompson Road. The Master Plan identifies the area as Residential Single-Family. The property consists of over three point five (3.5) acres and is zoned Residential Single-Family. The applicant is proposing to create three (3) residential building lots in conformance with the Zoning Law.

Gary Jason, representing Properties Unlimited, is present. Patricia Powers asks if Mr. Jason has been in contact with the Town Engineer regarding the drainage ditch. Mr. Jason has not been in contact with the Town Engineer. Per the last Planning Board meeting, Mr. Jason had plans to move the ditch; he will work with the Town Engineer regarding this issue. The intention is to have the ditch run along the north side of the Thompson Road lot. The drainage runs north, which eventually leads to Gott Creek. Gerald Drinkard asks how this drainage will get to Gott Creek. Jim Hartz explains that the drainage goes under Thompson Road. Wendy Salvati asks if there is an open ditch on Thompson Road. Jim Callahan said the Town Engineer may require a pipe; this is something the applicant can pursue.

Gerald Drinkard explains that the Planning Board prefers the two (2) lots facing Thompson Road locate the driveways so they exit on to Thompson Road. The driveway of the corner lot should

be at the south most of that lot. Mr. Jason advises he will concur with this request. The driveways should be as far away from the intersection as possible.

Patricia Powers reads a letter dated March 27, 2006 from the Timothy Lavocat, Assistant Town Engineer:

“The Engineering Department has reviewed the above referenced request. There is a significant drainage ditch that may be affected depending on the exact location of the proposed structures. A drainage analysis and/or study may have to be completed if there is a future proposal to move and/or pipe the ditch. A detailed drainage review will be completed at time of building permit application should the Town board approve the proposed lot splits.”

**ACTION:**

Motion by Timothy Pazda, seconded by Jeffrey Grenzebach, to **recommend approval** for a minor subdivision at Thompson and Greiner Roads for Properties Unlimited with the following conditions:

- The house at Greiner Road and Thompson Road be as far south of the intersection as possible.
- The driveways on Greiner Road and Thompson Road are to be as far away from the intersection as possible.
- The applicant will be in contact with the Town Engineer regarding the drainage.

**ON THE QUESTION:**

Wendy Salvati wonders if the larger trees on the corner property can be incorporated into the site. Mr. Jason will ask the participant to save the trees.

Patricia Powers	Aye	Wendy Salvati	Aye
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Aye	Tim Pazda	Aye
Richard Bigler	Aye		

MOTION CARRIED.

Item 2  
Arthur Fuerst  
Commercial

Requests Concept Plan Approval for a proposed coffee shop drive-thru at 9450 Main Street.

**DISCUSSION:**

Jim Callahan provides the history on the project. The property is located at the northwest corner of Main Street and Goodrich Road. The Master Plan identifies the area in a Commercial classification and it is zoned Commercial. The applicant has received a variance to allow for additional commercial uses on the property. A negative declaration, under SEQR, has been recommended by the TEQR Committee. The applicant is seeking conceptual approval on a proposed coffee shop.

Phil Silvestri, of Silvestri Architects is present. Mr. Silvestri introduces Arthur Fuerst, owner, and Peter Casilio who will handle the construction on the project. Mr. Silvetri advises he has hired Watts Engineering to do a traffic study, which proved to show the traffic concerns are resolved, not only from an internal point of view, but from Main Street and Goodrich Road as well. The applicant was able to satisfy the TEQR Committee through the traffic study that was prepared. A tree survey has been prepared. The applicant and members of the TEQR Committee came to a mutual understanding on the trees that will be preserved and the trees that will be taken down at the site.

The existing building will be renovated to match the new construction materials of the coffee shop. There will be substantial landscaping done on the corner.

Jeffrey Grenzebach questions the drainage. Mr. Silvestri advises the drainage plan has not been discussed yet, however, he will submit drainage plans with the next full development plan. Timothy Pazda explains that drainage is a concern and a sensitive issue for the Planning Board. If the trees have to come down because of the drainage plan, it will be a problem for the Planning Board. Phil Silvestri assures the Planning Board that the two (2) 30" trees at the site will be preserved, as well as the trees along the back of the site.

Gerald Drinkard reads a letter from Grimm Construction Corporation dated April 21, 2006; it is addressed to Phil Silvestri:

"I am in receipt of your color rendering under transmittal dated April 12, 2006 along with the Site Plan drawing SP-101 dated 11/9/05 which was e-mailed by Jeremy on March 28, 2006.

It was my understanding that you would forward an updated site plan drawing with a new revised date so that I could review the existing trees that I feel should be incorporated in the site plan to keep the grandeur and character of the Clarence Community. I see in this most recent rendering it appears that you are saving a large tree directly north of the Executive Cleaners however the site plan that I have dated 11/9/05 does not reflect that island. I believe that it is very important to really spend the time and effort to incorporate as many of the existing trees as possible and to accent this whole area with the burms that you have associated wit the most current rendering.

I believe that it will also be imperative that an in-ground sprinkler system be installed so as to keep this important area and gateway into Clarence to its maximum beauty. I installed a sprinkler system at my office and instead of having a brown lawn during the summer I have a nice green lush aesthetically pleasing lawn all through July, August and September of which I receive many compliments regarding this.

I am also very much encouraged that the existing building will be re-worked as per your colored rendering and I think it will be a great improvement to the overall project and I compliment the owner for this investment in his business.

Your rendering shows that the Austrian Pines along my demising property which will be directly adjacent to my front door and entrance into my office as a continuous line of Austrian Pines however on my 11/9/05 SP-101 drawing there are seven (7) small Austrian Pines with large gaps in between.

I respectfully request that an additional six (6) Austrian Pines be located in the burm adjacent to my property line and front entrance of my office in a staggered fashion so that a visual block of not only the cars, headlights, automobile noise but also the car fumes as the cars wait in line

I would like to thank you and the owner in advance for working on this step by step process on such an important piece of property and I look forward to the owner making the right long term decisions."

The letter is signed by Ronald A. Grimm Jr. RPA, President of Grimm Construction Corp.

The site plan shows a future connection for shared access with the Wilson Farms store that neighbors the property.

Patricia Powers refers to seven (7) recommendations listed in the memorandum dated January 9, 2006 from Donald Wolf, of Watts Engineers, to David Allen, project manager. The recommendations are as follows:

- 1.) Provide a sign at the Main Street entrance giving directions to the coffee shop and dry cleaners drive-thru lanes.
- 2.) Move the entrance to the coffee shop drive-thru lane eastward so that it lines up directly with the traffic lane coming from the dry cleaners drive-thru lane. The "throat" of the entrance should also be widened to accommodate larger vehicles coming from the Main Street entrance.
- 3.) Revise the locations of the 12 parking spaces and provide a 4-foot wide island at each end to discourage traffic entering from Main Street from cutting through the parking areas, and to better define the route to the coffee shop drive-thru lane.
- 4.) Provide a secondary sign on the north end of the new west island directing vehicles to the coffee shop drive-thru entrance.
- 5.) Provide a sign at the exit onto Main Street for prohibition of left turns.
- 6.) Provide a One Way sign and a Do Not Enter sign on the left side of the Goodrich Road entrance, as shown, to prohibit vehicles from turning left into the dry cleaners drive-thru lane.
- 7.) Add double yellow pavement stripes as shown to help channelize traffic in two-way traffic areas.

The applicant has discussed the above recommendations with the TEQR Committee and decided which items would be incorporated into the drawings. The current drawings that show these items have been forwarded to the TEQR Committee.

The greenspace on the project remains at thirty-six percent (36%).

The applicant is planning for tables to be located outside, he is aware that this will require a special outdoor dining permit.

The rendering shows a sidewalk connecting to the existing sidewalk.

The applicant is required to submit a drainage plan to the New York State Department of Transportation.

Timothy Pazda refers to the plan for shared access and wonders if, in the past, the Planning Board had requested paving to the property line. Jim Callahan explains that if the neighbor and the applicant are agreeable, generally, the requirement will be to pave to the property line. However, sometimes the neighbor is not agreeable; the requirement is placed on the plan so that in the future, if there is a change, this requirement can be met.

Wendy Salvati voices her concern regarding the location of the shared access. It is located at the front of the site where people will be entering and exiting the site. There has been no contact with a representative from the Wilson Farms store regarding the shared access.

Patricia Powers thinks it would be beneficial to the Wilson Farms store to agree to the shared access. Peter Casilio said the applicant has no problems installing a shared access area, if this is a requirement, however, Mr. Casilio prefers it not to be a requirement because it is taking away from the green area in front of the building. Patricia Powers explains that, for the time being, showing the shared access on the site plan is sufficient enough for the Planning Board. Knowing that the applicant agrees to shared access is sufficient, as well.

Gerald Drinkard asks about the old oak tree that is located at the site, on Goodrich Road. Mr. Fuerst explains that it is hollow inside; it is dead and will be removed.

Mr. Silvestri explains that he, Mr. Casilio and Matt Balling, TEQR Committee Chairperson, walked the site and agreed on the trees that could be saved and those that were dead.

Mr. Casilio points out that the rendering has an error in it. It shows a tree on site; however the tree is dead and will be removed. There is a tree behind the one depicted on the rendering, that is the tree that being saved.

Timothy Pazda asks for confirmation from the applicant that he does not have a problem with shared access. The applicant has no problem with shared access and will comply if it is requested.

Wendy Salvati asks if anyone has checked to see how cars are going to maneuver through the proposed shared access. The vehicles will have to make a sharp turn to get into the shared access area. She also wishes the applicant could incorporate saving more trees. Out of seven (7) trees that are twenty-four inches (24") or more, the applicant has only saved two (2). Wendy Salvati believes this project is impacting the character of the site.

Councilman Scott Bylewski states he would be more comfortable if the Planning Board made a recommendation on the Special Use Permit prior to sending it to the Town Board. Thus, the Town Board will have the Planning Boards thoughts on the Special Use Permit.

#### **ACTION:**

Motion by Jeffrey Grenzebach, seconded by Richard Bigler, to **recommend concept approval** for a proposed coffee shop drive-thru at 9450 Main Street with the following conditions:

- complete the recommendations that are outlined in the traffic study.
- the applicant is required to go before the Town Board for approval of Special Exception Use Permit, this will require a Super Majority vote by the Town Board.
- shared access to the Wilson Farms store.
- any areas remaining undisturbed must be protected prior to and during construction.
- sidewalk must connect to the existing sidewalk.
- a drainage plan to be submitted to the New York State Department of Transportation.
- tree preservation as discussed.

Patricia Powers	Aye	Wendy Salvati	Aye
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Aye	Tim Pazda	Aye
Richard Bigler	Aye		

**MOTION CARRIED.**

Motion by Jeffrey Grenzebach, seconded by Gerald Drinkard, to **recommend** a Special Exception Use Permit for Agenda Item 2.

**ON THE QUESTION:**

Gerald Drinkard asks if a time limit can be put on the Special Exception Use Permit. Jim Callahan advises once it is granted, it's granted. A separate public hearing would have to be held to withdraw/terminate the permit. David Donohue explains that the Special Exception Use Permit can not be taken away in any other way than what is already provided for in the law.

Patricia Powers clarifies the motion: it is a motion to recommend the Special Exception Use Permit to the Town Board for the drive-thru.

Patricia Powers	Aye	Wendy Salvati	Nay
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Aye	Tim Pazda	Aye
Richard Bigler	Aye		

**MOTION CARRIED.**

Item 3	Requests Preliminary Review of an Open Space
Harris Hill Commons/Windsor Ridge Partners	Design Subdivision proposal.
Residential Single-Family	

**DISCUSSION:**

Jim Callahan provides the background on the project. It is located on the west side of Harris Hill Road, between Sheridan Drive and Greiner Road. The Master Plan identifies the area in a Residential Single-Family classification. The property proposed for the Open Space Design is zoned Residential Single-Family. The density yield calculation of the Open Space Design has been reviewed and is in conformance with the zoning law. The applicant is seeking a referral to continue the review process on the proposed design.

Rob Pidanick of Greenman-Pedersen Inc. (GPI) is present and is the engineering consultant for the project sponsor. Peter Sorgi of legal council for the project sponsor is present as well. Mr. Pidanick explains that the applicant is seeking Concept Plan Approval. Harris Hill Commons is an eighty-seven (87) lot single-family subdivision, located on individual lots. The parcel is sixty-seven point seven (67.7) acres. The plan is to develop the site as a clustered subdivision in accordance with chapter four (4) of the Town's Zoning Code: Open Space Design Development Overlay. The plan has been revised to show the connections that the Planning Board had asked for. Fifty percent (50%) of the site has been set out for open space. There is a large buffer area adjacent to Harris Hill Road. The

streets on the “courts” are proposed to be private; the remainder of the streets on the proposal are to be public.

Wendy Salvati asks the applicant about the lots at either end of the parcel that were split. The Executive Planning Board Committee had questions regarding the lots because the split had not been approved by the Town of Clarence. Mr. Sorgi explains that Mr. Randacchio, who is the attorney for the property owner of the two (2) lots that are to be split, will apply for minor subdivision approval soon. Wendy Salvati asks why the applicant is splitting residential property from residential property. Mr. Sorgi thinks the split is because the applicant does not want a subdivision as large as one that would include the two (2) lots in question. Mr. Sorgi does not know the intentions of the property owner when he sold the lots. The lots were transferred to another entity. Mr. Sorgi believes the lots exist as a separate lot of record for taxation purposes, however, under planning and zoning powers the lots are not separate. Wendy Salvati explains that if the lot exists as a taxable lot, it is a lot of record, which means the county had to have approved it in order to make it a taxable lot. Mr. Sorgi said that a property owner can deed a portion of a parcel to someone and technically that person would be the new owner of that property. Wendy Salvati does not see how land can be sold if it does not exist as a separate taxable lot. Mr. Sorgi believes the two (2) lots exist as taxable lots; it just hasn't been formally subdivided.

Phil Sgamma requests the dimensions of the two (2) lots that are being split off from the large parcel. Mr. Sorgi will obtain the dimensions; he believes the dimensions would be filed with the Town of Clarence Assessor's Office.

David Donohue explains that this is a segmentation issue; major subdivision approval needs to be considered for the entire parcel. The Planning Board needs to look at the entire parcel, which would be the proposed eighty-seven (87) lot subdivision plus the two (2) lots on either side of the large parcel. Mr. Sorgi advises there are no further plans to develop these two (2) lots; he will obtain a letter from the new property owner so the applicant can move forward with this project.

Jim Callahan explains that the residential lot that is separated from the rest of the parcel should be a part of the whole in terms of connectivity and planning.

Mr. Sorgi states for the record that it is completely lawful, pursuant to real estate state laws, to deed the properties off.

Patricia Powers reads a letter addressed to the Planning Board dated May 1, 2006:

“We strongly object to the extension of Garrock Road to the subdivision created by Harris Hill Commons/Windsor Ridge Partners. We have a quiet, peaceful, safe, residential area for our children and grandchildren. No one in our neighborhood wants traffic flow diverted to Garrock Road which will cause a huge influx of traffic flow through Garrock Road, Glenwood Drive, Ledge Lane, Clearview and Galbraith as exit routes to Sheridan Drive or Greiner Road. This would also substantially increase traffic to surrounding streets such as Fox Trace.

We are also concerned about maintaining our natural barrier of trees and scrubs. You are already taking away our green space and our wildlife with implementation of this subdivision and the other commercial office building etc. etc. We are requesting a meeting with the developers to review the effect of maintaining such, versus substitution of new shrubbery and trees etc.

Another major concern is flood control. We already have saturated land towards the back of our properties on Glenwood Drive. We were told by an Erie County Health Inspector, when we had to pay for underground drainage ditches to alleviate standing water, that the water table in our area was already altered by construction on Main Street. These alterations have caused the ground water levels to rise quickly in our area even in light rainfall.

We would also like to see a summary of the environmental impact studies regarding the above including the effect on school enrollment and estimated increases to Clarence taxpayers. We would appreciate if the Town Board could read this letter and enter this into the official minutes of the May 3, 2006 public meeting. Your consideration would be greatly appreciated. Sincerely, Beverly A. Vaarwerk.”

Mr. Pidanick asks if the connection was requested by the Planning Board. Patricia Powers explains that it was suggested by the Executive Planning Board Committee at their March 28, 2006 meeting, because they want access to Sheridan Drive.

A copy of the letter from Beverly A. Vaarwerk will be forwarded to Peter Sorgi per his request.

Timothy Pazda asks if the parcel has ever been considered for the Greenprint Purchase, he feels this would have been a perfect solution. Neither Jim Callahan nor Mr. Sorgi are aware of a Greenprint Purchase. Phil Sgamma points out that this plan preserves a great deal of greenspace.

The width of the open space buffer is eighty-nine feet (89’).

Mr. Pidanick said the applicant will consider walkways and bike paths in the open space areas.

Patricia Powers asks if the applicant received any documentation from the Town of Amherst regarding the sewer capacity. Mr. Sorgi advises the applicant has received a letter. Jim Callahan points out that this land is outside any existing sewer district. The Subdivision Law requires a sewer district be formed prior to any approval of a subdivision; the town has to be involved in any sewer district, whether it is the expansion of an existing sewer district or the creation of a new one.

Gerald Drinkard advises the next step is to obtain out-of-district approval for the sewer. Mr. Pidanick believes there is sewer capacity in the same line that extends easterly along Greiner Road, which services the Lutheran Hills Subdivision.

Patricia Powers refers to the Subdivision Law Article III, paragraph six (6) Adequate Public Facilities and Special Districts and identifies that special districts must be in place prior to approval of any subdivision that will utilize such facilities. Thus, the next step is for this project to go back to the Town Board to provide them with the opportunity to review the plan and to authorize (or not) the special district, this has to be in place before the Planning Board can take any further action. Mr. Sorgi would like to go forward without this issue being addressed; he explains that it would be good to know if this is a good concept prior to seeking approval for the sewer district from the county. The Planning Board explains to Mr. Sorgi that they would not be sending the applicant to the county; they would be sending the applicant back to the Town Board. Once the Town Board has reviewed the project the applicant could either be sent back to the Planning Board or be referred to the TEQR, Traffic Safety and Fire Advisory Committees.

Mr. Sorgi reads a letter from the Town of Amherst dated February 3, 2005 regarding the sewer capacity. The letter indicates that once the completed plans are submitted the final determination can be made. Mr. Sorgi will forward a copy of the letter to the Planning and Zoning Office to be placed in the file.

Pete Gorton, of 4610 Hedgewood Drive, addresses the Planning Board. Mr. Gorton asks for clarification on what "Concept Plan Approval" is. Jim Callahan explains that, generally, the Planning Board will not approve a Concept Plan until the SEQR is satisfied. The project has to go through an environmental review before any action is taken to approve any portion of the project. However, in order to send it to SEQR the project needs parameters.

Mr. Gorton thinks this project needs an EIS; therefore, this project should have a positive declaration issued on it to allow time for the completion of the EIS. He also has a problem with the segmentation issue and the commercial property. Mr. Gorton thinks traffic is a major issue. Regarding the sewer issue, Mr. Gorton thinks the town needs to address the existing residents before addressing future residents. Some prior problems Mr. Gorton has seen with this applicant, on another project, were the installation of wells and wetlands being redefined. The property where the wetlands were was clear cut and urban fill was imported to fill in the wetland area, it was raised six (6) feet above the existing lots. A drain was also put in adjacent to his home. He thinks the project must be watched at every step.

Frank Kennedy, of 4540 Gentwood Drive, explains that the long term results of developments can take four (4) or five (5) years. When Roxbury put in the sewer line, which is along Mr. Kennedy's home, all the trees were taken down. The access from Helenwood Drive was taken down, this was never erected again. There is another entrance on Gentwood Drive with a buffer, people drive around the buffer and this is in Mr. Kennedy's front yard, he does not want this to become a street. He is also concerned with the traffic that will be generated on Harris Hill Road.

Ernest Cavagnaro, of 4860 Glenwood Drive, thinks the project should be denied if there is exit on to Sheridan Drive. Glenwood Drive can not take the additional traffic that will be generated. He also thinks the residents on Glenwood Drive should have sewers.

Councilman Scott Bylewski asks that the Planning Board identify, in any referral motion to the Town Board, the issues regarding segmentation. However, Councilman Bylewski thinks it would be wise for the Planning Board to retain jurisdiction given that the residential and the commercial parcel may or may not have been split off and may need to be tied back into the project, in terms of land use planning.

Ken Pestka, of 4890 Glenwood Drive, doesn't see why a street can not go through the commercial property. Mr. Pestka is concerned for the safety of his grandchildren due to the traffic that will be generated. The greenspace on Harris Hill Road is lovely but creates a distraction for drivers, perhaps it could be made narrower.

Mr. Gorton said he suggested this area be recommended for the Greenprint Program in the past. During construction on Roxbury, there were, at least, one-thousand (1,000) trucks that came howling down the narrow neighborhood roads.

Mr. Gorton wonders who, in the town, reviews the traffic studies.

Mr. Pidanick will not address any of the comments made this evening, but looks forward to working with the Town and the residents as the project moves forward.

Patricia Powers provides a brief clarification. The plan was discussed with eighty-seven (87) lots because several lots were removed to provide access to Garrock Road, if this access is eliminated the lot count remains the same. Mr. Pidanick has no problem moving the stub road to aim it towards Sheridan Drive.

The existing sewer currently ends in front of the church.

Patricia Powers provides an explanation on an action that can be taken on this project. It can be referred back to the Town Board for their review of the Open Space Design and the Special District Approval. Then the project could come back to the Planning Board, at that time, the Planning Board could refer the project to the TEQR, Traffic Safety and Fire Advisory Committees. Phil Sgamma does not think the Planning Board needs to refer the Open Space Design to the Town Board. The Town Board has asked the Planning Board to look at it and this is being done. He suggests tabling the Open Space Design pending the results of sending the project back to the Town Board for the out-of-district sewer issue.

#### **ACTION:**

Motion by Patricia Powers, seconded by Phil Sgamma, to **refer** this project request for an Open Space Subdivision proposal to the Town Board for Special Out-of-District Approval, per page fourteen (14), item six (6), paragraph (a) of the Subdivision Law.

#### **ON THE QUESTION:**

David Donohue explains that in order to resolve the segmentation issue, the Planning Board needs to make a point to the Town Board that it is an issue. The Planning Board must indicate that the issue either has to be addressed by the TEQR Committee or the Planning Board can retain jurisdiction over the issue.

Jim Callahan explains that when the Town Board looks at creation or expansion of a district they need to know what land is included.

Patricia Powers amends her motion to include the entire parcel along Sheridan Drive, between Greiner Road and Harris Hill Road. Phil Sgamma amends his second to the motion to include the entire parcel as well.

Mr. Sorgi clarifies that the entire parcel is what was discussed this evening plus the two (2) lots on either side.

David Donohue agrees with sending this project back to the Town Board for the Out-of-District sewer issue. He explains that the segmentation issue must be noted as it is sent to the Town Board.

Mr. Sorgi suggests the parcel is now “de-segmented” because the Town Board will be looking at the entire parcel and when the project comes back to the Planning Board there will no longer be a segmentation issue.

Patricia Powers	Aye	Wendy Salvati	Aye
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Aye	Tim Pazda	Aye
Richard Bigler	Aye		

MOTION CARRIED.

Phil Sgamma said the Planning Board should retain the segmentation issue.

**ACTION:**

Motion by Phil Sgamma, seconded by Richard Bigler, that as this project is referred to the Town Board it is noted that there is a segmentation issue and the project needs to come back to the Planning Board for the segmentation consideration prior to being referred to any other committee.

**ON THE QUESTION:**

Councilman Bylewski voices his concern regarding tabling the project to allow time for the other two (2) owners to be brought in. He feels it is important that the Planning Board makes it clear that they are working on the over all concept design issues as they await the Town Board decision on the Out-of-District Sewer issue.

Wendy Salvati requests the action be amended to “table” the project to allow the Planning Board continue its consideration and deliberation.

Phil Sgamma amends his motion to include tabling the project to allow further consideration on the issues that were discussed this evening. Richard Bigler amends his second to the motion to include the tabling of the project as well.

Patricia Powers	Aye	Wendy Salvati	Aye
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Aye	Tim Pazda	Aye
Richard Bigler	Aye		

MOTION CARRIED.

Phil Sgamma asks for clarification from Councilman Bylewski on referring a project back to the Town Board on the issue of Out-of-District Sewers. He questions why these projects are sent to the Planning Board. Councilman Bylewski explains that each project that had been previously sent to the Town Board had its peculiarities; sewers are a large issue.

Wendy Salvati has been excused from the meeting.

Item 4  
Master Plan 2015

Review of comments.

**DISCUSSION:**

This is a review of the public comments made on the Master Plan 2015 at the Public Hearing held on February 22, 2006.

The Growth Cap has been referred to the TEQR Committee by the Town Board. Councilman Bylewski suggests mentioning that all types of residential categories are looked at. The response will be amended to include all types of residential categories.

Regarding the Tree and Landscape Law, once Draft No. five (5) is completed, a public hearing will be held.

The Recreation and Parks category is being dealt with through the Master Plan. The final report would be included and would amend chapter six (6).

The current Master Plan identifies any future road extensions and the traffic model. Councilman Bylewski would like to see an overall street map in the Transportation plan.

Jim Callahan advises the Town has adopted the TEQR, which formalizes the review committee appointed by the Town Board to review SEQR, it formalizes the process, it formalizes the involvement of the Town Board in the decision making process.

Councilman Bylewski feels it is important to limit the four-plexes to the Open Space.

There is some confusion regarding the maps that are located on the website, however, the Planning and Zoning Office has hired an intern who will be working on updating the maps.

Jim Callahan suggests identifying that there is a chapter in the Master Plan related to the regional economic impacts.

Jim Callahan will provide the updated comments regarding the Master Plan 2015 Public Hearing of February 22, 2006 to the Planning Board members by the May 17, 2006 meeting.

Mr. Gorton said the Harris Hill Commons area is zoned incorrectly. Jim Callahan explains that the rezoning of this area made it much less dense than it would have been.

Mr. Gorton said the class and character of the neighborhood needs to be taken into consideration when reviewing any project.

**ACTION:**

Motion by Jeffrey Grenzebach, seconded by Timothy Pazda, to **table** Agenda Item 4, to be discussed further at the May 17, 2006 Planning Board meeting.

Patricia Powers	Aye	Wendy Salvati	Aye
Jeff Grenzebach	Aye	Phil Sgamma	Aye
Gerald Drinkard	Aye	Tim Pazda	Aye
Richard Bigler	Aye		

MOTION CARRIED.

Meeting adjourned 10:05 p.m.

Patricia Powers, Chairperson