

Clarence Planning Board Minutes

Wednesday, August 3, 2005

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)

Patricia Powers, Chairperson, called the meeting to order at 7:35 PM. Councilman Scott Bylewski led the pledge to the flag.

Planning Board Members Present:

Patricia Powers
Jeff Grenzebach
Gerald Drinkard

Roy McCready
Phil Sgamma
Tim Pazda

Planning Board Members Absent:

George Van Nest

Wendy Salvati

Other Town Officials Present:

Councilman Scott Bylewski
James Callahan, Director of Community Development

Other Interested Parties Present:

Angelo Natale
Rhonda Grapes

Christine Pfund

Motion by Phil Sgamma, seconded by Jeff Grenzebach, to approve the minutes of the meeting held on July 20, 2005, with a correction to page 2005-173: "returned" to Municipal Review Committee should read "sent" to Municipal Review Committee.

Patricia Powers	AYE	Roy McCready	(abstained)
Jeff Grenzebach	AYE	Phil Sgamma	AYE
Gerald Drinkard	AYE	Tim Pazda	AYE

Item 1

Natale Builders
Commercial

Requests concept plan approval for construction of an 8,250 square foot professional office building at 9159 Main Street.

Discussion:

Jim Callahan gave a brief description of the property which is located on the south side of Main Street, west of the Sheridan/Thompson intersection. It is zoned commercial; Master Plan identifies the area in a commercial classification. The applicant is proposing an 8,250 square foot professional office building.

Angelo Natale was present. He added that they are planning to purchase the property directly to the south and it is under contract at the present time. He added that there is an abandoned structure on the site which they will most likely demolish. Mr. Natale said the owner of the property was not willing to release the easement unless he purchased the property. Jim Callahan said that access to this property is off of Milton Drive. Mr. Natale added that he has a potential tenant for the building who will use 5,000 sq. ft. He said that the four small buildings on the adjoining property would be demolished. Pat Powers said this project would be an improvement on the property.

Tim Pazda asked Mr. Natale if he would consider letting the local fire companies do some training in the buildings before they are demolished. Mr. Natale said yes.

Pat Powers asked Mr. Natale if he was aware that a demolition permit was required from Town, and he responded yes.

Phil Sgamma said, "Since these buildings were built before 1950, it has to go to the MRC for historic review. It's a formality."

Pat Powers asked, "Will this be strictly an office building, Mr. Natale?" He responded yes. He said that part of the building will be the 4,500 sq. ft. tenant and part will be his offices.

Councilman Bylewski suggested that the demolition permit be put on the Town Board agenda as soon as possible to expedite this project.

Jeff Grenzebach asked about the parking. Rhonda Grapes, architect for the applicant, responded that they have provided 46 parking spaces. The number required, based on the calculations, would be 42. Mr. Natale added that the septic would be located in the southeast corner of the property, if possible. If there is not enough room, then it would be located in the front of the property. There was some discussion about the curb cuts on Mr. Natale's property and the adjoining property to the west. Mr. Natale added that the color and style of the building would be similar to his existing office building in Williamsville. Mr. Natale expressed his concern about having the parking located in the rear of the property. He felt it forced him to minimize the 'look' of the building on Main Street, to order concentrate on the back of the building where people would be entering. He said, "The ordinance we are trying to follow may not help the situation and it may even hurt it." Pat Powers responded that the new zoning for the area along Main Street from Harris Hill to Sheridan Drive requires the parking to be in

the rear or along the side of the building. She added that the Harris Hill Animal Hospital will have parking in the front because their septic tank will be in the rear and there is no room for parking. They required a variance. Waterford Bank wanted to have parking in the front, but their parking was moved to the side. Mr. Natale said, "I understand the ordinance but I would think the underlying principle is to increase the look on Main Street." He stated that he thought most developers would want to spend their money on the entrance to the building, even if it is in the rear of the building.

Councilman Bylewski stated that the architectural approval rests with the Town Board. He referenced Dr. Bloom's building on Main Street. The actual front of building, where people enter, is along the side. He said that he, as a Town Board member, is always open to other thoughts and ideas from Mr. Natale.

Motion:

Motion by Phil Sgamma, seconded by Tim Pazda, to refer this project to the Municipal Review Committee, Traffic Safety Advisory Committee, and Fire Advisory Committee for further review.

ALL AYES. MOTION CARRIED.

Item 2
Subdivision Law

Review of Draft 4 of the Subdivision
Law.

The Planning Board reviewed pages 24 thru 36 of Draft 4 of the proposed Subdivision Law. The following general concepts were discussed:

1. The ultimate length of a cul-de-sac street;
2. The amount of recreation space that should be set aside in designing a subdivision;
3. The payment in lieu of land set aside for recreation, as being a function of the assessed value of the property to be developed;
4. Open development areas as not being an "as of right" use, but rather a privilege – ultimately a discretionary act of the Town Board; and
5. Waivers or variances to identified parameters.

The Planning and Zoning Department Board will incorporate the discussed changes and forward Draft 5 to the Planning Board for action at the August 17, 2005 meeting.

Meeting adjourned at 9:00 p.m.

Patricia Powers,
Chairperson