

Town of Clarence
Planning Board Minutes
Wednesday October 3, 2007

Work Session 6:30 pm

Roll Call
Minutes

Update on Pending Items
Committee Reports

Zoning Reports
Miscellaneous

Agenda Items 7:30 pm

Item 1

Thomas Kelkenberg
Industrial Business Park

Requests Concept Plan Approval for a proposed
Industrial Business Park at 10060 County Road.

Item 2

Dr. Altman
Restricted Business

Requests Development Plan Approval for a new
medical office at 8421 Sheridan Drive.

Item 3

Master Plan 2015 Amendments

Discussion.

Item 4

Architectural and Design Standards

Discussion.

Item 5

Sign Permit Applications

Review.

First Vice-Chairperson Wendy Salvati called the meeting to order at 7:30 p.m. Councilman Scott Bylewski led the pledge to the flag.

Planning Board Members Present:

First Vice Chairperson Wendy Salvati
Second Vice Chairperson Gerald Drinkard
Jeffrey Grenzebach
Timothy Pazda
Richard Bigler
Albert Schultz

Planning Board Members Absent:

Chairperson Patricia Powers
George Van Nest

Other Town Officials Present:

Director of Community Development James Callahan
 Assistant Director of Community Development James Hartz
 Councilman Scott Bylewski
 Deputy Town Attorney David Donohue

Other Interested Parties Present:

David Altman	Mary Powell
Douglas Klotzbach	Thomas Kelkenberg
Gary Long	

Motion by Timothy Pazda, seconded by Albert Schultz, to **approve** the minutes of the meeting held on September 19, 2007, as written.

Wendy Salvati	Abstain	Gerald Drinkard	Abstain
Jeffrey Grenzebach	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Albert Schultz	Aye

MOTION CARRIED.

Wendy Salvati will preside over the meeting in Patricia Powers' absence. Albert Schultz will participate in all discussions and vote on all agenda items in George Van Nest's absence.

Item 1

Thomas Kelkenberg
 Industrial Business Park

Requests Concept Plan Approval for a proposed
 Industrial Business Park at 10060 County Road.

DISCUSSION:

Jim Callahan provides the history on the project. The property is located on the north side of County Road, west of Strickler and consists of 3.59 acres.

Douglas Klotzbach, of Kasprzak & Klotzbach Architects, and owner Thomas Kelkenberg are present.

Wendy Salvati notes that the proposal was not referred to the TEQR Committee; the Planning Board will make the SEQRA determination.

Wendy Salvati points out various items that were discussed at the prior meeting, such as preserving as much of the natural vegetation behind the building as possible; there will be no lighting on the back of the rear building. Mr. Klotzbach explains that there will be a 50' buffer in the back. He also explains that there was no intention to put lighting in the back of the building.

Gary Long, representing the Clarence Chamber of Commerce, states that the Chamber supports this project.

ACTION:

Motion by Wendy Salvati, seconded by Jeffrey Grenzebach, to **recommend** a Negative Declaration on the request for a proposed Industrial Business Park at 10060 County Road based on the information and the analysis provided on the Full Environmental Assessment form, the item is an Unlisted Action and will not result in any significant adverse environmental impacts.

Wendy Salvati	Aye	Gerald Drinkard	Aye
Jeffrey Grenzebach	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Albert Schultz	Aye

MOTION CARRIED.

Timothy Pazda states for the record that the lack of questions from the Planning Board is because they have asked them at previous meetings.

ACTION:

Motion by Gerald Drinkard, seconded by Timothy Pazda, to **recommend** Concept Plan Approval for a proposed Industrial Business Park at 10060 County Road with the following conditions:

- A completed Development Plan Checklist is required.
- A minimum of 60% greenspace is to be preserved.
- The buildings are not to exceed 6,000 square feet.
- A minimum of 50' of natural vegetation is to be preserved at the rear of the site; the natural vegetation is to be supplemented as necessary.
- No lights will be placed on the rear of the building.
- An approved Landscape plan is a requirement at Development Plan Approval. It needs to include a plan to preserve the buffer in the back during construction.

ON THE QUESTION:

Albert Schultz clarifies that there are to be no lights on the rear of the third building in. Any other lighting that is installed is to be shielded.

Wendy Salvati	Aye	Gerald Drinkard	Aye
Jeffrey Grenzebach	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Albert Schultz	Aye

MOTION CARRIED.

Item 2

Dr. Altman
Restricted Business

Requests Development Plan Approval for a new medical office at 8421 Sheridan Drive.

DISCUSSION:

Jim Callahan provides the history on the project. The property is located on the south side of Sheridan Drive west of Harris Hill Road and consists of approximately 1.39 acres. A Negative

Declaration was issued under SEQRA by the Town Board on April 25, 2007, Concept Approval was recommended on May 2, 2007.

David Altman, applicant, and Phil Silvestri, of Silvestri Architects, are present. Mr. Silvestri explains that the applicant has received a letter from the Erie County Department of Health regarding the septic system. They received late comments from the Landscape Committee recommending they substitute trees, the applicant will comply.

Wendy Salvati points out that the recommended 35 parking spaces are now part of the plan. The applicant was to discuss a privacy screen with the neighbor to the east; the applicant said there will be additional spruces planted on his property. The neighbor is in agreement.

Gary Long, Director of the Clarence Chamber of Commerce, is representing the Chamber and indicates that they support this project.

ACTION:

Motion by Jeffrey Grenzebach, seconded by Timothy Pazda, to **recommend** Development Plan Approval for a new medical office at 8421 Sheridan Drive with the following conditions:

- There will be a privacy screen as discussed on the east property line.
- The conditions outlined in the Landscape Committee report are to be satisfied.
- Subject to the conditions in the Town Engineer's letter dated September 11, 2007.
- Subject to Commercial Open Space Fee(s).
- The project will not exceed 35 parking spaces.
- No parking in the front of the building.
- No building lights on at night.
- The dumpster will be emptied during normal business hours.

ON THE QUESTION:

Dr. Altman asks for clarification on the lighting issue. Wendy Salvati said that the lights are to be out at the close of business, no lights are to be on all night. Dr. Altman said there are timers for the lights as part of the plan.

Timothy Pazda and Gerald Drinkard thank the applicant for working so well with this project.

Wendy Salvati	Aye	Gerald Drinkard	Aye
Jeffrey Grenzebach	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Albert Schultz	Aye

MOTION CARRIED.

Item 3

Master Plan 2015 Amendments

Discussion.

DISCUSSION:

Wendy Salvati explains that the TEQR Committee has issued a Negative Declaration on the amendments. Jim Callahan said the proposed amendments identify prioritizations for future sewer extensions; it has previously been developed and recommended by the Planning Board. A few comments were received from the TEQR Committee; Jim Callahan identifies them as technical changes from the Division of Sewer Management and are as follows:

- Page 2, paragraph 3 should read the Peanut Line Trunk sewer is tributary to Amherst water treatment plant, not Erie County.
- Page 10, the Clarence Research Park and Sisters of St. Joseph areas are part of Erie County District #5, not private ownership.
- At the end of the document it is noted that several homes in the Harris Hill area are already serviced by Erie County Sewer District #5 or Clarence Sewer District #7 by an out district customer agreement.

ACTION:

Motion by Gerald Drinkard, seconded by Timothy Pazda, to **refer** the Amendments to the Town Board for adoption.

ON THE QUESTION:

Albert Schultz thinks it is incredible that the amendments went to all the involved agencies and virtually no comments were received, except a few minor technical items.

Wendy Salvati	Aye	Gerald Drinkard	Aye
Jeffrey Grenzebach	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Albert Schultz	Aye

MOTION CARRIED.

Councilman Bylewski clarifies that the changes will be made and forwarded to the Town Board to set a Public Hearing.

Item 4

Architectural and Design Standards

Discussion.

DISCUSSION:

Jim Callahan said he has received a number of comments regarding the Architectural and Design Standards. The comments will be entered and an updated document will be distributed at the next Planning Board meeting. The comments do not include anything very significant.

Timothy Pazda refers to page 4 with regards to parking being screened. He refers to the stone wall for Walgreen's at Main Street and Sheridan Drive and voices his concern on the height of the

wall. Councilman Bylewski explained that the Town Board set the 30” height requirement at one of their meetings.

Mr. Pazda refers to section 229-89(B)(2)(e) and asked for an explanation for the words, “flat roofing system”. It is explained that these systems would be mechanical systems, such as air conditioning units; clarification will be added to the wording. He then refers to G (d) of the same section and asked if 60% reflectivity is too much, this figure seems high to him. Mr. Pazda suggests maybe 40%. Mr. Schultz said examples need to be seen before making a decision. Wendy Salvati will ask one of the architects in her office if they have examples that the Planning Board members can utilize. Mr. Pazda reads on and asks for clarification on the corner lot provisions of access. It is clarified that it is required that the lot must have access from both streets. Mr. Schultz suggests supplementing the document with sketches or drawings to help clarify requirements. Jim Callahan will clarify the wording. Mr. Drinkard suggests using bullets to clarify the text.

Mr. Pazda refers to section 229(84)(b) and asks what kind of “truck travel” are we trying to eliminate. Wendy Salvati said it is warehouse or public storage truck traffic that is trying to be eliminated.

Wendy Salvati voices her concern with the reduction of greenspace to allow for cross access. Jim Callahan identifies the 80’ setback in the front of a building.

Item 5

Sign Permit Applications

Review.

DISCUSSION:

A sign for Meyer Financial Services has been approved.

A sign for Smart Car has been approved with conditions. The conditions are as follows: one (1) standard sign on the existing sign structure, a separate free standing sign is **not** approved. One (1) sign on each face of the building.

A sign for Inner Health and Wellness has been approved.

A sign for Lakeshore Saving has been approved with a condition. The condition is as follows: two lines of 10” copy is preferred. The sign will need to go before the Zoning Board of Appeals due to the location requested.

A sign for Holistic Health Center of Clarence Hollow has been approved.

It is clarified that the Mercedes-Benz Dealership is in the Commercial Zone.

Meeting adjourned at 8:15 p.m.

Carolyn Delgato
Senior Clerk Typist