

PLANNING BOARD MINUTES

Wednesday October 15, 2003

AGENDA 8:00 P.M.

ITEM I  
Gary Sheldon  
Commercial

ITEM II  
William Kenyon  
Commercial

ITEM III  
Joe & John Rubino  
Agricultural

ITEM IV  
Benderson Development  
Major Arterial

ITEM V  
Waterford LLC  
Agricultural

ITEM VI  
Christopher Santora  
Industrial

WORK SESSION 6:30 P.M.

Roll call                      Miscellaneous  
Minutes                        Agenda items  
Sign review                    Communications  
Update on pending items  
Committee reports

REQUESTS DRIVE-UP DOOR AT EXISTING DRY CLEANERS IN THE TRANSITOWN PLAZA.

REQUESTS CONCEPT PLAN APPROVAL FOR THE CONSTRUCTION OF A NEW CONVENIENCE STORE / GAS FILLING STATION AT 5820 GOODRICH ROAD.

REQUESTS CONCEPT PLAN APPROVAL FOR A 50 LOT SUBDIVISION AT THE SOUTHWEST CORNER OF CLARENCE CENTER ROAD & SHIMERVILLE RD.

REQUESTS BUILDING PERMIT FOR 66,000 SQUARE FOOT ADDITION TO EXISTING FACILITY LOCATED AT WALMART IN THE EASTGATE PLAZA - 5033 TRANSIT ROAD.

REQUESTS CONCEPT PLAN APPROVAL AND RE-ZONING FOR ADDITIONAL 40 PATIO HOMES AND 52 TOWNHOUSES IN WATERFORD VILLAGE LOCATED BETWEEN SHIMERVILLE ROAD, ROLL ROAD, AND THOMPSON ROAD.

REQUESTS BUILDING PERMIT FOR 2,000 SQUARE FOOT OFFICE BUILDING FOR GREENVIEW LANDSCAPING LOCATED AT 8600 ROLL ROAD.

ATTENDING: Patricia Powers  
Christine Schneegold  
Reas Graber  
Roy McCready  
Frank Raquet  
Jeff Grenzebach

INTERESTED  
PERSONS:

Councilman Scott Bylewski  
Pat Hughes  
Ray & Arlene Seitz  
Robert Schroder  
D. Hendrick  
Tim Arlington  
Joseph & John Rubino  
Sean Hopkins  
William Schutt  
Mike Dunn  
David Arman  
Jane Bordner  
Derek Gardner  
Darryl Remsen  
Stacy Feil  
Peter Reiter  
Rich McNamara  
Christopher Santora  
Angelo Natale  
James Callahan  
James Hartz  
Kathryn Tiffany

MINUTES

Motion by Patricia Powers, seconded by Roy McCready to  
approve the minutes of the meeting held on October 1,  
2003 as written.

ALL VOTING AYE. MOTION CARRIED.

ITEM I  
Gary Sheldon  
Commercial

REQUESTS DRIVE-UP DOOR AT EXISTING DRY  
CLEANERS IN THE TRANSITOWN PLAZA.

Motion by Frank Raquet, seconded by Jeff Grenzebach to  
table this item. The applicant was not ready.

ALL VOTING AYE. MOTION CARRIED.

ITEM II  
William Kenyon  
Commercial

REQUESTS CONCEPT PLAN APPROVAL FOR THE  
CONSTRUCTION OF A NEW CONVENIENCE STORE/  
GAS FILLING STATION AT 5820 GOODRICH ROAD.

DISCUSSION:

At the last Planning Board meeting residents identified several concerns regarding the project. Tim Arlington of Apex Consulting said they have added and subtracted from the plan they presented. They have deleted the vacuum cleaners on the north side, and they might possibly have a public phone in that location, as well as an air pump. They have added a substantial amount of landscaping along the west side of the property (rear) arborvitae, and shrubbery to provide a visual buffer. They have shortened the entrance way to the south from 40 to 30 feet. Mr. Arlington showed a rendering of the building that was presented to the executive Planning Board on October 7, 2003. They are proposing a brick building using the Sunoco blue for trim and canopies. They will carry the brick color on to the canopy as well. Frank Raquet suggested changing the position of the pumps, so the headlights wouldn't shine into the homes on Goodrich Road. Mr. Arlington said the reason they have to face the pumps that way is, to be able to see the licence plate numbers in the event customers drive away without paying. Frank asked what they are proposing to do in the back - in the way of rebuilding the berm. Mr. Arlington said a berm is a possibility if the neighbors wanted to cooperate. There can only be one berm, two would cause a drainage problem. The building will be constructed of brick. Mr. Arlington said the style of the building on the drawing probably fits the character of the neighborhood better than the traditional buildings in the neighborhood, because of the new homes in the subdivisions surrounding the building. Frank said he would like to see a more traditional design. The sidewalk

has been extended across the front of the property. Jeff Grenzebach said he had concerns for pedestrians walking on the sidewalk. With the green space in front, would cars pulling out see the people walking by in front? Mr. Arlington said there would be trees in that green area, and it will be back 10 or 15 feet. Jeff asked if the canopy will have a gable roof. No, it will be a flat roof, so the people in Martha's Vineyard will not see the canopy. The building will be 20'4" at the peak. Chris asked what the neighbors on Martha's Vineyard will look at, as far as the back of the building. It will be an architectural block in the brick color. Reas asked if there would be a walkway for the pedestrians going to the store, to keep them out of the way of the traffic. Mr. Arlington said he would discuss that with the Kenyons. Reas said the rendering was a considerable improvement, but he would like to see a more traditional look. Reas said most gas stations have cameras to deter customers from driving off. Roy McCready said he isn't really pleased with the style of the building. He was thinking of a federalist look, more traditional and in keeping with the surrounding buildings. Mr. Arlington said they want to put their mechanicals on the roof. Roy McCready said there are other buildings that have their mechanicals at ground level, and they seem to be working fine. Roy is also concerned with pedestrians, and would like to see sidewalks on both sides of the property leading to the store, as well as in the front of the property. Roy also suggested bricking the building all the way around. Pat Powers read the list of concerns expressed by the neighbors at the previous meeting held on October 1, 2003. Pat asked the neighbors to comment. Robert Schroder of Martha's Vineyard is concerned with the privacy aspect. Mike Dunn of Goodrich Road said he worked at the Mini-Mart and there are a lot of landscapers who come in there with larger vehicles. He didn't think they would be able to make the swing with their trailers. There are also several people in town with mobile homes who won't be able to make the turn, so they will lose that business. Mr. Dunn suggested turning the gas pumps to accommodate the larger vehicles, and eliminate the lights in the windows of the neighbors on Goodrich Road. Councilman Bylewski suggested a gabled canopy. The site plan - perhaps rotating the building as well as the pumps to accommodate people and pedestrian traffic up and down Goodrich. The gabled

canopy may work in well with the Federalist style building recommended by Roy McCready. Councilman Bylewski read excerpts on page 12 of the Master plan as follows:

The Clarence Center Area is a mixed-use hamlet centered around the intersections of Goodrich Road and Clarence Center Road, locally know as the four corners. This area contains several historic structures, including both businesses and residences. There has been more investment in properties within Clarence Center as compared to Clarence Hollow and the character is more homogenous than in the Hollow area. The streets are tree lined and the buildings have a **shallow setback creating a unique character worth preserving.**

There will be pressure in the future for more substantial service type businesses to accommodate this growing residential population. This area represents an ideal example of mixed uses with a connective street and sidewalk pattern, accentuating the architectural style of the buildings and allowing for residents to walk to needed services. This type of community represents the goal of the “new urbanism” design strategy. As such, the Town must work to maintain this area as close to its current character as possible. The pressures for change are the growing residential population on the periphery, the traffic being generated by this residential growth and the continued need for services. I would ask the planning board to bear in mind those four points.

Pat Hughes of 9450 Bonnie Fay lives on the corner of Bonnie Fay and Goodrich Road. She would like to see improvements near her backyard, she does not have a fence and sees everything that goes on . Is there anything going in there for them? Pat Powers said it has been brought to the applicants attention, and will be addressed in future meetings. Pat Powers told Mr. Arlington, the board will not be moving on the Special Exception Use permit this evening. The board is prepared to take care of the SEQR and also refer this out to Traffic Safety and Fire Advisory for review.

ACTION:

Motion by Jeffrey Grenzebach, seconded by Roy McCready to recommend a negative declaration to the Town Board for this project. The land is already disturbed, and based on the EAF information contained in the file, it does not represent any further threat to the environment

ALL VOTING AYE. MOTION CARRIED.

ACTION:

Motion by Reas Graber, seconded by Christine Schneegold to refer this project to Fire Advisory and Traffic Safety for review and comment.

On the Question?

Frank Raquet asked if the present site plan is going to be

sent for review seeing as there has been a good deal of discussion about a different layout, and I think that would be relevant. Roy McCready suggested asking them to comment about the layout. Jeff Grenzebach asked if a one way in, one way out would make it better or worse. Mr. Arlington said most people don't follow flow arrows and in the winter they can be covered with snow. Traffic Safety will take a look at this.

ALL VOTING AYE. MOTION CARRIED.

Patricia Powers told Mr. Arlington that the Planning Board Executive Committee will meet again on Tuesday October 28<sup>th</sup>, and they are welcome to come in with a revised plan that will fit architecturally into the community, and meets the criteria the Planning Board has requested.

ITEM III  
Joseph & John Rubino  
Agricultural

REQUESTS CONCEPT PLAN APPROVAL FOR A 50  
LOT SUBDIVISION AT THE SOUTHWEST CORNER  
OF CLARENCE CENTER ROAD & SHIMERVILLE RD.

DISCUSSION:

Patricia Powers said there will be no action taken on this project this evening due to a letter that was received from the Health Dept that there is no sewer capacity. The reason we are listening this evening is because it was placed on the agenda before the letter was received. It will give everyone an opportunity to have the developers present their project and the neighbors can see what is being proposed. The project is located on the southwest corner of Shimerville Road and Clarence Center Road, and consists of approximately 30 acres in the agricultural zone. The Master plan identifies this parcel as compatible with low density residential development. The project was introduced to the Town Board on September 24, 2003 and referred to the Planning Board, and this is the initial presentation. John & Joe said they are proposing a similar project to the subdivision they are just wrapping up called Ranchview, located off Clarence Center Road. The lots are Residential A with 100 feet of frontage. They will be mostly ranch homes like Ranchview. They are aiming for the empty nester population like they did in Ranchview. Out of 29 homes they have just one child that goes to school. They are working on obtaining a letter from sewer

district # 5. Joe Latona received a letter saying that things are freeing up in sewer district #5. This project is in sewer district # 6. Comments from the neighbors included concerns regarding the wildlife, the trees, additional traffic, and the density of the homes. Councilman Scott Bylewski had a few comments regarding the berming along Clarence Center Road, and Shimerville Road. “ There have been a lot of negative comments with respect to the berming that has been done around Loch Leah and the Harris Hill area, because of the existing homeowners that were there before Loch Lea wanted it, and now their common complaint is I see someone’s backyard, I don’t see a neighborhood, I see a backyard. So that was one situation. Maybe clustering might be appropriate once we do have that zoning law in place. The third item is getting back to the Master plan. A dedicated recreational area should be a mandatory aspect of subdivisions over 25 single family units, and this subdivision would definitely qualify. Other than the sewer comment which I believe everyone on the planning board knows where I stand with respect to that.” Anne Case said she didn’t think this met the criteria for even going with the Heise Brookhaven. It is Anne’s understanding they are using 489 of the 500 taps in Waterford Village. Anne said she under the impression that sewer district # 6 is a paper district. John & Joe Rubino said they will have to do more work to obtain the approvals from the proper authorities with the sewer questions, and then they will have their Engineer sit down and take a look at this site sketch.

ACTION:

Motion by Frank Raquet, seconded by Christine Schneegold to table this item.

ALL VOTING AYE. MOTION CARRIED.

ITEM IV  
Benderson Development  
Agricultural

REQUESTS BUILDING PERMIT FOR 66,000 SQUARE FOOT ADDITION TO EXISTING FACILITY LOCATED AT WALMART IN THE EASTGATE PLAZA - 5033 TRANSIT ROAD.

DISCUSSION:

Jim Callahan gave a brief history of the project. Walmart is located on the east side of Transit Road between Sheridan and Greiner in the Eastgate Plaza. The property was re-zoned in 1994 to accommodate 400,000 square feet of commercial retail space, after a negative declaration under SEQR. The Master plan identifies that this area remain in a commercial classification. The project was introduced to the Town Board on September 10, 2003 and referred to the Planning Board for review and comment. There is a reduction in the overall square footage on the initial approval of the project. The project has been referred for comments from the NYSDOT, the Town of Amherst, ECDEP, and a 239-M review. The project is here for amendments under SEQR, and referral from the Town Board for action. The landscape committee has reviewed the project, and the Engineering Department has given an approval. Sean Hopkins represented the project to seek an amendment to the approved development plan. They are asking for a 66,749 square foot addition to the existing Wal-Mart. The only reason they are coming back is because the foot print has changed. They have actually reduced the size and the amount of impervious surface of the project site, and they have changed the foot print. The height of the building will be consistent with the existing Wal-Mart, the color will be the same. Another issue that was very important to the neighbors when this was approved in 1994, was the landscaping. They will replace any of the trees that died, they will increase the height of the berms. There will be landscaped islands directly in front of the building, and additional trees as well. As Jim Callahan mentioned, this was referred out to the Department of Transportation, although a negative declaration was previously approved, it is subject to General Municipal Law 239-M. It is my understanding that the D.O.T. contacted Jim today, and indicated that Benderson in conjunction with another project in the Town of Amherst, has worked out an acceptable mitigation for traffic impacts. Basically improvements to the intersection

at Transit and Maple and Greiner. They would be willing to provide the access to the south if and when it is ever needed. The number of parking spaces for Wal-Mart will accommodate 950 cars. Christine Schneegold asked if Benderson owned everything up to Greiner Road. They own a parcel that has frontage on Greiner. Chris asked if it would be possible to access Greiner. Mr. Hopkins said that they have indicated they would be willing to re-evaluate an access to Greiner Road. Mr. Hopkins said "Based on the previous approval there will be approximately 30,000 square feet that would still be left. Obviously that is subject to meeting any approvals for final setbacks, parking etc. Patricia Powers asked if there were any plans for that 30,000 square feet. Mr. Hopkins said "No, none at all." Pat Powers asked if there were any comments from the audience. Darryl Remsen from Ledge Lane said "This project has had quite a past. In the very beginning we were told by the previous Town Boards and Planning Boards, that the neighbors in the Eastbrooke and Ledge Lane area would be protected. I am hearing that an opening is going to be cut to Greiner Road eventually to relieve the congestion on Transit Road. I just wonder if people coming out of this plaza making a right hand turn on to Greiner Road, traveling up Eastbrooke which right now is not wide enough to park two vehicles on opposite lanes. Also the character of our neighborhood on Ledge Lane. It was told to us that during the zoning process that everything was done to protect the character of our neighborhood. I see right here that it is all going to be thrown aside. Is that correct?" Patricia Powers said "I don't think that the exit on Greiner Road was discussed as far as this plan Mr. Remsen. Darryl Remsen said "Well I just heard comments, and it sounded like people were favorable to it." Jim Callahan said this exit was initially recommended by the D.O.T. and denied by the Town Board. By no means does it mean it is going to be done. It could be discussed in the future. Mr. Remsen said he was sure people in that area will be opposed to any efforts to open that up for a reliever for Transit Road. Patricia Powers read a memo from James Callahan to the Planning Board members regarding the Wal-Mart expansion. Jim received a call from Ed Rutkowski of the Department of Transportation regarding the expansion of WalMart and the proposed Lowe's Home Store at Transit and Maple Road.

NYSDOT has approved mitigation for these projects, which will include the installation of right hand turn lanes on Transit Road in both the north and southbound approaches to the intersection.

ACTION: Motion by Reas Graber, seconded by Jeffrey Grenzebach to recommend a negative declaration for an addition to the existing Wal-Mart in the Eastgate Plaza to the Town Board.

ALL VOTING AYE. MOTION CARRIED.

Pat Powers read the comments from the Engineering Dept.

ACTION: Motion by Roy McCready, seconded by Christine Schneegold to recommend approval for a building permit for a 66,000 square foot addition to Wal-Mart at Eastgate Plaza to the Town Board.

ALL VOTING AYE. MOTION CARRIED.

ITEM V  
Waterford LLC  
Agricultural

REQUESTS CONCEPT PLAN APPROVAL AND RE-ZONING FOR ADDITIONAL 40 PATIO HOMES AND 52 TOWNHOUSES IN WATERFORD VILLAGE LOCATED BETWEEN SHIMERVILLE ROAD, ROLL ROAD, AND THOMPSON ROAD.

DISCUSSION: Jim Callahan gave a brief history of the project. The proposed project is located on the west side of Thompson Road, north of Roll Road. It is a proposed extension to the existing Waterford Village PURD off the proposed Dana Marie Lane. It is zoned Agricultural and consists of approximately 15.8 acres. The Master plan identifies this parcel as compatible with low density residential development. This was introduced to the Town Board on October 8, 2003, referred to the Planning Board, and is here tonight to initiate the review process. Sean Hopkins and Bill Schutt spoke on behalf of the applicant. Bill Schutt said this is proposed as an extension of the Waterford Village. The town homes will be located at the southern part of the property to buffer the NYSEG property which is directly south of this. It has an industrial flavor to it, and not the most outstanding view. Of course the patio homes

would be to the north in a kind of traditional neighborhood design. The project itself consists of approximately 14 acres, and we are requesting a re-zoning to PURD to be consistent with Waterford Village. Sean Hopkins said “The other important thing about the project is, after accounting for what we are showing in terms of this layout - we will still be under three units per acre density that is set forth in the PURD zoning. We also understand that it has to go through the review process, has to be reviewed for SEQR, we filed a long EAF, we are in the process of examining the site for potential wetlands, and we are also doing an archaeological study. We know we have to go through that process. So all we are really asking for tonight is a recommendation to the Municipal Review Committee and make sure we get all our comments, and move along in the approval process. We know there are going to be some questions that are going to be raised based on those studies, and we will address those as we proceed. Reas Graber asked how much land is involved in the wetlands. Sean Hopkins said that Don Owens of Earth Dimensions has walked the site and taking a look at it. He has indicated there may be some small federal wetlands on the site. There will be a second question and that will have to be answered whether those are isolated, uninhabitable waterways because if they are - they are not subject to jurisdiction. Bill Schutt said the wetlands are effectively in the northwestern corner of the property. Reas Graber asked Mr. Schutt to expound on the community center. Mr. Schutt said “That is actually a derivative of the Waterford community itself. After a lot of thought, discussion, and study, it is now thought that rather than have that community center down off Roll Road, we will put it in a location that will better serve all the residents of Waterford. Reas Graber asked how much of a buffer there is between the patio homes and the large homes to the north of them. Bill Schutt said there will be a fifty foot undisturbed buffer. Jeff Grenzebach asked if there would be a berm there. Mr. Schutt said they plan to just retain the existing vegetation. Jeff asked how many parking spaces they are showing for the community center. Mr. Schutt said it is only an 1800 square foot building, and they are showing 14 or 15 parking spaces. Frank Raquet asked the total acreage of the PURD including this piece. Mr. Schutt said originally Waterford was 208 acres. They have requested the addition of

Wexford Manor on the north and with this 14 acres, the total of all three brings the acreage to 235 acres. Frank asked what is the new number of units? The new number would be 489 units. Frank asked if there is adequate sewer capacity for this amount. Mr. Schutt said "Absolutely. The Heise Brookhaven sewer actually came with approval for 1000 units, of which 500 was designated for Waterford, and another 500 elsewhere. Frank asked if they had considered another egress to Thompson Road. Mr. Schutt said it is his understanding that there are four lots fronting on Thompson Road. Two of the lots have duplexes on them, and there are two building permits pending. Frank asked if they considered clustering these, so they could leave more green space. Christine Schneegold asked if they were going to put in a berm between the town houses and the substation. They are going to preserve the existing foliage there, rather than install a berm. Christine asked how far from the property line is the NYSEG substation? Mr. Schutt said it is about 100 feet away. Christine Schneegold said "I know you have said you are under density for the entire acreage. However, ninety two units on 14 acres - wow! That to me is high density!" Christine asked "Is this is the end of Waterford. Do you have any other property you are going to come up with another extension? Mr. Schutt and Mr. Hopkins said "Not that we are aware of." Pat Powers said

"I guess that is a question that we all have on our minds. To the best of your knowledge as we meet here tonight, do any of the other founders involved with Waterford Village own any other additional pieces of property adjacent to this PURD?" Mr. Hopkins said "I know Mr. Cimato owns the Ballow parcel which is adjacent, but across Roll Road. I don't think there is any other contiguous property that any of them has an ownership or contractual interest in. I don't want to be sworn to that, I am just saying based on what I know." Roy asked about the walking path shown on the plan. Mr. Schutt said it will be some kind of a walkway. It has not been decided whether it will be wood chips or asphalt. Roy asked how much space there is between these houses? Mr. Schutt said "Typically, there would be about eleven (11) feet." Pat Powers asked the residents if they cared to comment. Joe Meyers of Roll Road lives adjacent to this whole complex. Mr. Meyers said "First of all they came in and they got the PURD designation for Waterford Village, they did it on a certain criteria. They

did it on certain studies. Now all of a sudden, things are changing. Now this is going to be included on something that was approved on one criteria, and now we are going to throw in another 92 units which would be approximately 18 to 20% more buildings. If someone mentioned low density you are talking about six units per acre, if this is 15 acres. I don't know who considers that low density unless you live in a trailer park. I don't know where these people are coming from. It makes no sense. We are contradicting the Master plan to begin with, it should have never been designated as a PURD. It was very questionable, and there was a lot of opposition. But after several years, and a lot of pressure, it happened. Now let's slow down and take a good look at this situation. They all of a sudden find 15 acres, and throw another 20% houses in there. Those internal streets are going to be taken care of by them, but what happens? Are those people going to fly out of there? Are we going to put tunnels in to get them to their destinations? It is going to add to the whole perimeter situation which is going to be unbearable right now. I would like you people to take that all into consideration before we move one inch forward. Thank you." John Lally of Thompsonwood Drive said "I was sitting in the back listening to the statement you made about the other development going up in Clarence Center. You used the analogy of three scoops of ice cream in a one scoop cone. When you look at this, it is the whole five gallon bucket on a one scoop cone! If this is approved you will be putting our small street in the middle of the highest density residential development in the Town of Clarence. I listened to the board talk about the impact to the residents surrounding the gas station/convenience store. You asked them to put brick on the back of the gas station to minimize the impact. What I am asking the board to do is minimize the impact to the Thompsonwoods area by keeping the property Residential A, and require the developers to maintain the character of the houses that we all paid for with our hard earned savings. This does not match the character of the existing properties, it is zoned low density, my request to this group is to maintain it as low density." Wayne LeVan of Thompsonwood Drive said he echoes what Mr. Lally said. His house backs up to the houses that are proposed on the north end of the development. He has several concerns. Every time he walks through the woods, and he does frequently, there is standing water all over the

place, even in mid-August when it is the driest of the season. It will be interesting to see the wetland studies on that. The NYSEG outpost there has to de-value anything that you propose to build in there. I didn't hear anybody mention anything about the prospective market value of any of these units. As John mentioned, we have all built \$400,000.00 plus homes. I never dreamed I could be looking out my back door at patio homes. That will most certainly depreciate my value, and I want to know who is going to be responsible for that? Who is going to want to sit 100 feet from the NYSEG outpost? The density is just ridiculous. To steal a slogan from a drug campaign "Just say no." Darryl Remsen of Ledge Lane said "Although I am not directly affected by this, I sympathize with the previous speakers, and I want to say welcome to my world for the past twenty years. Some thought should be given to mitigating the impact on existing residents and the total impact to the Town. What you see up on Transit Road is the result of these developments and not thinking things through." Patricia Powers said "I would like to explain that the Planning Board is only a recommending body, this project was referred to the Planning Board which means we have to take a look at it. To do that we have the help of various sub-committees that take a look at it such as the Municipal Review Committee, Fire Advisory, and Traffic Safety. This evening we will refer this project to those committees with the stipulation that there is no guarantee of a positive recommendation from the Planning Board to the Town Board based on the design that is presented this evening. May I have a motion to that effect?"

ACTION:

Motion by Reas Graber, seconded by Jeff Grenzebach to send this project to the Municipal Review Committee, Fire Advisory, and Traffic Safety for further review.

Christine Schneegold	AYE
Reas Graber	AYE
Roy McCready	AYE
Patricia Powers	AYE
Frank Raquet	NAY
Jeff Grenzebach	AYE

MOTION CARRIED.

ITEM VI  
Christopher Santora  
Industrial

REQUESTS BUILDING PERMIT FOR 2,000 SQUARE  
FOOT OFFICE BUILDING FOR GREENVIEW  
LANDSCAPING LOCATED AT 8600 ROLL ROAD.

DISCUSSION:

Jim Callahan gave a brief description of the project. The property is located on the north side of Roll Road, east of Harris Hill and is zoned Industrial. The Master plan identifies the property is to remain in an Industrial classification. This project was referred from the Town Board on October 8, 2003 and is here tonight for review and recommendation under SEQR and referral to the Town Board for action. Mr. Santora said they are going to take the existing offices out of their present building, and use the existing building for more warehouse space. They are going to remodel the existing building, and put the new building in front of the old building. There are 30 parking spaces and 24 employees. Christine Schneegold asked if they ever had customers come to their building. Mr. Santora said "Yes, that is why we want to do the building. They will have five or six offices, a conference room, and that is where their landscape architect can meet with clients. Mr. Santora said he has about a two and a quarter acre parcel, behind Calvin Caruso and Bill Marfurts property which fronts on Roll Road. His land begins right before the creek. They have a couple of hundred pieces of equipment, and seventy five percent of the equipment is stored under cover. The larger trucks and equipment are stored outside. Roy McCready suggested placing a cupola on top of the building to make it look nicer. Reas Graber suggested enhancing the building to make it more attractive by adding some brick or stone. Patricia Powers said that the Planning Board can make a motion to recommend a negative declaration for this project based on the information that has been provided in the environmental assessment form that his project will not result in any significant adverse environmental impact.

ACTION:

Motion by Frank Raquet, seconded by Roy McCready to recommend a negative declaration to the Town Board for a new 2,000 square foot building for Greenview Landscaping at 8600 Roll Road.

ALL VOTING AYE. MOTION CARRIED.

Motion By Reas Graber, seconded by Christine Schneegold to recommend a building permit for a 2,000 square foot building for Greenview Landscaping at 8600 Roll Road.

On the Question?

Frank Raquet asked if they had any above ground fuel tanks on the property. Yes, they do on the south side of the property. They will be moved to the west side of the warehouse.

ALL VOTING AYE. MOTION CARRIED.

Motion by Roy McCready, seconded by Reas Graber to adjourn the meeting.

Meeting adjourned at 9:45 p.m.  
Patricia Powers, Vice Chairman