

Town of Clarence
Planning Board Minutes
Wednesday October 19, 2011

Work Session 6:30 pm

Status on TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:30 pm

Approval of Minutes

Item 1

David Huck
Major Arterial

Requests Amended Concept Approval for an
8,000 square foot medical office at 6085 Transit
Road.

Chairman Al Schultz called the meeting to order at 7:30 p.m. Councilman Peter DiCostanzo led the
pledge to the flag.

Planning Board Members present:

Chairman Al Schultz	Vice-Chairperson Wendy Salvati
2 nd Vice-Chairman Richard Bigler	Timothy Pazda
George Van Nest	Paul Shear
Robert Sackett	Gregory Todaro

Planning Board Members absent: None

Town Officials Present:

Director of Community Development James Callahan
Assistant Director of Community Development Brad Packard
Councilman Peter DiCostanzo
Deputy Town Attorney David Donohue

Other Interested Parties Present: Robert Geiger, Elias Reden

Motion by Robert Sackett, seconded by Paul Shear, to **approve** the minutes of the meeting held on
October 5, 2011, as written.

Robert Sackett	Aye	Paul Shear	Aye
George Van Nest	Abstain	Timothy Pazda	Aye
Richard Bigler	Aye	Wendy Salvati	Aye
Al Schultz	Aye		

MOTION CARRIED.

Item 1

David Huck
Major Arterial

Requests Amended Concept Approval for an 8,000 square foot medical office at 6085 Transit Road.

DISCUSSION:

Chairman Schultz explained that under current Town Law the Planning Board has authority to approve Concept Plans. Before any action is taken on the proposal, the public will be afforded an opportunity to speak on the project.

Jim Callahan provided the background on the project. It is located on the east side of Transit Road, north of Clarence Center Road. It is an existing previously approved office park located in the Major Arterial zone. The applicant is proposing an amendment to the previously approved Concept Plan to construct an 8,000+/- square foot medical office building.

David Huck and Caleb Huck are present. Phil Silvestri from Silvestri Architects is present as well. David Huck explained that there was a separate lot that was part of a larger parcel, two (2) buildings have been built, there is one (1) lot left and they would like to build now. The original concept was to add on to the second building, the applicant has changed this plan. The building will be approximately 8,000 square feet which is 450' less than what was previously approved. They will then complete the park.

Wendy Salvati asked about the parking, she said it appears that the applicant is not completely filling the parking that is there now. David Huck agreed and said they fill approximately 60% of what is there and the two (2) buildings are fully occupied. He plans on connecting the parking lots and perhaps have two (2) ways out of the site.

Chairman Schultz asked if the applicant has a potential tenant. David Huck explained there is interest from an individual who does medical research and development. This will probably take up the entire building. It is a similar use to what is there now and will probably take up a similar amount of parking.

Chairman Schultz pointed out that the houses to the east of the existing building are heavily landscaped. David Huck noted that he owns 15' on the other side of the ditch. He went to all the neighbors and asked what type of trees they wanted planted there and then planted what they wanted. He asked the neighbors to the south and they did not want any more trees planted. Chairman Schultz explained that a landscape plan will be required when the applicant comes back for Development Plan approval.

Wendy Salvati asked about the lighting standard behind the building. David Huck said the lights are turned off at night except for the lights over the doors for security reasons. All lights have shield on them that shoot down.

Timothy Pazda stated that the questions for this project have been limited because it has already received Concept Approval.

Chairman Schultz suggested reduced parking while land-banking some of the area for future parking if needed. Wendy Salvati suggested land-banking the two (2) spaces up front and those along the south end of the project. David Huck said he is favor of this suggestion and will talk to his tenant about it.

George Van Nest said he is in favor of the cost savings vs. having the equipment out there to make the area aesthetically pleasing.

ACTION:

Motion by Robert Sackett, seconded by Wendy Salvati, Pursuant to Article 8 of the Environmental Conservation Law, to **issue** a Negative Declaration on the proposed Regent Contracting Medical Office Building located at 6085 Transit Road. This Unlisted Action involves the construction of an 8,000 +/- square foot medical office building. This project is modified from original SEQRA action of the property identifying 8,588 +/- square feet of medical office space. After thorough review of the modified site plan and EAF it is determined that the proposed action will not have a significant negative impact upon the environment.

Robert Sackett	Aye	Paul Shear	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Wendy Salvati	Aye
Al Schultz	Aye		

MOTION CARRIED.

Mr. Pazda asked if the potential two foot (2') deficiency in the buffer needs to be discussed at this point or is this part of the prior Concept Approval. Deputy Town Attorney David Donohue said it is part of the prior approval.

ACTION:

Motion by Timothy Pazda, seconded by Richard Bigler, to **approve** the amended Concept Plan of Regent Contracting Inc., at 6085 Transit Road to allow for the development of an 8,000 +/- square foot medical office building with associated parking and landscaping with the following conditions:

1. Subject to approval of NYSDOT for the new curb cut.
2. Subject to future Development Plan approval and Landscape Plan approval upon submittal of Development Plans and associated checklist for Departmental and Planning Board review.
3. Subject to appropriate fees.

ON THE QUESTION:

The potential for land-banking parking spaces will be discussed at Development Plan approval.

The recent action of the Town Board and the Planning Board was to amend the Master Plan to make this zone a Restricted Business Zone. This use fits in the Restricted Business Zone as well as Major Arterial.

Robert Sackett	Aye	Paul Shear	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Richard Bigler	Aye	Wendy Salvati	Aye
Al Schultz	Aye		

MOTION CARRIED.

Meeting adjourned at 7:46 p.m.

Carolyn Delgato
Senior Clerk Typist