

Town of Clarence
Planning Board Minutes
Wednesday September 7, 2011

Agenda Item(s) 6:30 pm
Kathleen Hallock Conference Room

Approval of Minutes

Item 1

Northwoods Open Space Design
Residential Single Family

Review of Environmental Assessment Form
(EAF).

Chairman Al Schultz called the meeting to order at 6:32 p.m. and 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	

Planning Board Members absent: Gregory Todaro

Town Officials Present:

Director of Community Development James Callahan
Assistant Director of Community Development Brad Packard
Supervisor Scott Bylewski
Town Attorney Steven Bengart
Deputy Town Attorney David Donohue

Other Interested Parties Present:

David Horbinski	Peter Morgan
Karen Willyoung	

Minutes for the Planning Board meeting held on August 31, 2011 have not been completed as of this date.

Item 1

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DISCUSSION:

Jim Callahan provided the history on the project explaining that it is located on the north side of Greiner Road between Shimerville Road and Thompson Road. It is existing vacant land in the Residential Single Family zone. The applicant is proposing an Open Space Design Subdivision and has submitted a Part I EAF for review. The Planning Board will be determining the completeness of the Part I and making a recommendation under the State Environmental Quality Review Act to the Town Board.

Chairman Schultz explained that an Open Space Design falls under the Town Board's decision; the Planning Board is a recommending body for this proposal. The applicant submitted an inconsistent EAF; the Planning Board has been working with the applicant to correct the EAF.

Mr. Shear has reviewed the EAF and is comfortable with the revision. Mr. Sackett is ok with the EAF as well.

Chairman Schultz said there was discussion over wetlands; the applicant has prepared a delineation in which the involved agencies will review. Mr. Shear voiced two concerns saying the delineation needs to be further reviewed and a traffic study will be required.

ACTION:

Motion by Robert Sackett, seconded by Paul Shear, to **accept** as complete the prepared Part I Environmental Assessment Form and **recommend** that the Town Board initiate Coordinated Review under SEQRA.

ON THE QUESTION:

The motion is made with the understanding that the total amount of wetlands identified is subject to change during the review and will have an impact on the ultimate density calculation related to the maximum number of units allowed on the property.

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

MOTION CARRIED.

Meeting adjourned at 7:42 p.m.

Carolyn Delgato
Senior Clerk Typist