

Town of Clarence
Planning Board Minutes
Wednesday December 14, 2011

Work Session 6:30 pm

Status of TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items *7:00 pm

Approval of Minutes

Item 1

Ken Pearl/Architecture Unlimited
Traditional Neighborhood District

Requests recommendation on a building permit
and architectural approval for a proposed addition
to an existing office building at 8304 Main Street.

Chairman Al Schultz called the meeting to order at 7:00 p.m.

Councilman Robert Geiger led the pledge to the flag.

Planning Board Members present:

Chairman Al Schultz
Timothy Pazda
Paul Shear

Vice-Chairperson Wendy Salvati
George Van Nest
Gregory Todaro

Planning Board Members absent: Richard Bigler, Robert Sackett

Town Officials Present:

Director of Community Development James Callahan
Planner Brad Packard
Supervisor-elect David Hartzell
Councilman Robert Geiger
Deputy Town Attorney David Donohue

Other Interested Parties Present:

Mr. & Mrs. Richard Traina
Ken Pearl

In the absence of Richard Bigler and Robert Sackett, alternate Planning Board member Gregory Todaro will be participating in all discussions and voting on all agenda items this evening.

Motion by Paul Shear, seconded by George Van Nest, to **approve** the minutes of the meeting held on November 30, 2011, as written with the following amendment:

-Page 2011-180, sixth paragraph, first sentence, for clarification purposes replace the words “the traffic” with “future development”.

Gregory Todaro	Aye	Paul Shear	Aye
George Van Nest	Aye	Timothy Pazda	Aye
Wendy Salvati	Aye	Al Schultz	Aye

MOTION CARRIED.

Chairman Schultz explained that before the Planning Board takes action on the agenda item the public will be invited to speak on the item.

George Van Nest recused himself from the discussion and vote on agenda item 1 because he is working on an unrelated project with the applicant.

Item 1

Ken Pearl/Architecture Unlimited
Traditional Neighborhood District (TND)

Requests recommendation on a building permit and architectural approval for a proposed addition to an existing office building at 8304 Main Street.

DISCUSSION:

Jim Callahan provided the background on the project. It is located on the north side of Main Street east of Westwood Drive, it is an existing professional office located in the Harris Hill TND. The Planning Board has final approval authority for this action.

Chairman Schultz explained that this project would be a Type II Action which means it does not require any review under the State Environmental Quality Review Act (SEQRA).

Ken Pearl is present. He owns the property at 8304 Main Street; it is also the location of his architectural firm. He has been at this location for about five (5) years. He is looking to do some improvements to the property; this was the intention when he first bought the property. Mr. Pearl referred to the lower part of the drawing where there is an existing one-car garage; he would like to convert this space to a conference room. The dark shaded space is an addition approximately the size of a one-car garage; this will be an open space area on the interior of the building. This space will be used for large drafting tables. Mr. Pearl said he would like to expand the parking lot, he does not need more parking but the current area is tight and run down, he would like to improve it. There will be landscaping done in the front of the property. There is also some storm damage that will be cleaned up.

Barbara Traina, of 8307 Kimberly Drive, is interested in how far back the proposed addition would go. After seeing the proposal she thinks it will be fine.

The applicant is advised to work with the Landscape Committee.

Mrs. Salvati asked that the applicant consider putting shrubs in along the street line to screen the parking lot. Mr. Pearl agreed.

There will be no lighting in the back of the building. There is only a night light at the door in case one of the employees is at the office late.

There is no plan for signage.

Mr. Pearl clarified that there are two overhead doors on the existing garage, the shell of that garage would remain intact. He would remove the overhead doors in order to get an excavator through to the back.

ACTION:

Motion by Gregory Todaro, seconded by Timothy Pazda, to **approve** a building permit for the proposed addition located at 8304 Main Street for the applicant, Architecture Unlimited, with the following conditions:

- per the design as prepared by Architecture Unlimited dated 11/16/11.
- subject to review and approval of necessary permits by the Building and Engineering Department.
- subject to open space and recreation fees.
- subject to the Landscape Committee approval.

Gregory Todaro	Aye	Paul Shear	Aye
Timothy Pazda	Aye	Wendy Salvati	Aye
Al Schultz	Aye		

MOTION CARRIED.

Meeting adjourned at 7:16 p.m.

*Denotes time change.

Carolyn Delgato
Senior Clerk Typist