

Clarence Town Environmental Quality Review
(TEQR)
Meeting Minutes
Monday, February 25, 2008

Chairman Matthew Balling called the meeting to order at 7:00 p.m. and led the pledge to the flag.

TEQR Members Present:

Chairman Matthew Balling
Richard McNamara
Jonathan Hickey

Paul Shear
Lisa Bertino-Beaser

TEQR Members Absent:

John Moulin

Other Town Officials Present:

Director of Community Development James Callahan
Planner Brad Packard
Councilman Peter DiCostanzo
Planning Board Liaison Jeffrey Grenzebach

Other Interested Parties Present:

Jason Paananen
Steve Kieffer

Frank Otto

Item 1-Approval of minutes from the previous meeting.

Motion by Paul Shear, seconded by Lisa Bertino-Beaser, to **approve** the minutes for the meeting held on January 28, 2008, as written.

Chairman Matthew Balling	Aye	Paul Shear	Aye
Richard McNamara	Aye	Lisa Bertino-Beaser	Aye
Jonathan Hickey	Aye		

MOTION CARRIED.

Item 2-Communications.

Chairman Balling said the Planning Board Chairman, Gerald Drinkard, has invited the TEQR Committee to attend a session on April 30, 2008 to learn about the Town's new Stormwater Law. He encourages all to attend.

Item 3a-Spaulling Greens, Supplemental Draft Environmental Impact Statement-Draft Final Supplemental Environmental Impact Statement and Draft Findings as Prepared by Consultant to be reviewed.

Lisa Bertino-Beaser recuses herself from all discussion and voting on this agenda item and leaves the meeting room.

DISCUSSION:

Jim Callahan provides the history on the project. It is a proposed Opens Space Design Subdivision that has been under review. A Draft Environmental Impact Statement was accepted on December 17, 2007. A Public Hearing was held on December 17, 2007. Action is now before TEQR to review and accept the Final Supplemental Environmental Impact Statement. Project sponsor comments received as of January 22, 2008 and the Town has hired a consultant, Nussbaumer and Clarke, to review the issues of traffic and school impacts in the Draft Supplemental Impact Statement. A representative is present to further detail the findings.

Jason Paananen, from Nussbaumer and Clarke, explains that the DEIS states that there are going to be impacts. He refers to the study and reads various results. All TEQR members have a copy of the study; there is also a copy on file. The Level of Service for traffic moving east and west on Main Street at Goodrich Road is "F". There are several recommendations for improvements at the intersection of Goodrich and Greiner Roads. Mr. Paananen goes through the pricing on the recommended improvements. A signal is recommended for the intersection of Thompson and Greiner Roads; however the County is currently looking into this issue. The intersection at Goodrich and Roll Roads was also studied and a fifty foot (50') left turn lane was recommended for the north bound approach on Goodrich Road; a fifty foot (50') right turn lane south bound on Goodrich Road was also recommended. Mr. Paananen said an option for funding may be the County, however they are limited. He also suggests the Town obtain additional funding from other sources or go through the Transportation Improvement Program that is funded by the GBNRTC. He also discusses recommendations for pedestrian activity.

The results of the School Capacity study are discussed. Ledgeview Elementary is projected to be over capacity by 22 students. Jim Callahan said a mitigation plan could be that the project area will be designated as a Clarence Center Elementary District as they have sufficient capacity.

Chairman Balling refers to page 6 of the Comments on the Draft EIS. The comment was from a resident who asked what type of accessibility might there be for sewer taps for him. This needs to be further investigated because the control of the sewer taps is not under the Town's control. Jim Callahan clarifies that it is under control of the Sewage Works Corp.

Chairman Balling notices that there are comments that are not included in the Final DEIS and wonders if the comments were post the Public Hearing. It is confirmed that they were received after the Public Hearing but addressed in the overall document; some comments were difficult to respond to. Chairman Balling said the TEQR Committee wanted the Final DEIS to address those comments particularly the alternatives to development that existed for the Town. He recommends some of that information be conveyed via the DEIS.

Nick Piestrak, representative for the project, said Rebecca Cordaro wrote a letter after the Public Hearing, but was also in attendance at the Public Hearing and voiced her concerns at that time;

the letter voiced the same. The concerns she brought up were addressed in the Impact Statement. Chairman Balling voices his concern that Ms. Cordaro's comments are not listed along with the other comments in the Final DEIS. Jim Callahan said her issues are addressed.

ACTION:

Motion by Chairman Matthew Balling, seconded by Paul Shear, to **recommend** the Town Board complete their notice of the Final Environmental Impact Statement distributed and published as described in section 617.12 of the SEQRA Law.

Chairman Matthew Balling	Aye	Paul Shear	Aye
Richard McNamara	Aye	Lisa Bertino-Beaser	Recuse
Jonathan Hickey	Aye		

MOTION CARRIED.

Lisa Bertino-Beaser returns to the meeting.

Item 3b-North Forest Office Providers, 6051 Transit Road. Awaiting alternative design proposals from applicant.

DISCUSSION:

Per a letter from the applicant dated February 15, 2008, the project remains tabled. No action is taken.

Item 3c-Dan Furmanek, 8230 County Road, Open Space Design Subdivision. Coordinated review initiated by Town Board on 2/13/08.

DISCUSSION:

Jim Callahan provides an update on the project. It is an Open Space Design Subdivision that was introduced at the last TEQR meeting; subsequently the Town Board initiated coordinated review on February 13, 2008. Information on the project has been transmitted to two (2) involved agencies and we are awaiting comments.

Chairman Balling said there will be no action taken at this meeting; the project will remain tabled until the 30 day comment period has expired.

Item 4a-Doodle Bugs/Office Park, 8574 Sheridan Drive.

DISCUSSION:

Jim Callahan provides the history on the project. It is located on the north side of Sheridan Drive east of Harris Hill Road and west of Meadowbrook Road. The project site consists of just over

five (5) acres in the Restricted Business Zone. The project was referred by the Planning Board at the February 6, 2008 meeting to initiate additional review and environmental review on the project.

Frank Otto, with Lauer-Manguso Architects, is present. He is representing both Bob Blood, the architect on the project and Mike Terranova, the overall project manager.

Chairman Balling said there was a tire fire on the parcel several years ago; the TEQR Committee is reasonably assured that whatever environmental impact that fire had was probably addressed. The Committee is also concerned about drainage on the property and adjacent residential homes. The TEQR Committee is prepared to recommend this project undertake coordinated review particularly because of the drainage issues, wetland issues, the tire fire and depth of the bedrock. The TEQR Committee would like feedback from the DEC, the Office of Parks and Recreation and Historic Preservation.

ACTION:

Motion by Richard McNamara, seconded by Jonathan Hickey, to **recommend** the Town Board initiate coordinated review of this Unlisted Action.

Chairman Matthew Balling	Aye	Paul Shear	Aye
Richard McNamara	Aye	Lisa Bertino-Beaser	Aye
Jonathan Hickey	Aye		

MOTION CARRIED.

Item 4b-Rockledge Professional Office Park, 8175 Sheridan Drive.

DISCUSSION:

Jim Callahan provides the background on the project. It is located on the south side of Sheridan Drive, east of the Eastern Hills Mall entrance road and consists of approximately 3.8 acres. It is zoned Restricted Business and Commercial. The project was referred for environmental review at the February 6, 2008 Planning Board meeting.

The project owner, Steve Kieffer is present along with Mark Dean from Dean Sutton Architects. As a result of discussions with the Planning Board during their meeting, Mr. Kieffer said he is completing a tree survey and marking out a 45' green belt area. Jim Callahan said the Planning Board also asked for connectivity to the parcel to the south, this is reflected on the design.

Chairman Balling said coordinated review would be in order because the parcel of land has never been fully developed and it contains open space. The TEQR Committee would like an opinion on whether an Archeological Phase I is necessary.

It is confirmed that this project does not require a Special Exception Use Permit (SEUP).

ACTION:

Motion by Jonathan Hickey, seconded by Lisa Bertino-Beaser, to **recommend** the Town Board initiate coordinated review.

Chairman Matthew Balling	Aye	Paul Shear	Aye
Richard McNamara	Aye	Lisa Bertino-Beaser	Aye
Jonathan Hickey	Aye		

MOTION CARRIED.

Item 5-Miscellaneous

Jim Callahan advised the TEQR Committee that the Annual Public Hearing on the Master Plan will be held during the Town Board meeting on Wednesday February 27, 2008 at 7:45 p.m.

A submittal from Shadow Woods Subdivision has been received and will be on the next TEQR agenda. The project is located in Clarence Sewer District #2; this is tributary to the Peanut Line.

The next meeting date is March 17, 2008.

Meeting adjourned at 8:08 p.m.

Carolyn Delgato
Senior Clerk Typist