

Clarence Town Environmental Quality Review
(TEQR)
Meeting Minutes

Monday, September 17, 2007

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

TEQR Members Present:

Matthew Balling	Patrick Miner
Richard McNamara	John Moulin
Paul Shear	Lisa Bertino-Beaser
Jonathan Hickey	

Other Town Officials Present:

Director of Community Development James Callahan
Assistant Director of Community Development James Hartz
Councilman Scott Bylewski
Jeffrey Grenzebach
Town Attorney Steve Bengart

Other Interested Parties Present: None

Item 1-Approval of minutes from the previous meeting.

Motion by Matthew Balling, seconded by Patrick Miner, to **table** the approval of the minutes for the meeting held on August 20, 2007, as they have not been finalized.

Matthew Balling	Aye	Patrick Miner	Aye
Richard McNamara	Aye	John Moulin	Aye
Paul Shear	Aye	Lisa Bertino-Beaser	Aye
Jonathan Hickey	Aye		

MOTION CARRIED.

Item 2-Communications.

Communications will be discussed under Unfinished Business.

Item 3a-Master Plan 2015 Amendments (2007 Recommendation from the Planning Board).

DISCUSSION:

Jim Callahan explains that these amendments as proposed were developed as a result of the concern over future sewer extensions within the Town. The Planning Board has come up with the proposed amendment to the Master Plan that would identify prioritizations for sewer extensions. The

amendments were referred for coordinated review on July 25, 2007, comments have been received from DEC, Erie County #5 and the Town of Amherst.

Matthew Balling refers to the letter from the Town of Amherst dated August 22, 2007 which states that the Town of Amherst should be an approval agency for any extension or expansion of the sewer system in the Town of Clarence because the Town of Clarence is using the Town of Amherst's treatment plant.

Mr. Balling said the Erie County Sewer District responded and said the plan is acceptable.

ACTION:

Motion by John Moulin, seconded by Paul Shear, to **recommend** the Town Board issue a Negative Declaration on agenda item 3a.

Matthew Balling	Aye	Patrick Miner	Aye
Richard McNamara	Aye	John Moulin	Aye
Paul Shear	Aye	Lisa Bertino-Beaser	Aye
Jonathan Hickey	Aye		

MOTION CARRIED.

ACTION:

Motion by Matthew Balling, seconded by Paul Shear, to **request** the Planning and Zoning Department prepare a Part II and Part III utilizing the comments from this evening

Matthew Balling	Aye	Patrick Miner	Aye
Richard McNamara	Aye	John Moulin	Aye
Paul Shear	Aye	Lisa Bertino-Beaser	Aye
Jonathan Hickey	Aye		

MOTION CARRIED.

Item 3b-Spaulding Greens, Supplemental Draft Environmental Impact Statement Acceptance.

DISCUSSION:

Lisa Bertino-Beaser recuses herself from the discussion.

Jim Callahan explains that the Town Board has accepted the draft Environmental Impact Statement as complete and has forwarded the draft to involved agencies for comment. Formal acceptance occurred on September 12, 2007 after recommendation from the TEQR Committee with the condition that several points be updated in the draft, which did occur.

Matthew Balling said one of the major revisions the TEQR Committee requested was changes to the traffic study; he has reviewed these changes and indicates that most of them have been addressed. Nussbaumer and Clark has also reviewed the study and had some additional corrections, the Town Board will follow up on these comments.

ACTION:

Motion by Matthew Balling, seconded by Paul Shear, to **table** agenda item 3b.

ON THE QUESTION:

Matthew Balling indicates that the TEQR Committee has had a chance to start reviewing subdivision layout and there are a number of concerns that were raised. The concerns will be addressed once the 30 day comment period has expired.

Paul Shear asked if it is appropriate to put the TEQR Committee's concerns that were discussed at the work session into the public record. Mr. Balling said he will create a list of issues that need to be addressed. Jim Callahan summarizes some of the main issues as access drive alignments, connectivity, greenspace within closed in areas not accessible, and walkability.

Matthew Balling	Aye	Patrick Miner	Aye
Richard McNamara	Aye	John Moulin	Aye
Paul Shear	Aye	Albert Schultz	Aye
Lisa Bertino-Beaser	Abstain		

MOTION CARRIED.

Lisa Bertino-Beaser rejoins the meeting.

Item 4-New Business**DISCUSSION:**

There is no new business to discuss. Jim Callahan explains that there are two subdivisions that are moving to the Planning Board, possibly in October 2007 and will need reviews by the TEQR Committee in the near future. There was a court settlement on both subdivisions related to density. Most of the items listed in the Town's Zoning Law have been upheld; the applicant has redesigned the plan to avoid conflict with particular sections. The Essex subdivision is in Clarence Sewer District #2, which has capacity. The Rubino subdivision is in Sewer District #6, which has no capacity other than through Sewer District #5.

Item 5-Miscellaneous**DISCUSSION:**

With regards to training, Matthew Balling said that there is a workshop in Rochester that is planned for November 2007. There will also be County sponsored Land Use Training in the near future.

The next meeting date is October 15, 2007.

Meeting adjourned at 7:25 p.m.

Carolyn Delgato
Senior Clerk Typist