

TOWN BOARD MEMBERS PRESENT:

Steven J. Walters	Supervisor
Michael Quinn	Councilman
Cheryl Potter-Juda	Councilwoman

ALSO PRESENT: Catherine A. Rybczynski, Town Clerk; Mary Dosch, Sr. Account Clerk; Walter Rooth III, Town Attorney; Craig Cwick, Deputy Town Attorney; Michael Williams, Chief of Police; Christopher Hull, Director of Community Development; Tom Best, Sr., Highway Superintendent; Drew Reilly, Planning Consultant

Supervisor Walters comments that they will begin with Mr. Drew Reilly who is there to update on Planning Department matters.

Mr. Reilly comments that the Shaw & Shaw rezoning is on the agenda for tonight. Since the time he drafted the resolution they did get one comment and they made a small change to it. The amendment to resolution #6 on the agenda is an addition to 1a. adding north at the end of the sentence. He then discusses the conditions of the rezoning.

Supervisor Walters comments that he did get a second letter from Frontier Central Schools, dated March 6th, stating with regards to the proposed rezoning at Bayview and South Park, "Based upon further and more accurate information I have no objection to this matter proceeding to the Planning Board. If you have any questions do not hesitate to contact me" signed Paul Hasham.

Mr. Reilly then discusses expected traffic flow in the area of the rezoning. He then comments that they can withdraw the resolution if they are not comfortable with it. They can make further changes to it or they can move forward with the resolution as it is.

Councilman Quinn questions if it is possible for the Traffic Safety Committee and Planning Board to re-look at making an exit onto South Park. Councilman Quinn comments that he would like it to be a condition of the approval of the rezoning.

Councilwoman Potter-Juda questions if there was a traffic study done.

Supervisor Walters comments that there was no traffic safety study completed.

Councilwoman Potter-Juda comments on a letter from Paul Hasham dated February 19th requesting that a traffic study be required prior to any decision the Town makes on this project.

Mr. Reilly comments that the applicant responded to that letter with information and based upon that information Mr. Hasham sent the March 6th letter stating that they had no objection to the project proceeding.

Mr. Reilly and the Town Board discuss possible issues with the rezoning.

Mr. Ziembra asks that they amend the resolution, under item 3, to read Berkley Square/Berkley Place representatives. He then comments that the big issue is the traffic and the amount of apartments going in there. That is their concern. They are only going to build one unit at a time and wait until they are rented to proceed to the next. This will be constant construction with dust, noise and commercial traffic flowing in and out of there. This will affect their property values.

Mr. Reilly responds that they have had bigger complaints on commercial developments in commercial areas as opposed to residential projects in residential areas. They have tried to be understanding of community character. The conditions of the rezoning such as buffers and size of the units were put in place to address that issue.

Mr. Bukowski comments that they voiced their concerns about drainage, privacy and traffic. The conditions as drafted appear to address those concerns. They should look at ingress and egress for emergency vehicles and an emergency exit for the residents of those units.

Mr. Reilly comments that the fire department will review the plans and make comments before approval of the Planning Department.

Mr. Reilly then comments that there is a public hearing on the Bates rezoning and he will make a presentation on that and he has a handout prepared as well. He will bring up the fact that some neighbors have submitted letters with concerns about rezoning from commercial to residential because they would like to keep the area commercial. He will bring up the fact that the Town Board has the option to only rezone part of the property. They could only rezone the front of the property and leave the back of the property commercial. He then comments that there is a resolution in for the Lockwoods rezoning to schedule a public hearing. The project was approved with conditions and the conditions were not met until a few months ago. The law requires that it be filed with the State within a certain period of time and now they have to go through the entire process again.

The Town Board discusses the 2nd Quarter Meeting schedule.

Supervisor Walters comments that the Burke Road playground is half owned by the Town and half owned by the Lake View Community Association. The parking lot straddles the two properties and is starting to deteriorate. They asked the Town to consider putting it in the Capital Improvement projects for this year to re-pave. The Town asked if they had any funds to contribute and they responded no. Before he gives it to legal to take a look at he asks for an opinion from the other Board members.

Tom Best Sr., Highway Superintendent, comments that a quick estimate on re-paving that would be between \$40,000 and \$60,000. The association cannot get insurance until this is taken care of.

1.

On a motion of Supervisor Walters, seconded by Councilman Quinn, the following resolution was

ADOPTED	Ayes	3	Walters, Quinn, Potter-Juda
	Noes	0	

RESOLVED, that the Town Board move into Executive Session on one personnel matter regarding an individual and pending litigation.