

MEMBERS PRESENT: Rozanne Redlinski, Chairwoman
John Bernard
Anne Bergantz
Paul Bodden
William Harrington
George McKnight
Richard Schechter
Richard Zajac

EXCUSED: Nan Ackerman
Dr. Patrick Keem
Paul Becker
Roland Pigeon

OTHERS PRESENT: Len Berkowitz, Deputy Town Attorney
Rosemary Messina, Secretary

Chair Rozanne Redlinski called the meeting to order at 7:00 P.M.

APPROVAL OF MEETING MINUTES FROM NOVEMBER AND DECEMBER 2012.

Mr. Schechter made a **MOTION**, seconded by Mr. Bernard to **APPROVE** the meeting minutes from November 5, 2012 and December 10, 2012.

MOTION UNANIMOUSLY APPROVED.

Old Business:

1. Review of Town Engineer Wayne Bieler's presentation and answers.

Chair Redlinski discussed the topics Town Engineer Wayne Bieler spoke of at the February 11th meeting. She concluded stating that the members were appreciative of Mr. Bieler's time and the information he shared with the committee.

2. Review of other Town's Comprehensive Plans.

Chair Redlinski stated that copies of several other towns' comprehensive plans were provided to the CPIC members for review. She would like the members to advise items of interest they find.

Chair Redlinski stated she believes that based on the committee's review of the Town of Orchard Park's Comprehensive Plan there is no need to make changes to its contents, and she does not feel there are many remaining items left for the committee to review and make a recommendation on. She suggests that the committee submit a summary report and lessen the number of meetings per calendar year.

The members discussed writing a summary report for the Town Board of items they feel the committee should continue to pursue or provide a recommendation

on. The group feels that they have reached a plateau with their work and that goals have been reached.

3. (Review of remaining recommendations)

- a. Village and the Town of Orchard Park to talk on a regular basis;

The members discussed the need for the two governments (Village and Town) to communicate with one another. They would like to see a contiguous architectural style between the Town and the Village.

Mr. Harrington stated that he will re-contact Village Trustee Fran Hogankamp regarding the invitation to attend the CPIC meetings. If Mr. Hogankamp cannot attend, perhaps a Village Planning member could attend instead. He also stated that he feels the Town should engage a professional planner/designer to gain knowledge of what various developments might look like in Orchard Park.

- b. Changing light Industrial to a B-Zone; the members do not feel there should be further rezoning changes in the I-1 Zone.

- c. The former Saville property located on North Buffalo Road was discussed. Mr. Bernard, the Chair of the Planning Board, stated that a Concept Review Plan for this property will be presented at the next scheduled meeting of the Planning Board (2/13/13). The CPIC members expressed ideas and feelings regarding the development of this property.

Mr. Schechter reported that the site is Zoned B-1 and R-2. The initial submission proposes that Buffalo Medical Group, currently located on Southwestern Boulevard, relocate to this site. Also proposed for the site are additional medical offices, a small restaurant and the possible development of single-family homes.

Mrs. Bergantz noted that the building(s) are located in the Architectural Overlay District; both the Planning Board and the AOD will have the opportunity to review this project.

- d. The members discussed the infestation of the Emerald Ash Borer and the importance of the Town retaining the position of an Arborist.
- e. In the future, if the rezoning of Ralph Wilson Stadium is necessary it should be made "R-1 Zoning" to keep the site as restrictive as possible.
- f. The members recommend that the Town promote connectivity for all subdivision requests.
- g. No sewer availability, south of Powers Road; this will diminish development to the south of the Town.

- h. The purpose of developing a CMO is to preserve larger green space area in a project; Mrs. Bergantz discussed reducing the 50-acre minimum to enable more projects of this type. The members discussed this topic further.
- i. The Zoning Commission should be empanelled; Attorney Berkowitz commented that the CPIC could be appointed separately to perform that task, if the Town Board felt they needed that group. The CPIC members do not know if the Zoning Commission is needed.
- j. What is the next step for the Comprehensive Plan?
The members noted that the document would be reviewed in ten-years.

4. Schedule of future topics

The members will review the list of topics and advise Chair Redlinski of their suggestions for further discussion to take place at the March 11, 2013 meeting.

Chair Redlinski will forward a copy of the draft summary to the members and she asks that the CPIC members advise edits prior to the March meeting. She will present the summary at a Town Board Work Session. She would like a member of the CPIC to attend the work session with her during the presentation to the Town Board.

New Business:

1. Town Committee reports.

The members discussed details of the proposed Krog project on Route 20A.

The members discussed the Wal-Mart project and its inactivity.

The committee feels that the Town Code should contain a resolution involving a time limit for development on rezoned parcels. If no development occurs and the time limit is exceeded the property should revert back to its original zoning. Mr. Bodden stated that the Planning Board generally includes a stipulation of this nature; however, the Wal-Mart project did not have this stipulation made.

Adjournment:

The next regular meeting will take place on March 11, 2013 at 7:00 P.M.

There being no further business, the Chairwoman adjourned the meeting at 8:12 P.M.

DATED: March 6, 2013
REVIEWED: March 7, 2013

Respectfully Submitted,
Rosemary M. Messina
CPIC Secretary

Rozanne Redlinski, Chairperson