

Minutes of the **February 28, 2017** meeting of the **Conservation Board of the TOWN OF ORCHARD PARK**, Municipal Center, Basement Meeting Room, S4295 South Buffalo Street, Orchard Park, New York at 6:45 P.M. Present were the following:

**MEMBERS PRESENT:** Richard Schechter, Chairman/Tom Jaeger/Frank Newton/  
George Schichtel/David Ward/Ashleigh Hauser, Alternate  
**EXCUSED:** Nan Ackerman/Alex Long  
**OTHERS PRESENT:** John Bernard, Planning Director/Rosemary Messina, Secretary

The Chair called the meeting to order at 6:45 P.M. by stating that in accordance with the provisions of the Ethics Law of the Town of Orchard Park it is incumbent upon any Conservation Board member with a financial or business relationship with any petitioner coming before this Board to disclose this relationship and, if warranted, to recuse him or herself from any matter involving the petitioner. Any petitioner coming before this Board who is a relative of, or has a financial or business relationship with, any officer or employee of the Town of Orchard Park, must disclose the nature and extent of such relationship in accordance with the provisions of the ethics law of the Town of Orchard Park.

The Chair welcomed the new Alternate Board member, Ms. Ashleigh Hauser, and noted that she would be voting this evening given the absence of Mrs. Ackerman and Mr. Long. He further stated that Mr. Long has been appointed to a full member.

**APPROVAL OF MINUTES:**

The November 2015 and February 2016 meeting minutes were **UNANIMOUSLY APPROVED** by the Board.

1. Conservation Easement request:

- Ms. Marlene Guerra, CE File #83, Vacant Land adjacent to 6646 Cole Road. Requesting a 15-Year Conservation Easement for 6.0 acres of land. Town Board referred to the Conservation Board on 1/18/17.

Chairman Schechter stated he reviewed and walked this property and feels it is worthy of placement into the Conservation Easement Program. The property had previously been in the CE Program, but when the property was recently sold it was removed. Ms. Guerra purchased the property and would like 6-acres placed back in to the Conservation Easement. The Board members agreed they would like the property put back in the Conservation Easement Program.

Ms. Guerra was present and asked that the Board place the 6-acres into the Easement Program.

Mr. Schechter made a **MOTION**, seconded by Mr. Schichtel, to recommend that the Town Board **APPROVE** the placement of 6.0 acres Vacant Land (SBL#198.00-5-26.13) as detailed on the submitted survey dated 12/27/16, adjacent to 6646 Cole Road, into a 15-year Conservation Easement.

**MOTION UNANIMOUSLY APPROVED.**

2. C.B. File #21-16, Colton RV, 3433 Southwestern Boulevard, Zoned B-2. Applicant is seeking Conservation Board approval of submitted Landscape Plan.

APPEARANCE: Kristin Savard, President of Advance Design Group  
Jim Colton, Colton RV  
Jeff Colton, Colton RV  
Casey Colton, Colton RV

Ms. Savard presented an updated plan that included markings showing the grassy areas.

Mr. Ward established that there are 26 Locust plantings proposed for the site.

Mr. Jaeger established that the Coltons initially leased the corner property from Jim Ball, and then purchased it. The differences between cars and RV's was discussed.

Chairman Schechter stated he did not have issues with the project.

Mr. Schichtel felt the development will soften some of the larger vehicles.

Mr. Newton established that the new area will have parking for 30-employees.

Mr. Jaeger made a **MOTION**, seconded by Mr. Schechter, to **APPROVE** the Landscaping Plan prepared by a NYS licensed Landscape Architect, as submitted on 1/30/17, based on the following conditions and stipulations:

1. The Total Green Space is 31.78%, and exceeds the Town Requirement of 15%.
2. The Interior Green Space requirement of 10% is met by the provided 12.33%.
3. The Landscaping Value Estimate of \$35,700 requires a Certified Check amounting to 50% of the total. This \$17,850 shall be deposited with the Town Clerk prior to receiving a Building Permit.)
4. Upon the completion of the landscape installation the Owner shall provide a Landscape Completion Form (available from the Planning Office or Town's website) and a statement from a NYS Licensed Landscape Architect indicating that the plant materials have been installed in accordance with the specifications of the approved Landscape Plan. Three-years after the date of Landscape Completion, the Owner shall provide a Landscape Security Release Form (available from the Planning Office, or online at Town Website) with a statement from a Licensed Landscape Architect indicating the condition of the plant materials specified in the approved Landscape Plan, verifying survival through the three-year guarantee period.

**MOTION UNANIMOUSLY APPROVED.**

Planning Director John Bernard told the Board he would like a member to visit an existing Conservation Easement property that has requested to harvest trees for lumber. Mr. Schichtel will check on the property.

Mr. Schechter told the Board that when there is no Conservation Board meeting Town Clerk Remy Orffeo requested he be provided with the minutes from the previous meeting. Perhaps the Board can take a poll to approve the minutes over the internet and send them on to the Town Clerk.

Mr. Schichtel stated that he would like to review and discuss the following items at future meetings:

- Review the Landscape Ordinance, so we are all familiar with it.
- Right-of-Way Ordinance – this ordinance spanned three-years to put together. He feels it would be good for all to review.
- Review Conservation Easements that were granted on a map.
- Review land taken instead of fees. He feels it would be nice for everyone to review and see what land we have on a map of the Town.
- Comprehensive Plan Review:
  1. Solar Power
  2. Wind Mill power
- Mandated green space in Commercial parking lot areas. Discussed the impending loss of Ash trees from spreading disease.
- Master shade tree plan review. Check the varieties and update the plan for the Town streets.

The Chairman stated that the Comprehensive Plan Committee is reconvening to review the Ordinances in the Town. He told Mr. Schichtel he may want to participate with this group.

Mr. Ward feels the Board should take each item one-at-a-time. He discussed having a map containing the existing Conservation Easements.

Planning Director Bernard told the members that developing the map with existing CE properties with land provided during a residential development is not a simple process.

Mr. Schichtel concluded that he is proud of the Orchard Park Conservation Board's work. He would like to bring the new members up-to-speed through these reviews and discussions.

The meeting adjourned at 6:50 P.M.

DATED: March 29, 2017  
REVIEWED: May 2, 2017  
Richard Schechter, Chairman

Respectfully Submitted,  
Rosemary M. Messina Secretary