

Minutes of the **February 6, 2018** 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 7:00 P.M. Present were the following:

MEMBERS PRESENT: David Ward, Acting Chairman/ Nan Ackerman/Alex Long/George Schichtel/Ashleigh Hauser
EXCUSED: Richard Schechter/Thomas Jaeger, Michael Bryniarski, Alternate
OTHERS PRESENT: John Bernard, Planning Coordinator/Rosemary Messina, Secretary

The Acting Chairman called the meeting to order at 7:00 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.

APPROVAL OF MINUTES:

Mr. Schichtel made a **MOTION**, seconded by Mr. Long, to **APPROVE** the June 27, 2017 minutes. The **MOTION** being **four (4)** in **FAVOR**, and **one (1)** **ABSTENTION**, the **MOTION IS PASSED**.

1. C.B. File #10-17, "Dollar General Store", Vacant Land, 2737 Southwestern Boulevard, just west of the southwest corner of Southwestern Boulevard and Angle Road, Zoned B-2. Zaremba Group is requesting to construct a 9.030 +/- GSF Retail Building. Conservation Board to review submitted Landscape Plan, per Section 144-46B of the Town Code. (SBL#153.07-1-8.3)

APPEARANCE: Mr. Jonathan Barniak, Carmina – Wood – Morris

Mr. Barniak stated that Zaremba Group is proposing to construct a 9,030+/- GSF "Dollar General" Store with 32-parking spaces on Vacant Land, just west of the southwest corner of Angle Road and Southwestern Boulevard. He discussed the plantings proposed at the site with the members' comments as follows:

- Mr. Schichtel discussed using at least three (3) Skyline Locust (a better plant variety) at the 6-ft. privacy fence area, to help break-up the view for the residents. The trees need to be seven-feet in height.
- The Acting Chairman discussed the area on the Landscaping Plan where it shows Popular trees to be planted. This area already has several existing Popular trees, and he would like to know if they will be counted as "new trees" or if these will be moved. Mr. Barniak stated that the existing trees will be left if they are in good condition. The members determined that they would visit this area and inspect the condition of the existing Popular trees.
- The Acting Chairman also discussed the "no mow area" marked on the plan. He would like clarification regarding the planting of the seed mix for that area noted on the plan as "optional".
- Mrs. Ackerman feels conifers should be planted at the west property line to help buffer the neighbors. The plan shows all deciduous trees planted for this project and in the winter it will look rather bleak. The members want to see the inclusion of evergreen materials planted.

- Planning Coordinator John Bernard spoke of the detention area and placement of the proposed conifers. He will check with the Engineering Department regarding the location to plant these.
- The project exceeds all Green space Requirements.

The Applicant's time-line is flexible to return to the Conservation Board in March with an amended Landscaping Plan, as the Planning Board meets afterwards.

The Acting Chairman made a **MOTION** to **TABLE** this item pending its resubmission, based on the comments received from the Board to be sent via email to Mr. Wood as follows:

Possibly four deciduous trees on the Western Boundary, changed to three or four proposed deciduous trees along the Eastern Boundary with evergreen materials. Revision of the Honey Locust to possibly Skyline Locust. Clarify the "no mow area".

MOTION TO TABLE UNANIMOUSLY APPROVED by the Board.

The meeting was adjourned at 7:20 P.M.

DATED: February 8, 2018

REVIEWED: March 6, 2018

Respectfully Submitted,
Rosemary M. Messina
Secretary

David Ward, Acting Chairman